



D. R. Kivell
COUNTRY PROPERTY

The Barton

Pancrasweek, Holsworthy, Devon



The Barton

Pancrasweek, Holsworthy, Devon, EX22 7JT

Holsworthy 3.5 Miles

Bude 6 Miles

Bradworthy 7.5 miles

Barnstaple 24

Exeter 50 Miles



4+2 Bedrooms



2+2 Reception Rooms



3+1 Bathrooms



EPC E46 / F28



32 Acres

An immaculately presented four bedroom country house. An adjoining two bedroom self-contained annexe, set within 32 acres of gently sloping pastureland, extensive modern and traditional agricultural buildings. Ideal for equestrian, livestock or general purpose use, with further potential for conversion (STP). Quietly positioned at the end of its own private drive, enjoying far reaching views towards Dartmoor and Bodmin Moor. A superb lifestyle, equestrian or smallholding opportunity close to the North Cornish coast.



The Barton is conveniently situated off the A3072 Holsworthy–Bude road, approximately 3.5 miles from Holsworthy, which provides a wide range of shops including Waitrose, professional services, leisure facilities, doctors, veterinary surgeries and a community hospital. The popular coastal town of Bude lies just 6 miles west, renowned for its sandy beaches, surfing and coastal walks.

The Barton is a well located 32 acre lifestyle, equestrian / livestock holding with a spacious 4 bedroom farmhouse which has recently been fully renovated to very high standard. There is an adjoining self-contained 2 bedroom annexe which is need of updating. The annexe provides potential for letting, multi-generational living or incorporated as part of the main residence. The extensive modern and traditional buildings, provide general purpose storage livestock accommodation, equestrian uses and potential for conversion to provide further accommodation or holiday letting units. The Barton occupies an elevated position with far reaching countryside views to Dartmoor and Bodmin Moor.



The Farmhouse

Recently modernised throughout, the farmhouse offers light, bright and spacious family accommodation finished to a high specification while retaining traditional charm. Features include solid oak doors, slate flagstone floors, new kitchen and appliances, modern bathrooms and efficient electric wall heaters. The accommodation briefly comprises: Kitchen / Dining Room, a superb 28' (8.7m) dual aspect room with original slate flagstone floor, fitted units beneath black granite effect worksurfaces, Range Master 5 ring induction hob with two ovens and warming drawer, LG American fridge/freezer with drinks and ice dispenser. Large Utility Room, built in store cupboard housing hot water tanks. Cloak Room. Sitting Room; 25' (7.8m) family reception room with two front windows enjoying far reaching views over the land to the moors beyond.

On the First Floor; Large vaulted landing. Bedroom 2, spacious double with vaulted ceiling, rear views, dressing room and luxury ensuite (jacuzzi bath, large shower, WC, basin, heated towel rail). Bedroom 1, generous double with walk in wardrobe and ensuite bathroom, bath, w/c, wash basin and heated towel rail. Bedroom 3, double/twin room with built in shelving, front window with countryside views, ensuite shower room, wash basin and w/c. Bedroom 4, further double bedroom.





Ground Floor

Approx. 149.0 sq. metres (1603.5 sq. feet)



First Floor

Approx. 142.2 sq. metres (1531.1 sq. feet)



The Annexe

Adjoining the farmhouse, the two-bedroom annexe requires some updating but offers excellent potential for holiday letting, extended family or incorporation into the main residence and briefly comprises; Entrance Hall with tiled floor, Kitchen / Dining Room fitted base units, black granite effect worksurfaces, space for appliances, understairs pantry, front views. Sitting Room, inglenook fireplace with woodburner, original slate floor, beamed ceiling, front far reaching views. On the First Floor; 2 generous double bedrooms, shower room which has been recently upgraded with shower, basin and w/c.



Outside

The gardens to the front of the house and annexe are mainly laid to lawn with a variety of shrubs and trees. To the rear is a secluded gravelled courtyard, and to the side a large, gravelled terrace ideal for alfresco dining and entertaining.

Buildings

A substantial range of modern and traditional buildings offering extensive storage, livestock housing, equestrian facilities and potential for conversion (STP):

Former Parlour & Dairy Building: 13.10m x 5.54m (43' x 18'2)

General Purpose Building: 9.4m x 3.5m (31'10 x 11'6)

Former Cubicle Building & Fodder Store:
13.72m x 12.80m (45' x 42')

General Store: 13.72m x 6.10m (45' x 20')

Lean to Former Cubicle Building: 13.72m x 6.71m (45' x 22')

Covered Yard: 21.34m x 9.14m (70' x 30').

Former Silage Clamp Building: 35.05m x 15.24m (115' x 50')



Lean to Former Cubicle Building: 25.92m x 8.23m (85' x 27')

Livestock & Storage Building: 18.30m x 27.45m (60' x 90'1)

Former Silage Clamp: 22.86m x 9.14m (75' x 30')

Livestock Building: 18.30m x 12.20m (60' x 40')

Traditional Barn: 15.5m x 5.85 m (50'10 x 19'2)

General Purpose Store: 8.90m x 13.90 m (29'2 x 45'7)

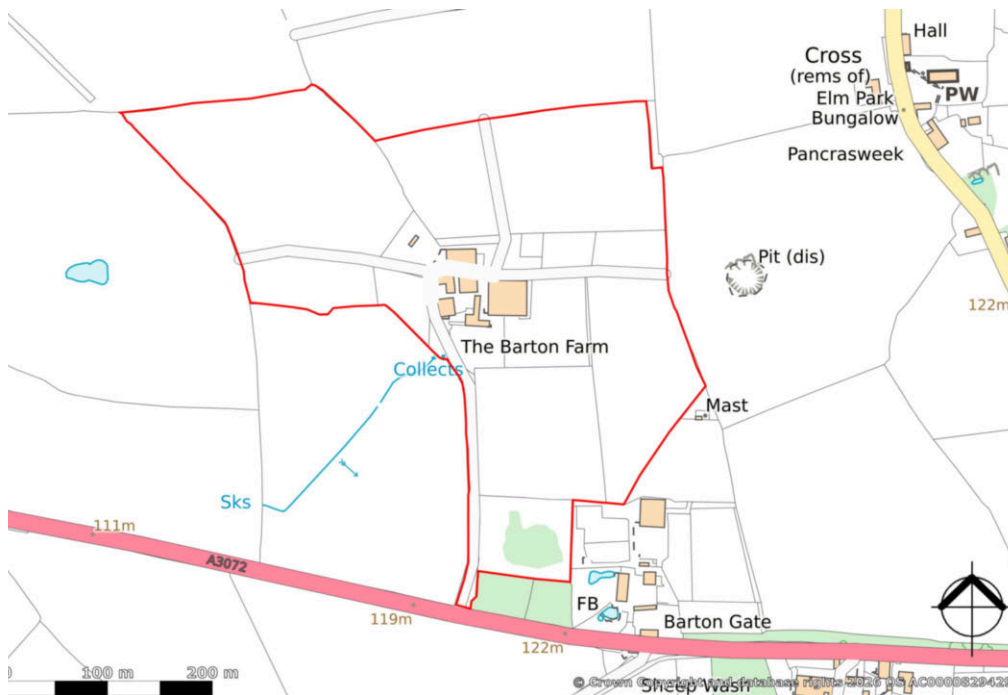
Traditional Barn: 21.96m x 7.62m (72'1 x 25')

The Land

The productive level or gently sloping pastureland extends to approximately 28.45 acres, in conveniently sized fields enclosed within Devon Bank hedging and post and wire fencing.







Services & Information
 Water – Mains
 Drainage- Septic Tank
 Electricity – Mains
 Heating – Oil central heating
 Telephone & Broadband – 4G checker.ofcom.org.uk/
 Mobile Availability – checker.ofcom.org.uk
 Council Tax Currently Band – House Small business rate relief
 Annexe – Band A
 EPC – E46 / F28
 Construction – Stone
 Mobile Phone Mast – Current rental income £1700 per annum

Local Authority - Torridge District Council,
 Riverbank House, Bideford, Devon EX39 2QG, 01237 428700

Tenure
 The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
 Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions
 From Holsworthy take the A3072 towards Bude, proceed for approximately 4.5 miles. On passing the Pancrasweek turning, continue for a short distance and the entrance to The Barton is found on the right side.

What3words Location Finder
 emails.scripted.refilled

Agent's Notes
 None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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