West Kerscott

STAGS

West Kerscott,

Swimbridge, Barnstaple, , EX32 0QA

South Molton 6 miles Swimbridge 1 mile Barnstaple 5 miles

A wonderfully versatile country property centred around a character farmhouse with two self-contained cottages, extensive outbuildings, excellent equestrian facilities and 4.47 acres, offering an outstanding opportunity for multi-generational living, home income or a rural lifestyle.

- Period farmhouse with two cottages
- Ideal for multi-generational living
- Useful outbuildings/garaging with further potential (stp)
- Gardens, orchard and pasture land
- Council Tax Band E
- Four-bedroom main house
- Excellent income potential
- Modern building with excellent stabling
- Total about 4.47 ACRES
- Freehold

Offers In Excess Of £900,000

Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | south-molton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

Situation

West Kerscott is situated in an easily accessible and favoured hamlet and not far from the popular village of Swimbridge. The village offers church, primary school, public house and community hall. The larger village of Landkey lies around three miles away and beyond to the west is the regional centre of Barnstaple which offers the area's main business, commercial, leisure and shopping venues as well as live theatre and District Hospital. The thriving market town of South Molton lies about six miles to the east and offers a good range of facilities and amenities including weekly stock and award winning pannier markets. The A361 (North Devon Link Road) bypasses the town and continues to the M5 at Junction 27 where there is also a station on the Paddington Line at Tiverton Parkway. North Devon's renowned beaches and Exmoor National Park are all within easy reach by car. The area is well served by excellent state and private schools including the highly regarded West Buckland School which is only four miles away.

Description

Of stone and cob construction under a slate roof, West Kerscott is a fine period farmhouse offering well-proportioned rooms and an abundance of character features throughout and has a wonderful outlook over its own gardens and grounds to the south. Of added benefit, there are two attached cottages providing excellent ancillary accommodation which can provide multi-generational living or provide a useful income through letting or holiday cottage use.
There is a very handy range of useful outbuildings which offer scope for conversion (stp) and which include a modern shed which is fitted with an excellent range of modular stables making the property ideal for equestrian use.

The Farmhouse

An open PORCH and front door leads into a wide HALL with a tiled floor and door to the right into a DINING ROOM/SITTING ROOM with a stone open fireplace with a slate hearth. To the other side of the hall is a large LIVING ROOM with an inglenook fireplace with bread oven and wood burning stove and another former fireplace which is now a large display niche with cupboards below. There is also a built-in glazed display cupboard and a glazed door into a CONSERVATORY with doors to the garden. The KITCHEN/BREAKFAST ROOM is fitted with a range of matching oak-fronted base and wall units, 1½ bowl sink, Rangemaster cooker with hood over and integrated dishwasher and fridge. Walk-in shelved larder cupboard and glazed door to the outside. Steps and a door lead into a UTILITY ROOM with a range of fitted units and plumbing for washing machine. A sealed door leads into Dairy Cottage.

On the FIRST FLOOR the landing has a shelved airing cupboard and leads off to FOUR BEDROOMS, a SHOWER ROOM fitted with a modern suite comprising a concealed cistern WC, wash basin, heated towel rail and large shower cubicle. The FAMILY BATHROOM is fitted with a panelled bath, WC, pedestal wash basin, shower cubicle and walk-in airing cupboard.

Holly Tree Cottage

Holly Tree Cottage adjoins the western end of the farmhouse. An open PORCH and part glazed front door leads directly into the KITCHEN/DINING ROOM with exposed beams and fitted with a modern range of wall and base units with worktops over, 1¼ bowl sink unit, integrated electric oven and hob with hood over, space and plumbing for washing machine, space for fridge and boiler cupboard. The LIVING ROOM has exposed beams, exposed stone walling and glazed sliding doors to the front.
On the FIRST FLOOR there are TWO DOUBLE BEDROOMS, both with built-in wardrobes and a BATHROOM fitted with a modern suite.

Dairy Cottage

Dairy Cottage adjoins the farmhouse to the rear. A paved approach leads up to the front door and leads into a KITCHEN/BREAKFAST ROOM fitted with a modern range of matching base and wall units, 1½ bowl sink unit, plumbing for washing machine and built-in electric oven and hob with hood over. The LIVING ROOM has glazed double doors to the outside and stairs leading up to a large double BEDROOM with a walk-in wardrobe and an EN-SUITE BATHROOM fitted with a panelled bath, WC, pedestal wash basin and shower cubicle.

Outside

The property is approached off a single track country lane that leads onto a parking and turning area adjacent to the house. Adjoining the front of the house and wrapping around the conservatory is a large paved area and an area of lawn. The gardens extend to the eastern side of the house where there is a large area of lawn with a number of mature shrubs and trees. The main front gardens are mainly laid to lawn and planted with a variety of mature trees, especially at the southern end where there is an attractive garden pond and summerhouse.

Outbuildings

Set adjacent to the parking area there are two useful outbuildings. There is a single GARAGE/WORKSHOP (23'7 x 10'7) and a very useful part stone and block BUILDING (overall 33' x 21'9) incorporating TWO GARAGES and a WORKSHOP.

Set over the wall of the parking area and separately accessed from slightly further along the lane is a very useful and adaptable MODERN SHED (60' x 57') fitted with an excellent range of SIX MODULAR STABLES.

Land

The land leads away from the house and buildings and comprises two well-fenced pasture paddocks and an orchard.

In total the property extends to about 4.47 ACRES.

Services

Mains electricity and water, private drainage system (septic tank and soakaway, compliance with current regulations is unknown, purchasers to make their own enquiries).
Night Storage heating to the main house, oil-fired central heating via radiators to Holly Tree Cottage and Dairy Cottage.
Mobile - Coverage available from all major providers (Ofcom).
Broadband - Standard and ultrafast available (Ofcom).

Viewing

Strictly by confirmed prior appointment with the sole selling agents, Stags on 01769 572263.

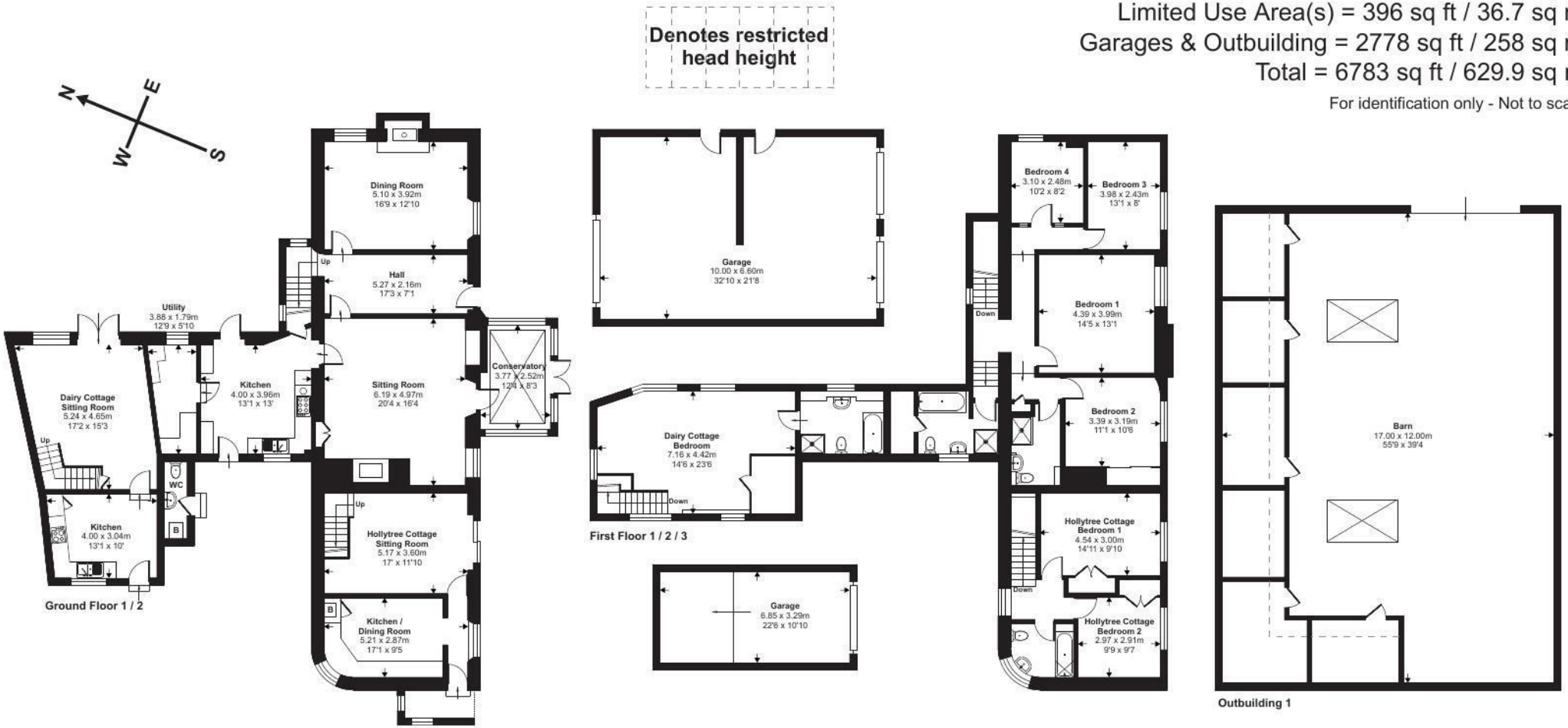
Directions

From South Molton proceed out of the town on the B3226 towards Barnstaple. After about a mile and shortly before reaching the A361 turn left signposted to Filleigh, Hill Village and Swimbridge. Continue on this road for a further 4.7 miles (passing through Stags Head and Filleigh) and take the left turn at Kerscott Cross signposted to Bydown and then the immediate left again. Continue for about 150m and the property will be found on the left.

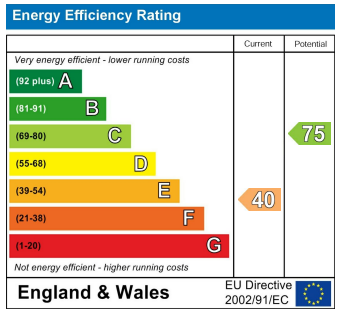
What3words Ref: inclines.shadows.strutting

Approximate Area = 3609 sq ft / 335.2 sq m
Limited Use Area(s) = 396 sq ft / 36.7 sq m
Garages & Outbuilding = 2778 sq ft / 258 sq m
Total = 6783 sq ft / 629.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1348435



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS