



North Furzehill
Farm



North Furzehill Farm

Barbrook, Lynton, Devon EX35 6LN

Lynton/ Lynmouth 5 miles • Barnstaple and Minehead about 21 miles
Junction 27 of the motorway/ Tiverton Parkway 1 hour • Bristol airport 100 minutes

A country estate in miniature, in timeless and tranquil location
surrounded by Exmoor

- Grade II listed Farmhouse
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/ Breakfast Room
- Utility Room
- Boot Room
- Four Bedrooms
- 2 Bathrooms
- Garaging
- Period Barn/ Workshop
- 10 Stables
- Waterwheel
- Landscaped Gardens
- Solar Stone circle
- Stream
- Pond
- Quarry
- Paddocks
- In all about 13.21 acres

Stags
30 Boutport Street
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Devon EX13 1RP
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Email: barnstaple@stags.co.uk

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Somerset TA22 9EX
Tel: 01398 323174
Email: dulverton@stags.co.uk

The London Office
40 St James's Place
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Tel: 020 7839 0888



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Situation and Amenities

In a glorious location with grounds running down to the upper reaches of the West Lyn River on the northern fringe of Exmoor, about five miles inland from the coast at Lynton and Lynmouth where the moor meets the dramatic North Devon Coast Line. Furzehill is a hamlet of just eight scattered properties. Lynton and Lynmouth offer good local shopping facilities, restaurants and other amenities, although the nearest shop is at Barbook, just over 2.5 miles away which includes a petrol station. The larger towns of Barnstaple and Minehead are both about 35 minutes travelling distance and provide a much wider range of facilities. Junction 27 of the M5 motorway and Tiverton Parkway Station are about one hour. From the property is possible to ride or walk onto the moor in less than two minutes. Other sports to be enjoyed in the area include wonderful walks, hunting, shooting and fishing. The surfing beaches of Croyde, Woolacombe and Saunton Sands (also with popular golf course) are about 45 minutes distant. The M5 motorway is within one hour travelling distance. Mainline railway services are available from Exeter and Tiverton Parkway and give easy access to the rest of the country. Both Exeter and Bristol International Airports are easily accessible.

Description

North Furzehill Farm is Grade II listed as being of architectural and historical importance. The property is of stone and cob construction beneath a tiled roof. Internally the Farmhouse is attractively presented throughout and displays mainly original period features including exposed beams and stone work, fine open fireplaces with bread ovens and original shepherd's seat. The house forms the northern side of the courtyard bounded by a superb, well maintained range of stone and slate buildings including barns, stabling and working 19th century waterwheel believed to be the only operational farm wheel within the bounds of the National Park. The wheel currently provides drive for a chaff cutter, animal feed mill and sheep shearing station. There may be potential to extend the farmhouse by incorporating the adjacent garaging, subject to planning permission and listing approval. For those interested in equestrian pursuits, most of the 10 stables benefit from water drinkers, there is a tack room with hot water, access to the Moor and local outdoor arena and livery yard. The interesting landscaped gardens have been a labour of love for the current owners, inspired by gardens throughout the world and the UK, and these explore the natural features of the stream of the West Lyn River, a small gorge, and mill pond. There are numerous specimen plants and shrubs together with well-planned walkways and paths and even the owner's personal version of Stonehenge. The layout of the accommodation is more clearly identified on the accompanying floorplans but comprises:

The farmhouse

Ground Floor

A front door opens to:

Entrance Hall with slate floor.

Sitting Room double aspect (south east to north west), including glazed door opening onto gardens. Magnificent open stone fireplace with bread oven feature and exposed chimney breast with bressumer beam over and raised stone hearth and fitted cast iron wood burning stove, fitted book shelves.





Living Room recessed with original shepherd's seat, slate floor, fine open stone fireplace with original bread oven feature, bressumer beam over and fitted cast iron wood burning stove. **Dining Area** within the room.

Kitchen/ Breakfast Room triple aspect (north west, north east and south west), slate floor, fitted in matching units comprising 1.5 bowl single drainer sink set in L-shaped work top with range of drawers, cupboards and plumbing for dishwasher under incorporating four burner propane gas hob, wall cupboards over, built in electric cooker and microwave, cupboards under and over. Further worktop with drawers and cupboards under. Doors to garden and further door leading to:

Utility Room Belfast sink set in oak work top with drawers and cupboards under, wall cupboards over, built in store cupboard to side. Further adjoining work top with plumbing for washing machine and tumble drier under, Camray automatic oil fired boiler with programmer.

Cloakroom low level WC.

Boot Room L shaped work top with drawers and cupboards under, wall cupboards over, further built in storage cupboards, fitted book shelves, stable door into gardens and yard.

First Floor

Landing leading to

Study/ Occasional Bedroom 4 a splendid room opening onto the roof with exposed beams, pine panelling and fitted window seat.

Special note We understand that this area was previously partitioned as a fourth Bedroom and this arrangement could be reinstated if required.

Bedroom 1 exposed timbers.

En-suite Bathroom with panelled bath, overhead shower unit, pedestal basin, low level WC, cupboard housing prelagged cylinder, immersion heater.

Bedroom 2 eaves storage cupboards to both sides, wash basin.

Bedroom 3 built in wardrobe cupboard allowing access to floored loft above.

Family Bathroom Two panelled bath, mixer tap, shower a fitment, wash basin, low level WC.

The Outbuildings

To the front of the house there is a courtyard bounded on the south east side by an excellent and well maintained range of farm buildings of stone construction under slated roofs comprising:

Two Storey Barn/ Mill/ Workshop including the milling gear from the waterwheel together with animal feed mill, chaffing machine and sheep shearing equipment. Greenhouse to rear.

Lean To Store housing oil storage tank. On the south western side of this building, at the lower level is the waterwheel and access to:

6 Stables from the courtyard.

Former Cow Shed currently used as a Tack Room. Adjoining further barn set out with 4 Monarch Stables. At the end of this building there is a Plant House with adjoining Wood Store.

Open Front Double Garage with adjoining open fronted single Garage .



The Gardens and Grounds

These are an important part of the property and include a number of themed 'rooms' including cherry orchard, gravelled gardens, school garden together with delightful shaded sitting areas and a number of walks. Towards the eastern edge is the mill pond which is surrounded by grass path and includes a small landing stage. The stream runs from this pond down through the grounds with a raised board walk running alongside leading through mature and ancient willow trees. The stream includes a number of delightful waterfalls which lead into a small gorge with a further raised walkway bounded by a number of trees, firs, shrubs and bamboos, as well as a magnificent Rhododendron and Azalea garden with other ornamental trees and shrubs in evidence. There is a sheltered formal garden with grass lawn. A bridge crosses over the stream to a labyrinth planted with young willows. There are three enclosed fields. The largest of these runs down to the river and features 'Fred's Henge' a number of standing stones which are laid out to point to the sun rise and sun set on the summer and winter Solstices and named after the vendor's grandson. There is a mobile field shelter in a sheltered level paddock. The grazing area amounts to approximately 11 acres and it may be possible to reclaim some of the gardens for additional grazing if required. The mill leat runs on the eastern edge of the garden to the waterwheel and below this there is a Kitchen garden with three raised beds. Adjacent to the base of one of the paddocks is a small former quarry.

Local Authority

North Devon District Council, Civic Centre, North Walk, Barnstaple, Devon. 01271 327711.

Planning Authority

Exmoor National Park, Exmoor House, Dulverton Somerset. TA22 9HL. 01398 323665.

Public Footpaths and Rights of Way

There is a public footpath shown between points A, B and C on the plan.

A neighbouring property has a right of way through North Furzehill Farm but there is an alternative route which is used along the bridleway between points C and D on the plan.

We are advised that, historically, Exmoor National Park have maintained the gates and styles on the public footpath.

Services

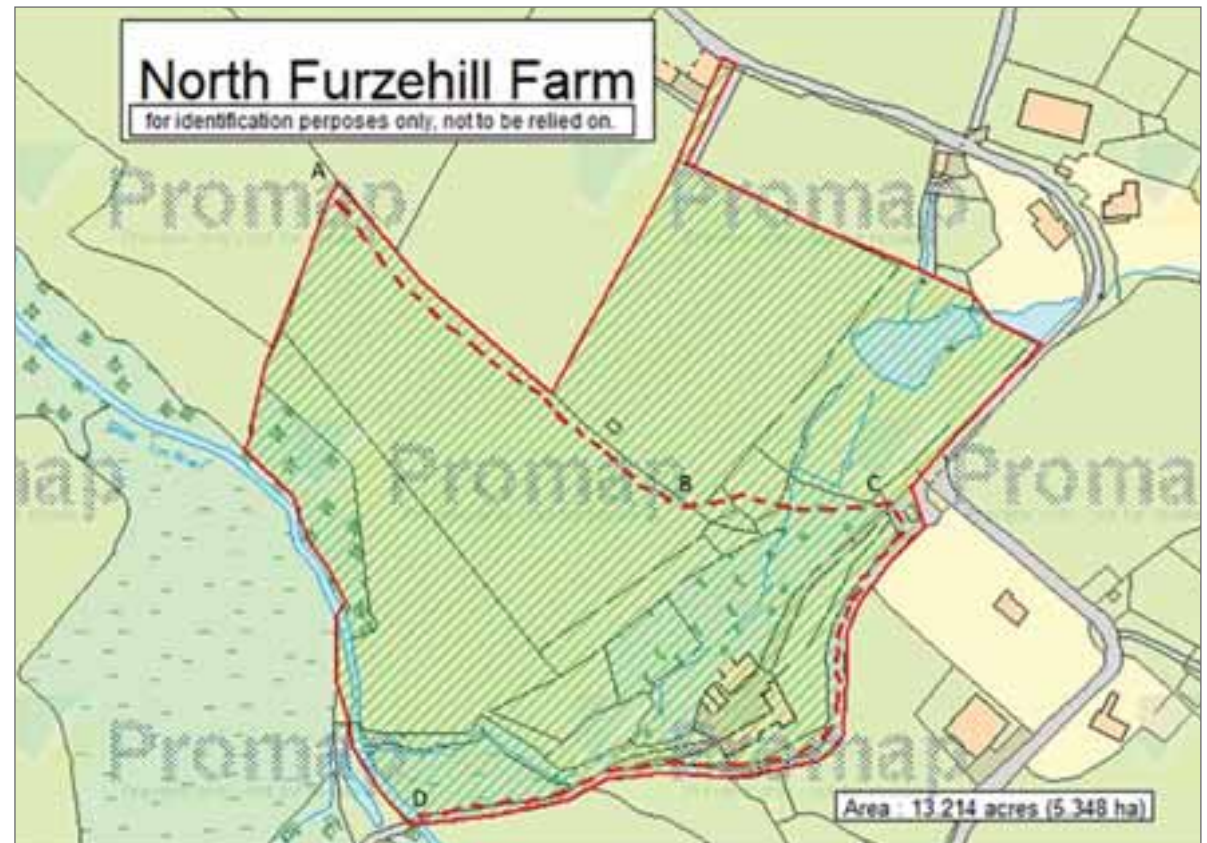
Mains electricity, private water supply and drainage. Oil fired central heating.

Directions

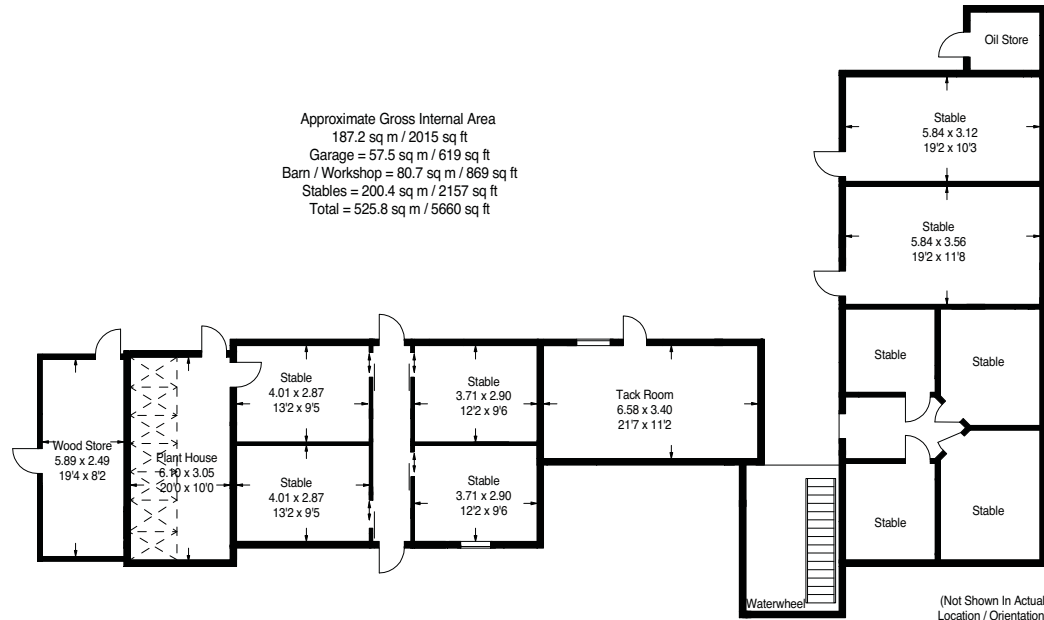
From Junction 27 of the M5 motorway take the A361 towards Barnstaple. After 28 miles, turn right onto the A399 towards Ilfracombe. After 11 miles, turn right at Blackmoor Gate onto the A39 towards Lynton. After approximately 10 miles after entering Barbrook, pass the Garage on the right, take the next turning sharp right, signposted to Furzehill. Proceed to the end of the lane (about 2.5 miles) and the entrance to North Furzehill Farm will be seen over a cattle grid.

EPC Band F.

These particulars are a guide only and should not be relied on for any purpose.



Approximate Gross Internal Area
 187.2 sq m / 2015 sq ft
 Garage = 57.5 sq m / 619 sq ft
 Barn / Workshop = 80.7 sq m / 869 sq ft
 Stables = 200.4 sq m / 2157 sq ft
 Total = 525.8 sq m / 5660 sq ft



(Not Shown In Actual Location / Orientation)
Stables

