



West Saunton
Farmhouse



West Saunton Farmhouse

Saunton, Braunton, Devon EX33 1LS

Saunton Beach/Golf Club nearby • Braunton 1 mile • Croyde 2 miles

A substantial Grade II Listed period farmhouse with range of period buildings set in 0.937 acres close to Saunton Beach & Golf Club

- Entrance Hall
- Drawing Room
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Rear Hall
- Utility Room
- Shower/Cloakroom
- 2 Staircases
- 2 Separate Galleried Landings
- Master Bedroom With Dressing Room and En-Suite Bathroom
- 4 Further Bedrooms
- Family Bathroom/Shower Room
- Separate Cloakroom
- Changing Room
- Sauna
- Indoor Swimming Pool
- Detached Conservatory
- Range of Period Barns currently garaging for 5/6 vehicles, one with lapsed consent for conversion to ancillary accommodation
- Walled Garden
- Two Courtyards, Paddocks
- Sand School
- 3 Sheds

In all about 0.937 Acres

Stags
30 Boutport Street
Barnstaple
Devon EX31 1RP
Tel: 01271 322833
Email: barnstaple@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888



stags.co.uk

Situation and Amenities

The property is set in its own grounds fronting a quiet 'no through' lane in a Conservation area between Braunton and Saunton and enjoys fine views over Braunton Burrows with glimpses of the sea and Hartland Point in the distance. There is a bus stop nearby and Braunton is within a few minutes' drive. Braunton is reputedly one of the largest villages in England and offers a good range of shopping facilities and amenities, providing for day to day needs as well as a Tesco Supermarket and both primary and secondary schools. Saunton Beach and Golf Course are both within walking distance and the property is ideally placed for easy access to the safe sandy surfing beaches at Croyde, Putsborough, Saunton and Woolacombe, which are all within 5-15 minutes by car. Barnstaple, the Regional centre, is about 5.75 miles to the south east and houses the areas main business, commercial, leisure and shopping venues. The town is also well known for its exclusive range of outlets including all the High Street favourites as well as a diverse selection of local stores. Other notable facilities include the Pannier market, North Devon Leisure Centre, Tarka Tennis Centre, Live Theatre and North Devon Hospital. Apart from Saunton, there are golf courses at Landkey, Ilfracombe and Westward Ho! Fishing and boating can be enjoyed on the Rivers Taw & Torridge. Exmoor is within easy reach to the north east. At Barnstaple there is access to the North Devon Link Road, leading through to Junction 27 of the M5 Motorway, whilst Barnstaple railhead provides a rail link to the National Railway System as well as to Exeter. London, Paddington, can be reached from Tiverton Parkway in just over two hours. The nearest airports are at Exeter and Bristol.

Description

A substantial detached period former farmhouse which presents white painted rendered elevations with double glazed windows virtually throughout, beneath a slate roof. The property is understood to date originally from 1622, but has been extended in subsequent years, most recently in 1992. The farmhouse is Grade II listed as being of architectural and historical interest and internally has been tastefully modernised combining original features with quality 21st century refinements.

Notable period features include; stripped wood doors, inglenook fireplaces, one with bread oven, original double creamer, exposed beams and some of the windowsills are in Elm reclaimed from a tree that once stood in the grounds.

The accommodation is very well presented and an internal inspection is highly recommended.

Externally there is an excellent detached conservatory, built about 15 years ago, a range of period buildings in good repair which currently provide garaging for 6 cars/workshops and one of which has lapsed consent for conversion to ancillary accommodation. The indoor swimming pool is not in use and could be reinstated or possibly converted to an annexe, leisure room, office etc. subject to any necessary planning permission and listing approval.

The house is complimented by private walled gardens as well as a level paddock with sand school, The vendors currently rent an additional 1.5 acres which adjoins and it may be possible for this arrangement to continue subject to discussion with the owners. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans but comprises:





Ground Floor

Pillared Entrance Porch: and front door to

Entrance Hall: with tiled flooring, principal staircase rising to first floor described later.

Sitting/Dining Room: featuring period inglenook fireplace, fitted wood burner, quarry tiled hearth, bressummer beam, dado panelling to half wall height, stripped wood flooring, and built in illuminated display cabinet.

Drawing Room: featuring inglenook fireplace with fitted log effect wood burner, bread oven, double creamer to one side, adjoining illuminated recess within exposed stone wall, Elm window seat, exposed beams, window recess, cupboard under stairs, Oak flooring.

Inner Lobby: with stable door to boot room and half glazed door in turn to courtyard.

Kitchen/Breakfast Room: arranged in two sections separated by an open archway with polished tiled flooring throughout. The theme is cream with polished granite black work surfaces. Within the first section is a Belfast sink, integrated dishwasher and integrated fridge, there is a dresser style unit incorporating plate and bottle racks, glass fronted display cabinets, drawers and cupboards beneath, exposed beam, ample room for breakfast table. Open archway through to the second section with further extensive range of base and wall units matching the first section, there is a recessed Classic 90 Range and Ignis microwave.

Returning to the drawing room, a door leads to the

Rear Hallway: with tiled flooring and stable door to outside.

Utility Room: with single drainer stainless steel sink, adjoining work surfaces, cupboards under, appliance space, plumbing for washing machine, vent for tumble dryer, room for chest freezer/upright fridge, further work surfaces, drawers and cupboards beneath, matching wall mounted cupboards, recessed Grant oil fired boiler for central heating and domestic hot water.

Shower/Cloakroom: with shower cubicle, Mira shower unit, low level WC, pedestal wash basin, exposed stone wall.

Further Lobby: with tiled flooring, shoe/coat cupboard under stairs, tiled flooring, and multi paned glazed door to

Changing Room and Sauna Cabin: with fitted bench and door to

Plant Room: with separate Parkray oil fired boiler for the swimming pool. Pair of multi paned glazed doors to the

Swimming Pool Room: with tiled surround, double glazed sliding doors to the courtyard, exposed brick walls, five recessed painted panels depicting tropical scenes.

Two separate staircases rise to the

First Floor

Each to separate **Galleried Landings** one of which has a pair of fitted shelved cupboards. The

Master Bedroom: is a lovely double aspect room which enjoys fine views towards Braunton Burrows and out to sea beyond. There is wood effect flooring running through via an open archway to

Dressing Room: as well as to

En-Suite Bathroom: with Jacuzzi panelled bath, tiled surround, wash hand basin, vanity surround, cupboards under and over, illuminated wall mirror above, low level WC, heated towel rail/radiator, over spill dressing lobby.

Returning to the galleried landing, there is an

Additional Cloakroom: with low level WC, wash hand basin, dressing recess with cupboard under, shaver point.

Bedroom 2: period fireplace, strip wood flooring.

Bedroom 3: strip wood flooring.

Bedroom 4: wood effect flooring.

Bedroom 5: (presently arranged as a study) wood effect flooring, fitted bookshelf.

Family Bathroom: with ball and claw footed cast iron bath, double shower cubicle, with Mira unit, pedestal wash basin in floral design, high level WC in floral design, bidet in floral design, linen cupboard.

Outbuildings

Within the garden is a

Large Detached Conservatory: with power and light connected which overlooks an adjoining terrace and the garden below. There is an

L-shaped range of barns: incorporating a 2-storey unit currently arranged as

Triple Garage: with power and light connected, part boarded loft storage, pedestrian door back to courtyard, three phase electrically operated vehicle lift.

Adjacent Double Garage: with power and light connected, single storey.

The First Building: presents colour wash rendered elevations beneath a slate roof and has lapsed content for ancillary accommodation, the second building presents elevations of colourwash render with tiled roof.

Behind the conservatory are **Two Large Timber Sheds** and at the far end of the **Paddock** is a further **Large Detached Timber Shed**.

The Gardens and Grounds

To the front of the house is an attractive walled garden with central pathway leading via a pedestrian gate to the front door, this is flanked by manicured lawns and featuring a large flowering Cherry Tree and canopied well. To the right of the property, a separate pedestrian gate and electrically operated roller door lead via a brick paviour driveway in to the main walled garden which features a further manicured lawn with well stocked borders, filled with specimen trees and shrubs. There are areas of secluded terrace and an ornamental well. The first courtyard has a water tap, clothes line and glass topped third well. There is a vehicular right of way over an adjacent private 'no through' lane which leads to a separate 5 bar gated access above the barns and where there is a brick paved parking bay for several vehicles.

Beyond this is the **Paddock Area** with chicken run, the paddock is currently laid to lawn, interspersed with mature trees and a small area of orchard. There is a sand school and the whole is fence and hedge enclosed, backing on to open countryside.

Services

Mains electricity and water as well as spring fed water supplies for watering the garden, oil fired central heating, separate oil boiler for swimming pool.

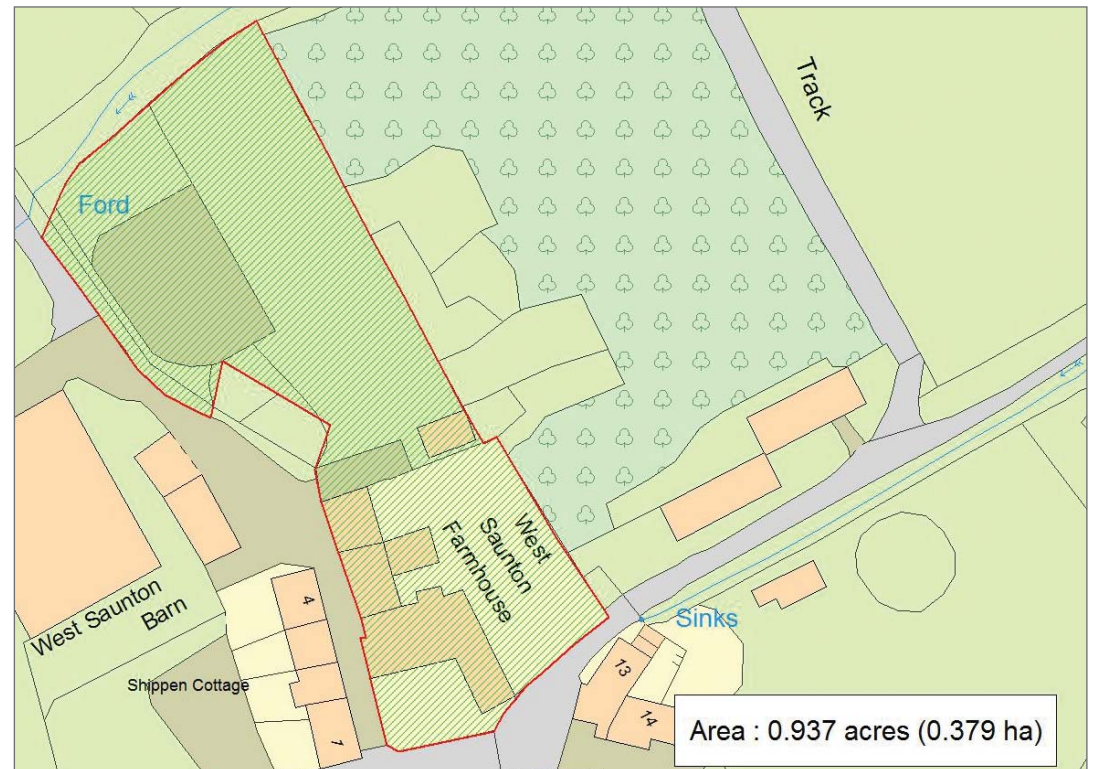
Local Authority

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

Directions

Entering Braunton from Barnstaple, at the centre of the village, at the traffic lights, bear left on to the Saunton road pass the turning to Lobb, continue for a few hundred yards and turn right in to a 'no through' road (shortly after a thatched barn) the property will be found within a short distance on the left hand side.

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



Approx. Gross Internal Floor Area
369.7 Sq Metres 3980 Sq Ft (Excludes Pool Room / Garden House & Includes Garages)

