



West Stowford Barton
West Down, Devon



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West Down, Devon, EX34 8PJ

A Grade II Listed four bedroom detached period farmhouse with self contained two bedroom cottage annexe, separate detached two bedroom former Shippen, period stabling and other outbuildings, all set in approximately 7.9 acres of pasture, with water features

Barnstaple 5 miles • Ilfracombe 4 miles



SITUATION AND AMENITIES: West Stowford Barton is located between the North Devon coastline and Exmoor National Park, and is within half a mile of one of the main holiday routes into the North Devon area, providing convenient access. The property is set in a south lying slope, sheltered from the north, in an area enjoying some of the finest unspoilt countryside within North Devon. From the property, one can see a series of wind turbines in the distance. Within about a mile is the B3230, which connects Barnstaple with Ilfracombe, and provides convenient access to the centres, with the Victorian coastal resort of Ilfracombe and its famous harbour, providing everyday requirements, and being a tourist resort, whilst Barnstaple, the regional centre of North Devon, houses the area's main commercial, leisure and shopping venues, as well as schools, its own leisure centre, indoor tennis and live theatre. From Barnstaple, there is easy access along the A361 North Devon Link Road, providing good communications, connecting as it does through to Tiverton, to the east side of which is the M5 Motorway, Junction 27, and there is also the Parkway rail link to Exeter and London. Within 20/25 minutes by car, there is access to the safe, sandy, surfing beaches of Croyde, Putsborough, Saunton and Woolacombe, and Exmoor National Park is about a 20-minute drive.

DESCRIPTION: The original farmhouse is believed to date from the 16th Century, and we understand that the site is mentioned originally in the Domesday Book. The property presents whitened rendered elevations beneath a slate roof. Internally, the property is well presented, and has a lovely homely ambience, with the principal rooms retaining many attractive features, typical of the era. The accommodation is very adaptable and is considered suitable as one large single family residence, or alternatively the self contained cottage annexe could accommodate relatives, guests, or paying guests on a home and income basis. The annexe can link in the main house at ground floor level, but is otherwise

completely self contained. With suitable consents, there is also potential to convert the adjoining stable block into further accommodation, if required.

The Old Shippen is a single storey period dwelling with consent as a separate residence, and can be purchased with or without the main farmhouse. Once again, this could accommodate in-laws or paying guests. The layout of the accommodation is more clearly identified on the accompanying floorplan, but comprises:

MAIN HOUSE:

Ground Floor: Double entrance doors to

Entrance Portico: Bench seating either side and door to

Entrance Hall: Flagstone flooring. Concealed staircase rising to first floor – described later.

Dining Room: 16'11 x 12'3 Stone floor to ceiling fireplace with ornate working stove. Two display cabinets either side with glazed doors. Shuttered bay window to front. Servant peephole within original wooden door.

Sitting Room: 24'2 x 18'0 A spacious double aspect original room with large inglenook stone fireplace, fitted wood burner. Exposed ceiling timbers. Pair of fitted glazed fronted cabinets with storage cupboards beneath. Connecting door to annexe.

Breakfast Room: 16'0 x 14'5 Flagstone floor with large glazed backlit floor panel displaying underground well. Former stone fireplace with bread oven and fitted solid fuel Rayburn for cooking only. Exposed ceiling timbers. Secondary staircase rising to first floor.

Inner Hall: 9'6 x 6'4 Slate ledge shelved wall recess. Tiled floor.

Dairy: 18'0 x 7'0 With slate shelving. Ceiling meat hooks. Flagstone floor. Walled shelving.

Study: 14'3 x 9'9 A double aspect room with tiled floor. Hatch to loft space. Telephone point.

Kitchen: 12'3 x 9'6 Fitted with brick built units with wooden doors. Large Belfast sink with mixer tap. Slate wood and marble worktops. High level wall cupboards. Former chimney recess accommodating Cannon range incorporating two ovens, grill, warming tray and six Calor gas rings. Flagstone floor. Door to courtyard.

Utility Room: 10'6 x 6'6 Worktop with space and plumbing for washing machine, dryer etc. Flagstone floor. Wall length storage cupboards. Loft hatch.

First Floor Galleried Landing: Shelved storage cupboard. Hatch to loft.

Bedroom 1: 16'6 x 12'6 Feature fireplace. Two built in wardrobe cupboards. TV point.

En-Suite Shower / Dressing Room: 19'9 x 7'1 Enclosed wash hand basin with floral design and cupboard under. Strip light / shaver point. Full room width shower cubicle with sliding doors and two shower heads. Extractor fan.

Bedroom 2: 12'9 x 10'10 Enclosed hand basin with cupboard under. Shaver light.

Bedroom 3: 15'5 x 10'7 Wash hand basin in tiled vanity surround, cupboard under.

Bedroom 4: 16'4 x 10'9 Two fitted double wardrobes. Fitted desk unit with cupboards above. Hand wash basin with cupboard below. Shower cubicle. TV point. Fine views.

Cloakroom: With corner wash hand basin, cupboard under. Low level WC. Part tiled walls. Tiled flooring.

Inner Landing: Secondary staircase with storage cupboard and hatch above.

Family Bathroom: 10'10 x 7'8 White suite of panelled bath, Aqualisa shower above.



Wash hand basin with cupboard below. Wall length storage cupboards incorporating airing cupboard. Adjoining the house is the

COTTAGE ANNEXE:

Outer door from courtyard leading to

Living Room / Kitchen: 14'8 x 14'5 Exposed ceiling timbers. Kitchen area fitted with a range of wood fronted units, sink, integrated oven and hob. Door to stair recess with access to

First Floor Landing: Hatch to loft space.

Bedroom 1: 11'0 x 10'4

Bedroom 2: 10'11 x 5'3

Shower Room: With wash hand basin. Airing cupboard. Low level WC. Shower cubicle.

THE OLD SHIPPEN:

Was converted during the mid 1980s and presents at the front, colourwash rendered elevations, and at the rear, exposed stone elevations, all beneath a tiled roof. Replacement double glazed door to

Entrance Hall: With airing cupboard housing pre lagged cylinder.

Sitting / Dining Room: 22'6 x 14'3 Brick fireplace on brick hearth with fitted wood burner. Double aspect views. Replacement double glazed doors to rear garden. Hatch to kitchen.

Kitchen: 12'2 x 10'8 A good range of units incorporating a single drainer stainless steel sink, adjoining work surfaces, drawers, cupboards and appliance space under. Matching wall mounted cupboards. Smeg double oven, four ring gas hob. UPVC door to rear garden.

Bedroom 1: 14'3 x 10'6 Views to rear.

Bedroom 2: 10'8 x 10'5

Shower Room: With tiled cubicle. Pedestal wash hand basin. Low level WC. Half tiled walls. Medicine cabinet. Tiled flooring. Hatch to loft.

Separate Cloakroom: Low level WC and tiled flooring.

OUTSIDE: The property is approached by a driveway which is owned by West Stowford Barton, but which is shared with one other neighbour beyond the property. This access also doubles up as a public footpath. There is then a private gated entrance into a large courtyard, providing ample parking and turning space, leading to the front of the Farmhouse, the Annexe, The Old Shippen and the range of outbuildings. These include, immediately adjacent to the house, a single storey Stable Block, some 50'0 x 19'0 overall, incorporating 4 loose boxes and a feed stall. Opposite is a range of buildings of block construction, which have been colourwash rendered with some stone relief work to tie in with the main dwelling, and these incorporate a former Cow Shed / Stable with light connected, adjacent Tractor Shed 22'0 x 10'5 with light connected. Adjacent Garage / Workshop: 37'0 x 10'0 which can accommodate 3 vehicles. Adjacent Garage 37'0 x 20'0 with power and light connected, which could accommodate 6 vehicles, and the third Garage, adjacent, 37'0 x 13'0, once again, which could accommodate several vehicles. The Old Shippen is linked to the annexe by a potting shed and workshop with cobbled floor. Beyond this is a former cobbled stone drive, a cedar framed greenhouse and an aluminium framed greenhouse, as well as an outside WC and a courtyard at the rear of the main house, with covered barbeque area and outbuilding which houses a Vigas 45kw wood fuelled boiler, as well as Akvaterm 2,500 litre accumulation tank, which we understand retains energy from the boiler. We are informed by the vendor that this is a

very efficient recently installed system, at considerable expense, but yields £4,200 per annum from the Government under a renewable energy scheme and for a period of 20 years. To the front of the house is a wall-enclosed garden. To the rear, there is a child friendly enclosed ornamental carp pond and a vegetable garden. The remainder of the land is arranged as four principal enclosures, all with water and post and rail fencing. A stream crosses the land. Taking centre stage between the paddocks is a spring fed trout pond overlooked by a seating area from which to enjoy the view. There is also a small area of copse and separate access gates onto the main lane. In all, the gardens and grounds provide an appropriate setting and amount to approximately 7.965 acres.

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

DIRECTIONS: From Barnstaple, take the A39 past the North Devon District Hospital as if going towards Lynton. After just over a mile, turn left at Shirwell Cross onto the B3230 towards Ilfracombe. Pass through Muddiford and Milltown and Bittadon and after about 2 miles thereafter, at Lynton Cross, opposite the garage, turn left onto the A3123 towards Woolacombe. Follow this road for a few hundred yards, where you take the next left hand turn signposted to Marwood. Proceed along this lane and the driveway for West Stowford Barton will be found on the right hand side, after approximately half a mile. On entering the driveway, bear left into the courtyard where the farmhouse can be found.

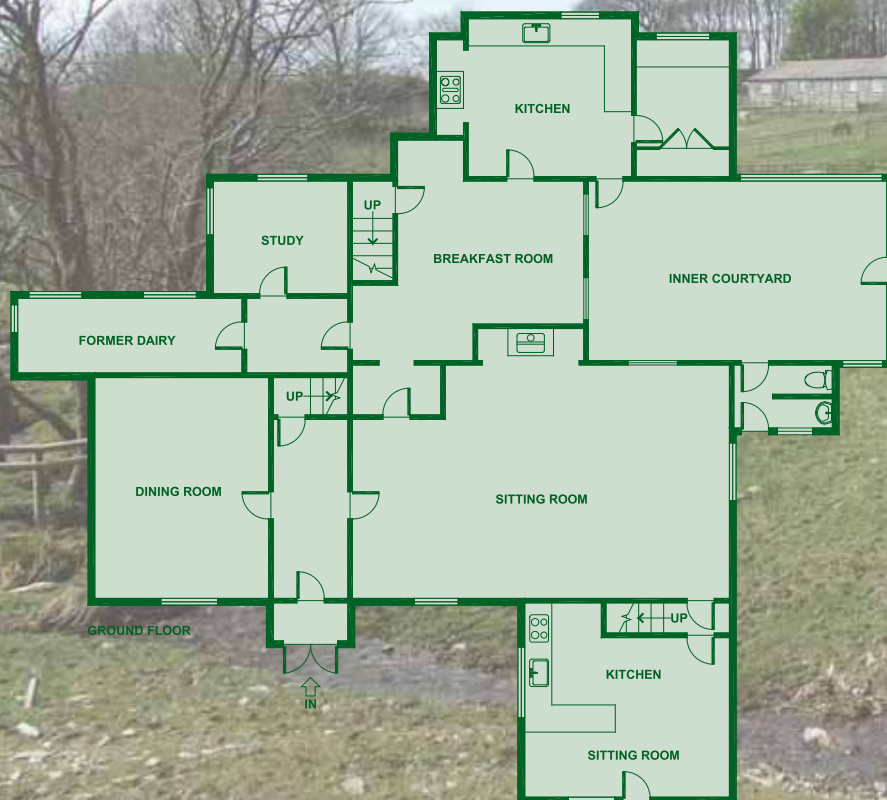
Services Mains electricity. Mains water and two private water supplies. Private drainage (separate system for The Old Shippen). Solid fuel central heating system to the main house and annexe. Oil fired central heating to The Shippen.

Reference 51691

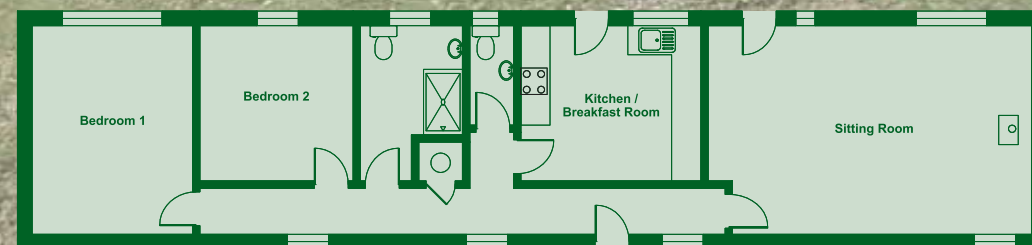
DISCLAIMER: These particulars are a guide only and should not be relied on for any



Main House



The Old Shippen



Ground Floor

Main House: Entrance Hall • Sitting Room • Dining Room • Breakfast Room • Study • Kitchen • Utility Room • Former Dairy • Master Bedroom with En-Suite Shower Room / Dressing Room • Three Further Bedrooms • Family Bathroom • Cloakroom • Solid Fuel Central Heating • Double Glazing

Self Contained Annexe (Which can interlink with the main house) Including: Living Room / Kitchen • Two Bedrooms • Shower Room • Double Glazing

The Old Shippen is an independent residential dwelling incorporating: Entrance Hall • Sitting / Dining Room • Kitchen • Two Bedrooms • Shower Room • Separate Cloakroom • Double Glazing • Oil Central Heating

Externally: Courtyard Parking • Period Stable Block 50'0 x 19'0 • Further Outbuildings Incorporating: Garaging • Tractor Shed and Workshops Covering Approximately 1,800 Square Feet • Courtyard • Formal Gardens • Pond, Stream and Pasture, In All About 7.9 Acres

Special Note: The property is available in two lots, to include or exclude The Old Shippen with appropriate garden area.

For identification only. Not to be relied on.