



STAGS

Scriggins

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Beaford, Winkleigh, EX19 8NP

Village Amenities 3/4 mile. Torrington 4 miles. Barnstaple 17 miles.

- Hall/Study, 2 Reception Rooms
- Superb Kitchen/Breakfast/Living Room
- 4 Bedrooms, 3 Bathrooms
- Period Buildings over 1800 sq ft
- Scope to convert subject to PP.
- Ample Garaging/Parking
- South Facing Walled Garden
- Pasture with views to Dartmoor

Guide price £595,000

SITUATION AND AMENITIES

The property enjoys a timeless rural position, off a quiet country lane on a slightly elevated site, and from the walled garden and land there are fine distant views towards Dartmoor. The property is just a third of a mile away from the A3124 Torrington to Winkleigh road. Beaford village itself is less than a mile and provides public house/restaurant as well as primary school and community centre. About 3 miles away is Dolton village, with post office, general store, primary school and several pubs, the nearby town of Great Torrington is about 4 miles and provides a more extensive range of shops including supermarket and the Plough Arts centre, on the outskirts of Torrington is RHS Rosemoor. Barnstaple the Regional centre is about 17 miles and houses the areas main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road which leads on, in about 45 minutes, to Junction 27 of the M5 motorway and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. In the opposite direction Exeter is about 50 minutes by car. Within about half an hour's drive is the rugged North Devon coast line including the sandy beaches at Westward Ho, Northam Burrows and Instow. North Devon's surfing beaches are a little further afield.

DESCRIPTION

Scriggins, which is apparently the name of an original farmer owner, presents colour washed and stone elevations, beneath a part thatched (partly re-thatched in 2015) and part slate roof. The original property is reputed to date back to 1730 and is Grade II listed as being of architectural and historical importance. The property has been skilfully extended in keeping in the last 2 years, as well as partially remodelled and now combines original features with quality 21st century refinements. The 'wow' factor is the fabulous kitchen/breakfast/living room extension with double height lofty ceiling, featuring exposed oak frame and bi-fold doors leading onto a new terrace. Externally, the property forms part of a courtyard surrounding a central car parking area, adjacent is the former well house and fuel store, opposite a range of period outbuildings, including a double height barn, shippen and hayloft, cider press and apple store, these offer potential for conversion to ancillary accommodation, or holiday units, or other uses subject to any necessary planning permission. There are partly walled south facing gardens with potting shed, as well as orchard and paddocks on the opposite side of the private no through lane, in all about 2.46 acres. This is certainly a property that needs to be viewed internally to be fully appreciated. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans but comprises:



A charming, beautifully presented detached period farmhouse & buildings in tranquil rural location set in 2.46 acres.





GROUND FLOOR

A pair of multi paned glazed doors to ENTRANCE PORCH, quarry tiled floor, solid oak front door to ENTRANCE HALL/LIBRARY/ STUDY with quarry tile floor, staircase rising to first floor described later. SITTING ROOM a lovely period room featuring inglenook fireplace with old oak beam over, original bread oven, slate hearth, fitted Jotul wood burner, beamed ceiling. DINING ROOM another fine period room featuring beams and stone walling, incorporating open fireplace, niche to left hand side with oak beam surround, deep window seat. UTILITY ROOM fitted a range of pine units and quarry tile floor with tiled work surfaces, 1½ , bowl stainless steel sink unit, plumbing for washing machine, vent for tumble dryer, beamed ceiling, stable door to rear garden with canopy porch. BATHROOM oak panel bath, telephone style mixer tap/shower attachment, tiled surround, pedestal basin, low level w/c, heated towel rail/radiator, extractor fan. Returning to the utility room there is a LOBBY with quarry tiled floor leading to INNER HALL with shelved larder cupboard and oak flooring running through to KITCHEN/BREAKFAST ROOM/LIVING ROOM. This stunning triple aspect extension features a double height ceiling with exposed oak frame, there are oak framed bi-fold doors forming 1 entire wall leading out to a newly created terrace ideal for Al Fresco dining, the bespoke units are in oak topped with polished granite and incorporate double Belfast sink, there is an integrated dishwasher, fridge and freezer, Bosch double oven. A central island accommodates a four ring ceramic Bosch hob with touch button self-rising extractor fan, below are storage cupboards and shelving. There is a further half glazed door to garden, another feature is the back of the bread oven from the sitting room inglenook.

FIRST FLOOR

LANDING, airing cupboard. BEDROOM 1 a large master bedroom with beamed ceiling, window seat, EN-SUITE SHOWER ROOM with shower tray, tiled and glazed surround, low level w/c, pedestal basin, heated towel rail/radiator. BEDROOM 2 a double guest bedroom with clothes hanging recess, revealed beams. BEDROOM 3 with built in wardrobe, ceiling access to attics providing useful storage. In the back landing is an OFFICE/STUDY SPACE/OCCASIONAL BEDROOM 4, set under the eaves with STORE ROOM off measuring about 6'6 x 3'8. FAMILY BATHROOM 2 with acrylic roll top bath and claw footed bath, pedestal basin, low level w/c.

OUTSIDE

The property is approached from the lane into the central COURTYARD which is surfaced with stone chippings and provides turning and parking for several cars, there is a terrace immediately in front of the house itself where there are 4 large stone troughs which will remain. Adjacent to the house is an ATTACHED BUILDING 14'6 x 7'7, housing 1300 litre oil tank and providing space for garden tools, rubbish/recycling bins etc, electricity is connected. Adjoining this is a LOG STORE 8'4 x 7'10, and to the right of the property is a gardeners w/c. On the opposite side of the courtyard there is the main BARN/WORKSHOP 43' x 19'6 interior rendered and part painted, concrete floor ideal for use as workshop/garaging etc. There are large double doors at the front and rear, former kitchen units now utilised for storage as well as work bench, power and light connected. GARAGE/FORMER STABLE 31' x 14' partly first floor with access via ladder, adjoining GRANARY 28' x 14', exterior stone steps lead up to a first floor door, the first floorboards have been removed but could be reinstated. To rear of the property there is a covered area accommodating an external oil fired boiler replaced within the last 18 months or so. To the right of the house and behind the barn there is an area of grass but could be cultivated as more garden if required. This rises to a gateway leading into a charming wall enclosed REAR GARDEN featuring sweeping lawns bounded by flower beds and borders and featuring a number of fruit trees including apple, fig and pear. At the top of the garden is a small brick and stone POTTING SHED with tiled roof. On the opposite side of the lane to the property is an additional concrete parking bay where double wooden gates lead into first a young orchard and then pasture enclosure ideal to accommodate horses/ exercise dogs. In all the gardens and ground provide an appropriate setting and amount to about 2.46 acres.

SERVICES

Mains drainage, electricity and water, oil fired central heating.

DIRECTIONS

On the outskirts of Torrington take the A3124 towards Winkleigh. Follow this country lane for approximately 4 miles and before reaching Beaford village itself turn right into an unmarked lane (just before a turning on the left to Roborough) follow this lane for 1/3 of a mile, passing a Manor house on your right hand side and the entrance to Scriggins will be found immediately afterwards, also on the right.





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



Stags

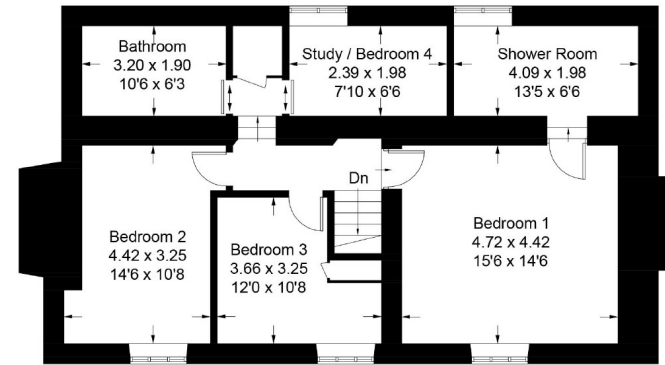
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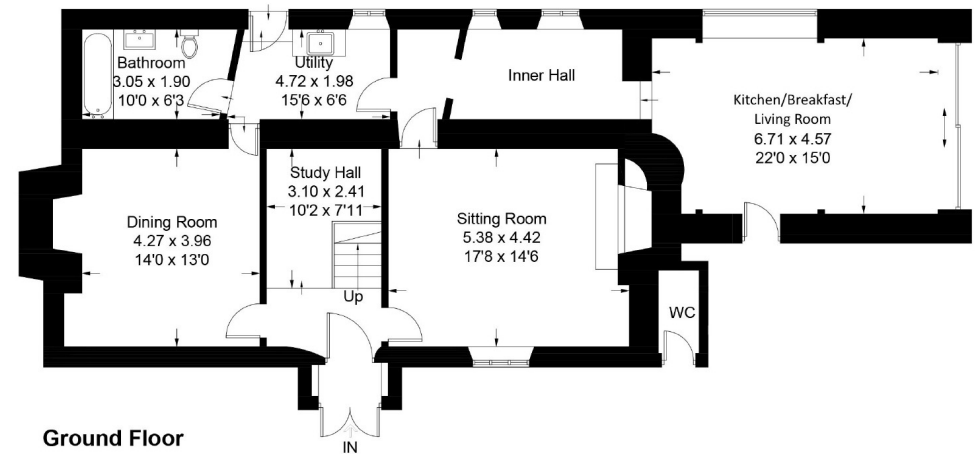
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Approximate Gross Internal Area = 203.4 sq m / 2189 sq ft
WC = 1.8 sq m / 19 sq ft
Total = 205.2 sq m / 2208 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID417549)