



Trayne Farmhouse



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Pilton West, Barnstaple, Devon, EX31 4JQ

Open countryside, Pilton and Barnstaple all within easy access.

A detached period farmhouse for improvement, in convenient and favoured semi rural location

- Hall, 2 Reception Rooms,
- Kitchen/Breakfast Room
- 4 Bedrooms, Bathroom
- Range of Workshops/Stores
- Ample Parking
- 0.99 Acre Garden

Guide price £379,950

SITUATION AND AMENITIES

Approached of a quiet little used country lane on the semi-rural outskirts of Barnstaple, close to North Devon District Hospital. The property therefore benefits from the best of both worlds being on the outskirts of the town, in pleasant semi-rural surrounding enjoying fine views from its elevated site across the town, towards Hartland point the far distance, yet is on a regular bus route and within 5 minutes walk of the hospital itself and also easy access of Pilton village with its excellent junior, primary and secondary schools. Barnstaple town centre is approximately 5 minutes by car or a healthy walk.

DESCRIPTION

Trayne Farmhouse presents whitened rendered elevations, beneath a tiled roof and is of period origin with many original features still in evidence, the property would benefit from general updating. Externally there are some very useful outbuildings suitable for a variety of uses, and the gently sloping hillside gardens are mainly laid to grass for ease of maintenance, but represent a blank canvas for a purchaser to stamp their mark. The layout of accommodation with approximate dimensions comprises:



GROUND FLOOR

UPVC front door to ENTRANCE HALL. SITTING ROOM with open fireplace, stone surround, views over garden and beyond. FAMILY ROOM/DINING ROOM, a triple aspect room in 2 distinct sections with step between them and twin arch separation, period fireplace with fitted wood burner and Bressummer beam above, the second section is arranged as a dining area with French doors to garden. KITCHEN/BREAKFAST ROOM, with double drainer stainless steel sink, drawers and cupboards beneath, fireplace with fitted Dunsley-Highlander 10 multi fuel stove for partial central heating, recess for fridge, rear porch, second porch.

FIRST FLOOR

LANDING. BEDROOM 1, double aspect and fine views. BEDROOM 2, fine views, wash hand basin with vanity cupboard under. BEDROOM 3, fine views, wash hand basin with vanity cupboard under. BEDROOM 4, fine view, wash hand basin with vanity cupboard under. BATHROOM/SHOWER ROOM with bath, shower, basin, airing cupboard, wall heater, separate w/c.

OUTSIDE

To the right of the property there is a 2 storey range of workshops and stores, as shown on the accompanying floorplans, currently arranged as 8 rooms, with 2 w/c's. Below the property is a CELLAR, accessed externally and above ground. There is ample parking space as well as space to construct garaging, subject to planning permission. In front of the house there is a sweeping lawn, bounded by mature shrubs and trees, which provide a good deal of seclusion and privacy. Immediately above this is an enclosed large kitchen garden and to the right of this a further range of workshops and stores, as shown on the accompanying floorplans. The property sides onto and backs onto open fields.

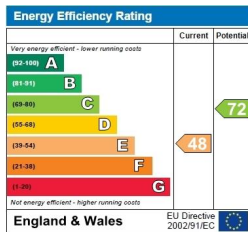
SERVICES

Mains electricity, mains water supply, private shared septic tank, part solid fuel central heating.

DIRECTIONS

Leaving Barnstaple on the A39, at the roundabout nearest to the hospital bear right towards the hospital itself, but then turn immediately left onto the Roborough road. Just before this bears around to the right turn left and you will see ahead of you the access to Trayne Farmhouse and Barn on the left. Continue to the top of the drive and the property is at the end.

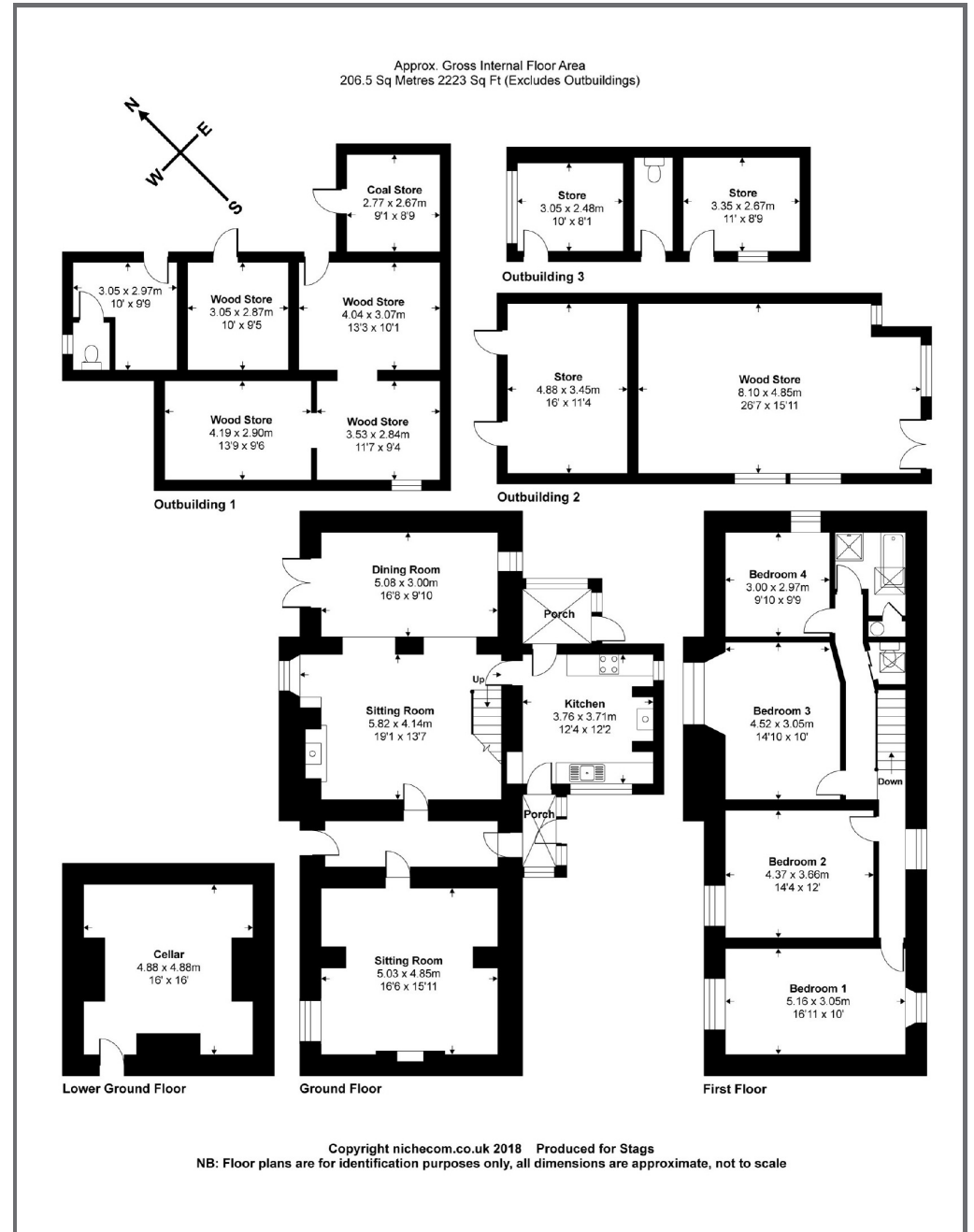




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