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Sandy Park

Sandy Park, Charles, Brayford, Devon, EX32 7PY



#### Situation

Sandy Park is set at the end of its own long driveway in an outstanding, elevated rural position with stunning views away over rolling hills and wooded valleys. The small village of Charles is only half a mile whilst the larger village of Brayford with its primary school and village hall is about two miles.

The closest town is South Molton, which offers the usual market town amenities including a good range of shops, banking facilities and schooling to secondary level. The larger town and regional centre of Barnstaple is about nine miles to the west and has a further range of retail and commercial venues. The renowned independent school, West Buckland School is only two miles distant.

The renowned North Devon coastline with its wide, sandy beaches is within easy reach by car, as is the Exmoor National Park with the boundary of the park close by. Although rurally situated the A399 is only one mile from the property which links to A361 which bypasses South Molton and links to the M5 (J27) to the south-east where there is also a station on the Paddington line at Tiverton Parkway.

#### Description

Sandy Park is centred on an imposing period farmhouse, which is not listed and which has undergone considerable improvement by the current owners. The house offers spacious accommodation including a fine sitting room and spacious kitchen/dining room as well as four bedrooms and a spacious bathroom on the first floor. The house forms part of a traditional farmstead with a good range of stone barns with considerable potential for further development, subject to the necessary consents being obtained.

#### Accommodation

A slightly recessed stable door leads into the ENTRANCE HALL with slate flagstone floor and stairs leading to the first floor. The SITTING ROOM also has a slate flagstone floor and an attractive fireplace with wood burning stove with a storage cupboard to the left with log store and shelving to the right. The excellent KITCHEN/DINING ROOM is a double aspect room well fitted with a range of modern base units with worktops over, matching display cupboard, island unit and ceramic sink with mixer tap and plumbing for dishwasher below. A large former fireplace with old bread oven now houses an oil fired Rayburn and dual fuel range cooker. The dining area has a fireplace with cupboards and shelving either side. Off the kitchen is a UTILITY ROOM with dual bowl stainless steel sink unit with doors into a separate WC and former BATHROOM. To the rear of the utility is a BOOT ROOM with Belfast sink. Completing the ground floor is a former DAIRY with slate slab shelves and further shelving to one wall.

On the FIRST FLOOR there is a spacious GALLERIED LANDING with doors off to the FOUR BEDROOMS (3 doubles and 1 single) and a superbly appointed BATHROOM with cast iron, roll top claw foot bath, large shower cubicle, heated towel rail, dual pedestal wash basins and WC.

#### Outbuildings

There is an extensive range of buildings at Sandy Park adjacent to the house including a particularly impressive THRESHING BARN (53'8" x 17'8") providing one large open space on the first floor with former SHIPPONS and STORAGE ROOMS below. In between this building and the house is a

very useful, LARGE COVERED AREA (60' x 20') and adjoining the lower side of the threshing barn is a timber and CGI POLE BARN (54'6" x 32'). Adjacent to this is a single storey CART LINHAY (49' x 17' overall) incorporating a WORKSHOP (15'10" x 10'6"), STORE (16'8" x 10'8") and STABLING (currently used as chicken houses).

To the rear of the house is a COURTYARD, around which are various outbuildings including STABLE (14'10" x 10'6") with two stalls, opposite is a further BUILDING (25'8" x 15'3") incorporating 3 LOOSE BOXES divided by gates and WORKSHOP/STORE (13'5" x 13'3" max). Finally at the opposite end of the courtyard to the house is a STONE BARN (45'7" x 14'4" overall) incorporating a shippon and further stabling with loft over.

It is considered that the outbuildings at Sandy Park offer considerable potential for conversion to alternative uses, including residential, holiday cottages as well as extending the existing accommodation, subject to obtaining the necessary consents.

#### Outside

The property is approached over a long entrance drive which in turn leads to a large parking and turning area below the house. To the front of the house is a landscaped, level garden, mainly laid to lawn with a brick paved path leading to the front door. Set to the higher side of the house is a small paddock.

In total the property extends to about 1.31 ACRES.

#### Services

Mains electricity. Private water and drainage. Oil-fired central heating via radiators.

#### Viewing

Strictly by appointment please through the sole selling agents, Stags on 01769 572263.

#### Directions

From South Molton take the B3226 towards Barnstaple and on reaching the A361 North Devon Link Road at Aller Cross roundabout proceed straight across taking the A399 Brayford/Blackmoor Gate road. Follow this road for approximately 3½ miles and at Newtown turn left signposted to Charles. Continue up the hill into Charles and at Charles Cross turn left signed to West Buckland. Continue out of the village and take the next left at Walland Cross signed to Charles Bottom. Stay on this lane for a quarter of a mile and the entrance to Sandy Park will be found on the right.

what3words: measures.visit.hence

Brayford 2 miles South Molton 6 miles  
Barnstaple 9 miles

Set in an outstanding rural position with fine views, a spacious farmhouse with an adaptable range of buildings

- Stunning Views
- Sitting Room
- Kitchen/Dining Room
- Utility and Former Dairy
- 4 Bedrooms and Bathroom
- Traditional Buildings with Potential (stp)
- Small Paddock
- Total about 1.31 Acres

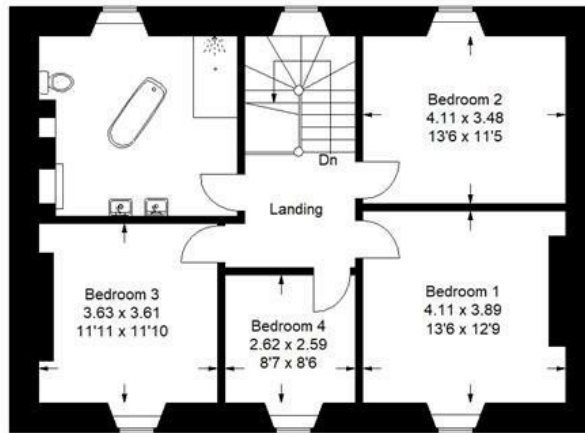
Guide Price £760,000



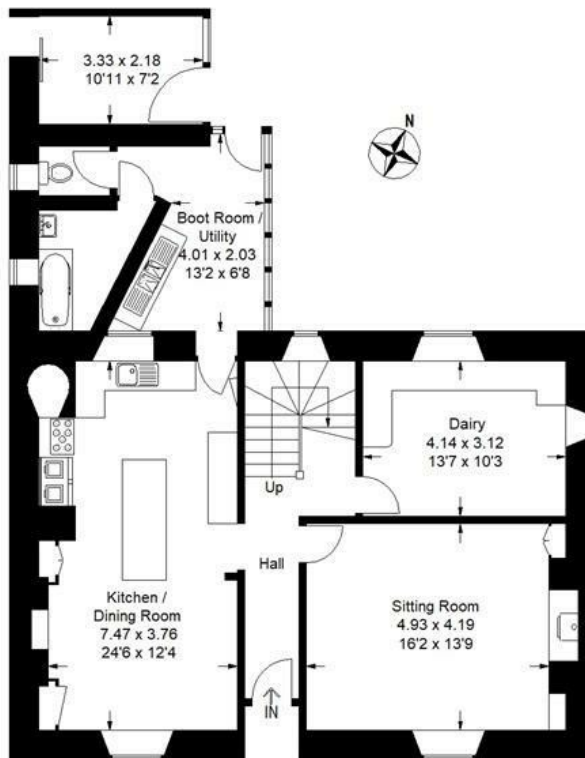




Approximate Gross Internal Area = 180.7 sq m / 1945 sq ft  
 External Room = 7.3 sq m / 79 sq ft  
 Total = 188 sq m / 2024 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2020 (ID 714012)

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

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		Current	Potential
(93-100) A	(81-92) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(1-16) H
Net energy efficient - higher savings costs		EU Directive 2002/91/EC	
England & Wales		53	41

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