



**STAGS**

Cleave Farm







# Cleave Farm

## East Down, Barnstaple, Devon EX31 4NX

Combe Martin 2.5 miles • Barnstaple 11 miles • Woolacombe 10 miles • Croyde 12 miles

A small Country estate including main farmhouse, cottage, period barn and 46 acres  
all in private, tranquil rural surroundings close to the Coast and Exmoor

### Main House

Entrance Porch/Sunroom, Entrance Hall, Sitting Room, Fitted Kitchen/Dining Room, Laundry Room/Dairy, Cloakroom, Utility Room, Landing, Master Bedroom, En-Suite Bathroom, 4/5 Further Bedrooms, 2 Further Bathrooms, Oil Fired Central Heating.

### The Cottage

Open Plan Living Room/Kitchen, Bedroom, Bathroom, Occasional Bedroom 2/ Study/Further Reception Room, Galleried Balcony, Oil Fired Central Heating.

Detached Period Stone Barn in 3 main sections offering potential to convert, subject to planning permission.

Ample Parking, Gardens, All Weather Tennis Court with Pavilion, Pond, Stream, Orchard, Woodland, Pasture in all about 46.28 Acres.



### Stags

30 Boutport Street  
Barnstaple  
Devon EX31 1RP

Tel: 01271 322833

Email: [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

The London Office  
40 St James's Place  
London

SW1A 1NS

Tel: 020 7839 0888



[stags.co.uk](http://stags.co.uk)



## Situation

Peacefully located at the end of private quarter of a mile drive, Cleave Farm is surrounded by its own land in this beautiful part of North Devon, with wooded valleys, steep hills and a rolling landscape, and enjoys views towards Exmoor from the upper part of the land. About 1.8 miles to the south is East Down village centred around its ancient parish church and with a popular village inn, The Pyne Arms, also serving food. Otherwise, the property is set approximately equidistant from the coastal resorts of Woolacombe and Croyde to the west, the dramatic heather clad moorlands of Exmoor National Park to the east and Barnstaple, the Regional centre, to the south, all about 10-12 miles. Barnstaple offers the areas main commercial, leisure and shopping venues as well as North Devon District Hospital and Live Theatre. At Barnstaple access is gained to the North Devon Link Road (A361) which provides a fast route to the M5 motorway at Tiverton (Junction 27) about 40 miles. Nearby is also Tiverton Parkway mainline railway station (London Paddington in just over 2 hours). Bristol and Exeter airports can both be reached in about 2 hours. The dramatic North Devon coastline, where Exmoor meets the sea, lies just to the north and can be enjoyed at locations such as Heddon's Mouth, Combe Martin and the Valley of the Rocks at Lynton. The surrounding countryside offers miles of delightful walks as well as riding and cycling and other outdoor pursuits. To the west the coast runs down to the superb sandy surfing beaches at Croyde, Saunton Sands (also with championship golf course) and Woolacombe, whilst the Taw and Torridge estuary offers boating and fishing. Nearby Kentisbury Grange has an award winning restaurant, The Coach House, which specialises in fine dining.

## Description

The property is 'ring fenced' within its own ground and enjoys total seclusion and privacy, there are fine views into the valley and the area is both timeless and tranquil. The main farmhouse is of period origin and presents whitened, rendered and painted stone elevations, beneath a slate roof, with extensive double glazing. There are many original period features still in evidence which combine with 21<sup>st</sup> Century refinements, although some further updating may be required. The detached ancillary accommodation is a small stone barn conversion with slate roof, once again with extensive double glazing. This unit is considered ideal as guest cottage, for relatives, staff, or as a holiday let subject to any necessary change of use. Alternatively, the property could be an ideal studio, office, leisure facility etc. The detached stone barn is a substantial building and as a redundant former farm building may offer potential for conversion to yet more accommodation subject to any necessary planning permission being obtained. The 46 acres of ground break down approximately to about 6 ½ acres of gardens, parkland, parking and drive, 8 acres of woodland and 31.5 acres of permanent pasture. Water features include a spring fed pond and stream

which runs roughly through the middle of the property crossed by a bridge via the access drive and effectively draining the land.

All in all this is a rare opportunity to purchase a property and buildings which offer considerable potential for a number of uses in a special place. Potential uses include; dual occupation by parts of the same family, small holiday establishment (especially given the close proximity of the coast and Exmoor), equestrian use as the barn could possibly be adapted into stabling, or a combination of such uses. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floor plans but comprises:

## The Farmhouse

**Ground Floor:** Ships bell to announce arrival, attractive double half glazed doors to ENTRANCE PORCH/SUNROOM with terracotta block flooring, fitted seats either side, vaulted ceiling, coat hanging rails, ¾ glazed inner door to ENTRANCE HALL black and white tiled flooring, cupboard under stairs, door to rear garden. SITTING ROOM featuring open fireplace, stone surround, shelved recess to right, parquet flooring, walk in shelved LIBRARY cupboard with quarry tiled floor leading to second smaller inner cupboard off also shelved. KITCHEN/DINING ROOM a triple aspect room with the 2 designated areas separated by an open square archway, the dining area features marble fireplace with fitted wood burner, there are shelved recesses either side with cupboards beneath, parquet flooring. The kitchen has a white theme with beech work surfaces, incorporating 1 ½ bowl single drainer stainless steel sink, fitted appliances include integrated Neff dishwasher, integrated fridge, there is space for an upright fridge/freezer, fireplace recess accommodating Range Master range, incorporating electric oven with LPG 5 ring calor gas hob above, extractor fan over, brass summer beam, timber over mantle, central island/breakfast bar with cupboards and drawer beneath, shelved storage cupboards. LAUNDRY ROOM/DAIRY with single drainer stainless steel sink, adjoining work surfaces, Bosch washing machine, Beko tumble dryer, slate shelf on painted brick piers, shelving above, stone flag flooring running through to CLOAKROOM, wash hand basin, tiled splash back, mirror above, high level W/C, slate shelves.

**First Floor:** Returning to the entrance hall there is a turned wooden staircase rising to first floor LANDING. BEDROOM 1 a double aspect room featuring period fireplace, shelved cupboard, EN-SUITE (also accessed separately from the landing) double aspect views, cast iron bath, tiled splashback, shelf surround, low level w/c, pedestal wash basin, tiled splashback, mirror above, pair of shelved storage cupboards, heated towel rail/radiator, double airing cupboard. BEDROOM 2 a period fireplace, walk in wardrobe adjacent with extensive hanging rails, shelving and pegs. BEDROOM 3. BEDROOM 4. SHOWER ROOM with tiled cubicle, low level w/c, wash hand basin, antique corner cupboard.



**Second Floor:** GALLERIED LANDING/SITTING AREA/OCCASIONAL BEDROOM 6, access to eaves storage, Velux window, exposed beams. BEDROOM 5/POTENTIAL STUDIO, exposed beams, 2 Velux windows, access to eaves storage, Earthenware sink. BATHROOM/SHOWER ROOM with painted wood panel bath, tiled cubicle, low level w/c, pedestal wash basin, part tiled walls, heated towel rail/radiator, Velux window, extractor fan, access to eaves storage.

**Outside:** To the rear of the property there is a lean to incorporating UTILITY ROOM with plumbing, cupboard housing pre-lagged hot water cylinder and there is also an external oil fired boiler adjacent.

## The Cottage

Galleried private balcony and half glazed double doors lead into an open plan KITCHEN/LIVING ROOM, double aspect with vaulted ceiling, the kitchen is fitted with an excellent range of units finished in white with granite effect composite work surfaces, incorporating 1 ½ bowl single drainer stainless steel sink unit, fitted washing machine and separate tumble dryer, integrated dishwasher, cupboards above, opposite is a further range of cupboards incorporating integrated fridge, electric oven and 4 ring LPG hob, matching wall cupboards, shelf unit, back to back and half screening the living area which has a half glazed stable door to outside, there is then an INNER LOBBY and cupboard housing Grant oil fired boiler for central heating and domestic hot water. BEDROOM with half glazed door to garden and fuse cupboard. BATHROOM with corner panel bath, shower above, high level w/c, pedestal wash basin, storage box and extractor fan. From the living area an open tread spiral staircase rises to OCCASIONAL BEDROOM 2/OFFICE/SITTING AREA with gallery looking down to the room below.

## Outside

The DETACHED PERIOD STONE BARN has a CGI roof and is arranged in 3 main sections. Section 1 is currently used as a WOOD STORE/WORKSHOP and has power and light connected. The MIDDLE SECTION has a concrete floor, most of the space is taken up by 2 large metal lockable storage units and a large refrigeration unit. there is power & light connected. There is then a THIRD LEAN TO clad in timber with CGI roof. This also has a concrete floor, power, light and water. There is a second smaller lean to, timber framed, clad in CGI, incorporating wood store and animal pens.

The property is approached from the lane via a long tarmac driveway flanked by 4 gently sloping paddocks, all accessed from the drive which drops down into the bottom of the valley, a bridge then crosses the stream and the drive then climbs again back up towards the property where an extensive parking area terminates in front of the barn and before the house itself which is over hung by a splendid mature copper beech tree. A secondary drive runs around to the left hand side of the barn and

to the cottage. There are designated areas of private garden for the cottage and the house itself which run onto a kitchen garden with power and water connected. On the opposite side of a former beech tree lined access drive is an extensive area of parkland garden, laid to meadow, interspersed by a number of mature specimen trees and shrubs, beyond is a spring fed pond, all weather tennis court overlooked by a pavilion and below this an orchard. Above the house, from where there are fine views towards Exmoor, are areas of shrubbery and woodland, as well as a natural stream creating a waterfall with pond below nearest to the cottage. At the far end of this stretch is a steep area of pasture and the opposite end a field which has been planted with a number of young trees and which is approached via a grass track from the main parking area. Below this is a further area of pasture planted with mature trees, the grounds nearest to the property are connected by a circuit of pathways, former drive and natural grass paths.

## Services

Mains electricity, private drainage, borehole private water supply, independent oil fired central heating systems to the farmhouse and cottage.

## Local Authority

North Devon District Council: [www.northdevon.gov.uk](http://www.northdevon.gov.uk)

## Directions

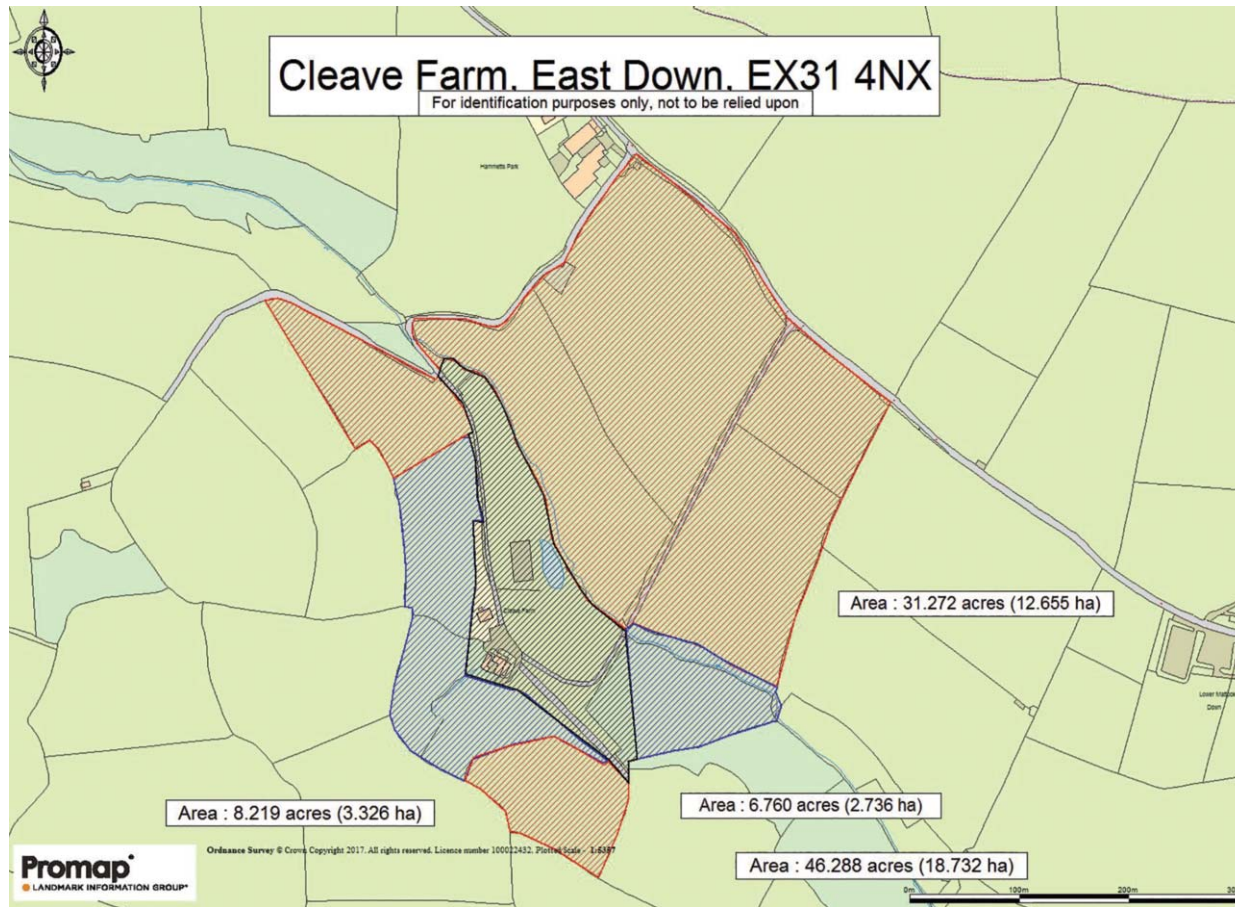
From Junction 27 of the M5, join the A361 North Devon Link Road towards Barnstaple, at the North Gate Inn roundabout just past Filleigh, take the A399 towards Combe Martin, after 12 miles turn left onto the A39 at the Old Station Inn. After 2 miles turn right at Kentisbury Ford and then immediately left towards Patchole and Bugford. Continue through the hamlet of Patchole and on for about another mile and a half and the entrance to the property will be found on the left, identified by our for sale boards.

## Special Note

The pasture is currently let to a local farmer, an arrangement which could possibly continue subject to a buyer's requirements.

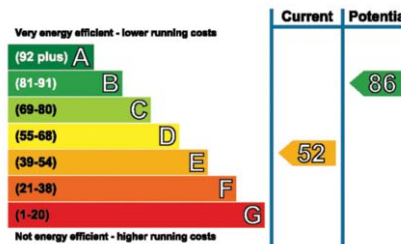
These particulars are a guide only and should not be relied upon for any purpose.





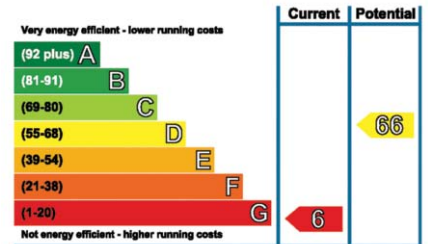
## Main House

### Energy Efficiency Rating



## Annexe

### Energy Efficiency Rating

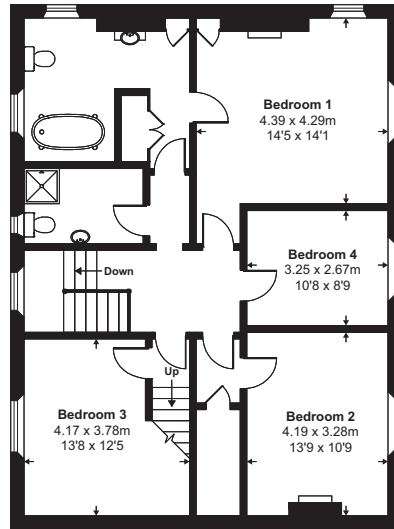




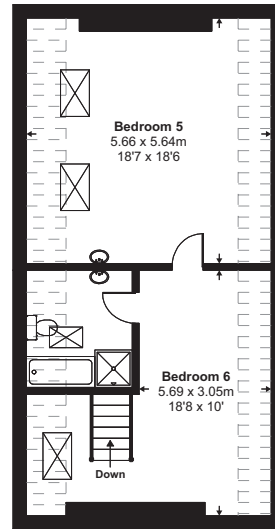
# CLEAVE FARM

Approx. Gross Internal Floor Area

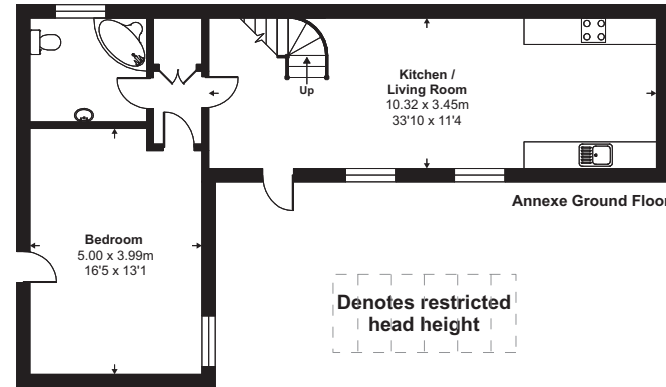
351.6 Sq Metres 3785 Sq Ft (Excludes Restricted Head Height & Outbuilding & Includes Annexe)



First Floor

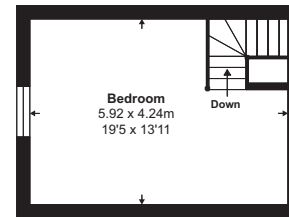


Second Floor

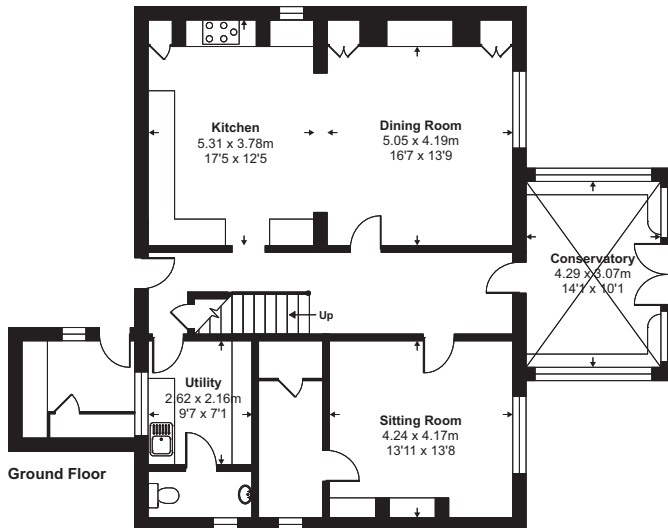


Annexe Ground Floor

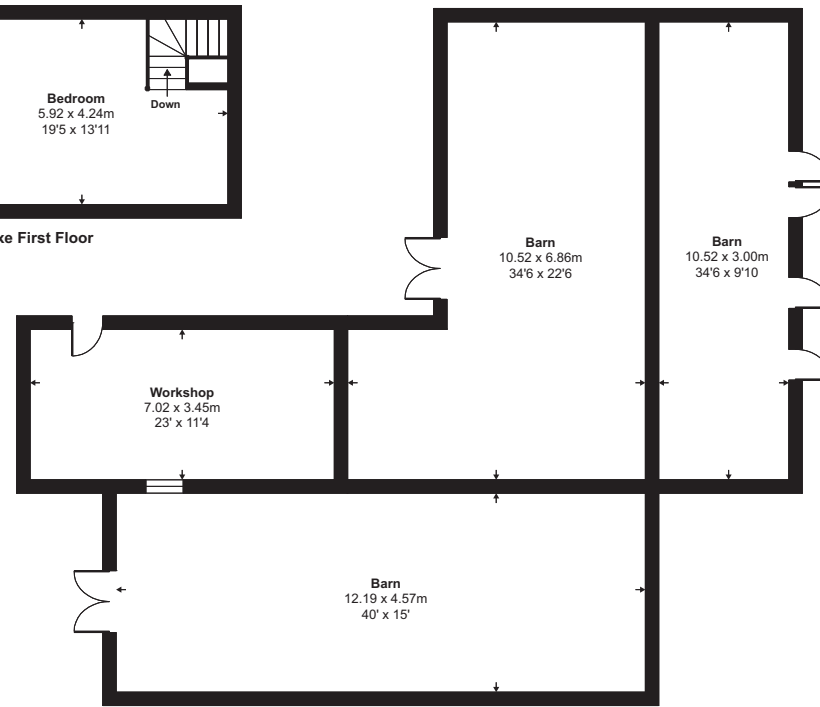
Denotes restricted head height



Annexe First Floor



Ground Floor



Outbuilding



