



Walner Farmhouse



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Parracombe, Barnstaple, Devon, EX31 4PG

Parracombe Village 2 miles. Barnstaple 14 miles.

A detached Grade II listed character residence with various outbuildings and 9.9 acres enjoying fine views of Exmoor.

- Offers closing 12pm Tuesday 1st June
- Potential Annexe STPP
- Open Views of Exmoor
- 9.9 Acres
- No Onward Chain
- 8 Bedroom Farmhouse
- Formal Gardens and Pasture
- In need of some modernisation
- Range of Outbuildings

SITUATION AND AMENITIES

Set within its own land in a private location, amidst the stunning countryside of the Exmoor National Park, benefiting from direct access to footpaths leading to open moorland and miles of off road riding. Also situated on the rural fringes of Parracombe, offering primary school, public house, churches, recreation ground and a regular bus services. About 4 miles distant are the twin villages of Lynton and Lynmouth, Barnstaple is about 15 miles, and as the regional centre, provides the area's main business, commercial, leisure and shopping venues and North Devon District Hospital. The North Devon Link Road (A361) is also within about half an hour and offers a fast route to the M5 at Junction 27 (Tiverton) and motorway network beyond. At Tiverton Parkway, trains run to London Paddington taking just over 2 hours. Also easily accessible is the North Devon Coastline, including, the sandy, surfing beaches of Croyde, Woolacombe and Saunton.

DESCRIPTION

Walner Farmhouse is Grade II listed as being of architectural and historical importance. Internally the Farmhouse displays mainly original period features including exposed beams, stone work, and fireplaces. There may be potential to create an annexe in the main house and to create further accommodation subject to planning permission and listing approval. For those interested in equestrian pursuits, there are stables and a tack room. The layout of the accommodation is more clearly identified on the accompanying floorplans but comprises:

SERVICES

Main electricity. Private water and drainage. Oil fired central heating.



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH leading into HALLWAY doors off to: SITTING ROOM a dual aspect room with windows to front and rear and door leading out to front garden, Inglenook fireplace with bressumer beam, log burner, bread oven and flagstone slate hearth. INNER HALL staircase to first floor (described later). INTER-CONNECTING WING/RECEPTION ROOM . LIVING ROOM and door leading to galley style KITCHEN door out to garden. DINING ROOM overlooking front garden, tiled floor and door to REAR LOBBY/UTILITY open fire with bressumer beam and bread oven. BREAKFAST ROOM with oil fired AGA. GARDEN ROOM with stunning views across the gardens and Exmoor. Additional staircase to first floor (described later). KITCHEN window overlooking inner courtyard, tiled floor, grant oil fired boiler, recess for oven, base units and space for white goods, door leading into utility. Walk in larder. Shower Room and WC.

FIRST FLOOR

8 BEDROOMS some of which are interconnecting and 2 BATHROOMS. On the East wing of the property two of the bedrooms and bathroom could be separated to create a self-contained unit subject to consent.

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OUTSIDE

The property is approached via a long private track, shared with two neighbouring properties, a 5-bar gate leads into a cobbled central courtyard which is surrounded by various OUTBUILDINGS including a large stone barn with storage and workshop below. The property also enjoys formal gardens and additional walled kitchen garden with its own lean-to outbuildings, former orchard. CARPORT and STORE. Interconnecting fields totalling 9.9 acres.

DIRECTIONS

From Barnstaple take the A39 north signposted towards Lynton and Lynmouth. Pass Shirwell and Arlington and follow the road round to the right at Kentisbury Ford. At Blackmoor Gate turn right onto the A399 and immediately left onto the A39. Take the first turning left signposted Parracombe and immediately a left again. At the next T-junction bear left and from this point keep to the right for about 1.2 miles, the entrance to the farm land will be found on the left hand side with a for sale board and nameplate clearly visible. Continue carefully to descend the unmade track, for about 600m, passing two neighbouring properties, the property will be found at the end.

AGENTS NOTE

Sat nat may not take you to the correct property. Please follow our directions. Or what3words: ///litigate.cocktail.eager
Please close any gates behind you if closed on arrival, as there is livestock in the area.



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



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 Devon, EX31 1RP

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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		72
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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