



NANCEKIVELL&CO



## Huckham Farm, Barnstaple, Devon, EX31 4SW

GUIDE PRICE £650,000

- 4 beds two bathrooms
- 1 or 11 Acres

- Wonderful views
- Pretty gardens

- Close to Exmoor Nat Pk
- Garaging

- Completely renovated
- Two storey Stone Outbuilding



SITUATED NEAR TO THE NATIONAL TRUST ARLINGTON ESTATE AND THE EXMOOR NATIONAL PARK THIS IS A PRETTY FOUR BEDROOMED COMPLETELY RENOVATED DEVON FARMHOUSE WITH EXTENDED VIEWS OVER UNSPOILT RURAL FARMLAND WITH GARDENS RANGE OF STONE OUTBUILDINGS AND 1 0R 11 ACRES.

#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **DIRECTIONS**

From the A361 and South Molton take the A399 at Aller cross North signposted Brayford and Combe Martin stay on this road for approx 11 miles where turn left before Blackmoor Gate signposted Calvert Trust and Loxhore. Follow this road past the Calvert Trust and Hallsdown Farm and after a short distance look for the Huckham Farm sign on the Left showing the entrance drive to the property.

#### **THE FARMHOUSE**

The farmhouse which sits in a sheltered position enjoys the most wonderful extended views across unspoilt farmland was completely renovated approx 20 years ago by the current owners. The property has four bedrooms two en suite set out on two floors with further attic space all including some lovely original features including inglenook fireplaces beamed ceilings and slate flooring in the kitchen as well as a rear verandah and conservatory off the lounge. outside is a sheltered garden and raised patio taking full advantage of the views.

#### **THE TRADITIONAL STONE BUILDINGS**

Situated in front of the farmhouse a single storey stone building currently used for garaging together with a substantial two story attractive stone barn with huge potential which is currently used for storage but equally could be an annexe, office, workshop, games room or holiday let.

#### **THE LAND**

The property comes with approx 1 acre of pasture paddock to the rear of the property including the lane access edged in red on the attached plan whilst there is a further up to 10 acres of pasture which can be purchased by separate negotiation full details from the sole agents which is edged in blue.

#### **ACCESS**

Access is available from the the council road down an initally shared driveway and then into a lane directly into the property

#### **FLOOR PLANS**

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.  
<http://www.northdevon.gov.uk>

**METHOD OF SALE**

The property will be offered for sale by private treaty.

**MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

**SERVICES**

Mains electricity, Mains water supply, septic tank drainage.

**TENURE**

The property is freehold and will be offered for sale with vacant possession.

**IMPORTANT NOTICE**

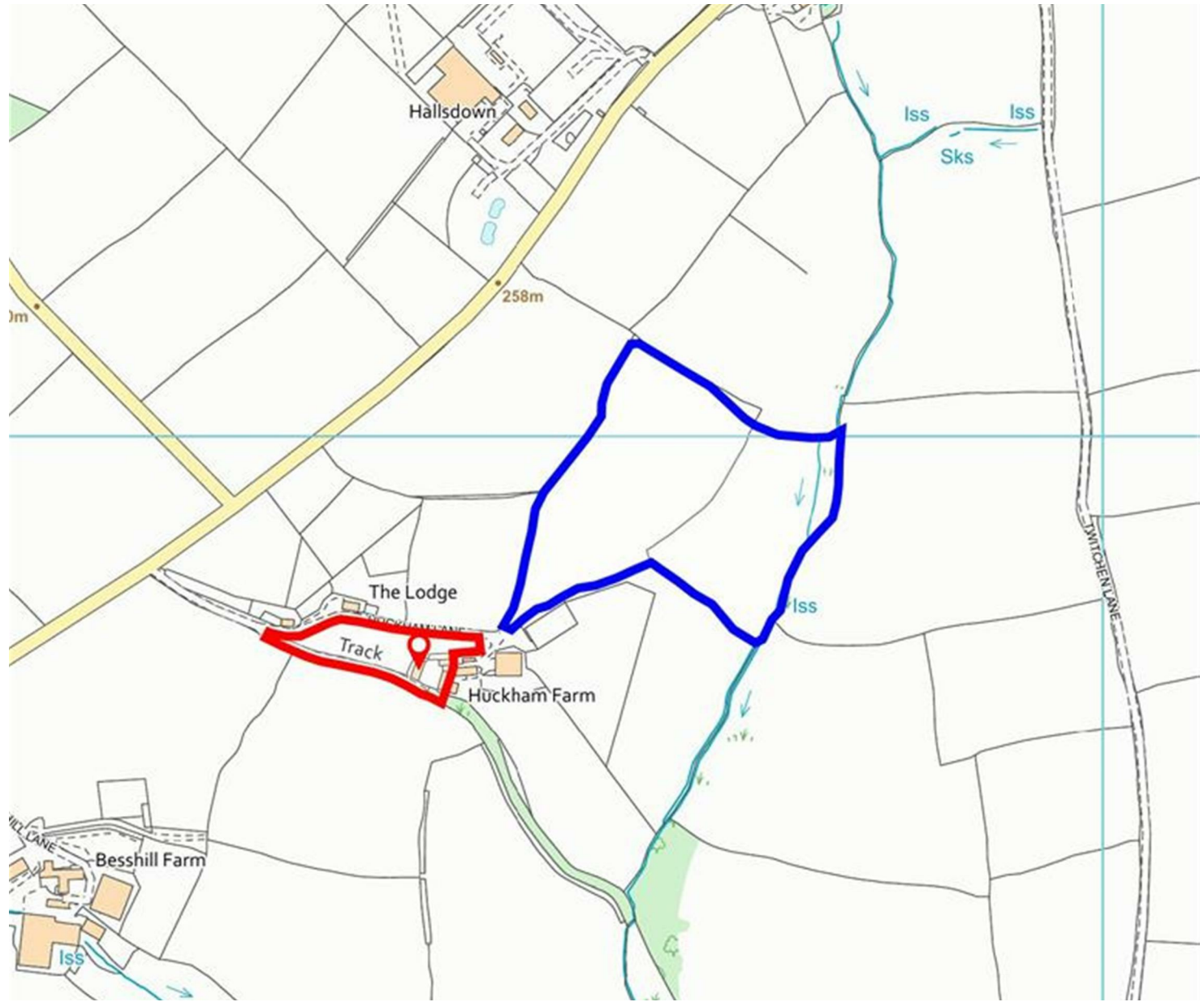
Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





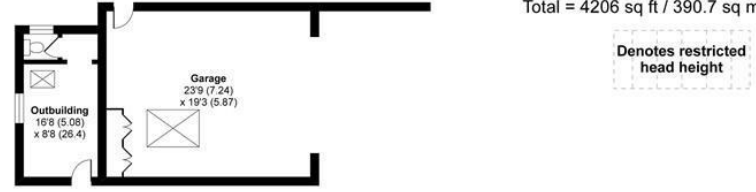




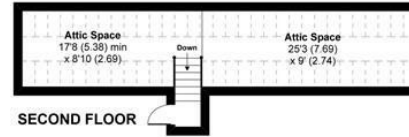
# Huckham Farm, Arlington, Barnstaple, EX31



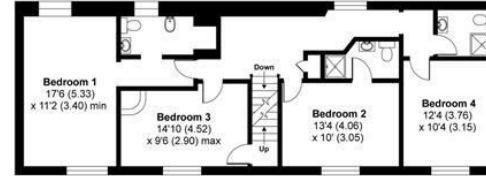
Approximate Area = 2307 sq ft / 214.3 sq m  
 Annexe = 1010 sq ft / 93.8 sq m  
 Limited Use Area(s) = 267 sq ft / 24.8 sq m  
 Garage / Outbuilding = 622 sq ft / 57.8 sq m  
 Total = 4206 sq ft / 390.7 sq m



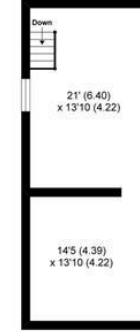
OUTBUILDING



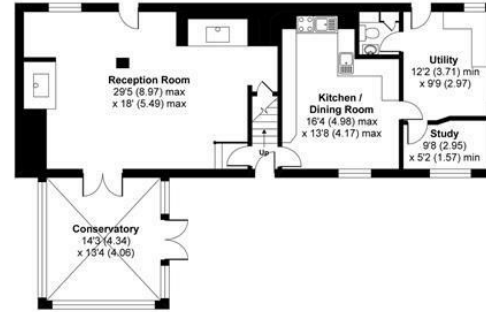
SECOND FLOOR



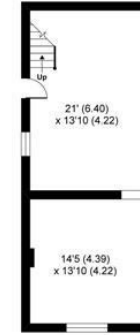
FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecomm 2020. Produced for Nancekivell & Co. REF: 626605

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>78</b>
	<b>41</b>
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>71</b>
	<b>35</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.