



Brayford

NANCEKIVELL&CO



Farmhouse & 11.2 Acres Brayford, Barnstaple, Devon, EX32 7QP

GUIDE PRICE £490,000

- EXMOOR NATIONAL PARK
- IN NEED OF MODERNISATION
- FOUR BED FARMHOUSE
- 1.66ft² STONE OUTBUILDINGS
- SERVED BY A COUNCIL LANE
- OUTSTANDING WALKING & EQUESTRIAN
- WONDERFUL RURAL LOCATION
- MAINS ELEC PRIVATE WATER



A RARE OPPORTUNITY TO PURCHASE A SOUTH FACING EXMOOR BRICK BUILT 4 BED FARMHOUSE WITH 1,600ft² ADJACENT BLOCK OF TRADITIONAL STONE & SLATE BUILDINGS WITH POTENTIAL AND 11.2 ACRES OF PASTURE SET AT THE END OF A COUNCIL LANE SURROUNDED BY GLORIOUS UNDULATING EXMOOR NATIONAL PARK RURAL COUNTRYSIDE.

THE FARMHOUSE

A substantially built brick and slate farmhouse set at the end of a council lane in need of modernisation with the accommodation set out on two floors the house having a southerly aspect.

THE STONE FARM BUILDINGS

These are formed by an L shape block directly in front of the farmhouse of single storey stone and slate. The buildings are currently used for agricultural purposes but could easily be utilised for equestrian, storage, garaging, subject to planning and extend in total to circa 150m² (1,600ft²)

THE LAND

The total land area with the farmhouse extends to approximately 11.2 acres and comprises the garden and grounds directly to the front and side of the property including the little coppice together with a block of agricultural pasture land across the owned Lane directly in front of the property as well as the small paddock and Stone buildings directly in front of the property the land is shown on the attached plan edged in red. There may be further land for sale by separate negotiation please be in contact with the sole agents.

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.

ACCESS



Access is available from the council road which runs directly into the farmyard.. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From South Malton take the a 399 N. signposted Brayford. Turn right into the village cross the little bridge and bear left at the next junctions signposted Lydcott. Stay on this road for 1.5 miles and the entrance into Muckworthy lane will be found on the right hand side. Take this council lane down into the bottom of the valley over another little bridge passing the agricultural building on the left hand side. Stay on this council road which turns and climbs up to the settlement of Muxworthy.

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> Exmoor National Park is the local planning authority.

MAPS & PLANS

A plan which is not to scale is included in these details edged in red for identification purposes only. The blue land shown on the plan is a further cottage and 10 acres available contact the sole agents.

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

Mains electricity, private water supply, septic tank drainage.

TENURE

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

THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

IMPORTANT NOTICE

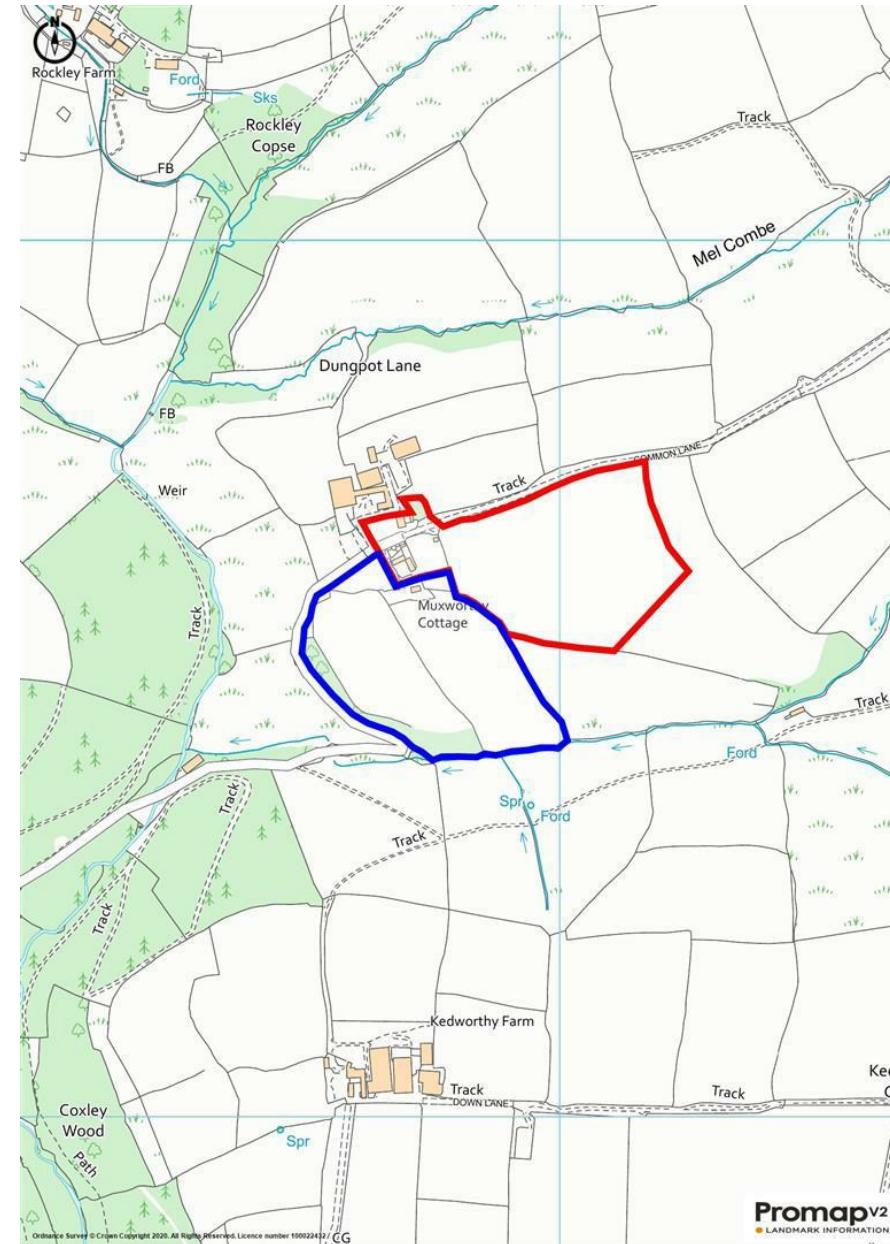
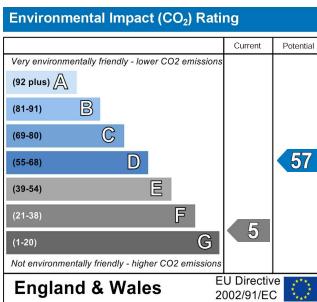
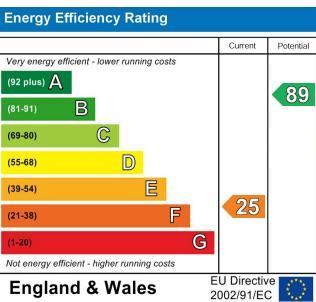
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