



Brayford

NANCEKIVELL&CO



2 Bed Cottage & 10.5 acres Brayford, Barnstaple, Devon, EX32 7QP

GUIDE PRICE £380,000

- EXMOOR NATIONAL PARK
- UNRIVALLED WALKING & EQUESTRIAN
- SERVED BY A COUNCIL ROAD
- SMALL OUTBUILDING
- WONDERFUL RURAL SETTING
- 10 ACRES PASTURE & COPSE
- SOUTH FACING
- WELL PRESENTED ACCOMMODATION



SITUATED INSIDE THE EXMOOR NATIONAL PARK AT THE END OF A COUNCIL DRIVEWAY AN ATTRACTIVE 2 BED COTTAGE OF STONE AND SLATE CONSTRUCTION SOUTH FACING LOOKING OVER ITS OWN 10.5 ACRES OF PASTURE RUNNING DOWN TO STREAM BOUNDARY THE WHOLE SURROUNDED BY GLORIOUS RURAL COUNTRYSIDE.

THE COTTAGE

Situated in the most wonderful location surrounded by open countryside overlooking its own 10 acres of land at the end of the council driveway on the south-west of the Exmoor National Park. This is a pretty stone and slate cottage offering two bedroomed accommodation together with an outhouse good size surrounding garden hardstanding for parking/poultry housing et cetera. The property has been decorated and is offered in good decorative order and has been successfully Let for holiday accommodation.

THE LAND

The land is situated directly in front of the property made up of two good sized Permanent pasture enclosures divided by Devon banks South facing together with a small area of copse which adjoins the council Road which runs up to the property. There is a further smaller enclosure to the north west accessed from the entrance to the property.

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 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.

ACCESS

Access is available from the adjacent council road into the property. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.





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.

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 edged in blue is included in these details for identification purposes only. The red is an adjacent farmhouse for sale full details from 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.



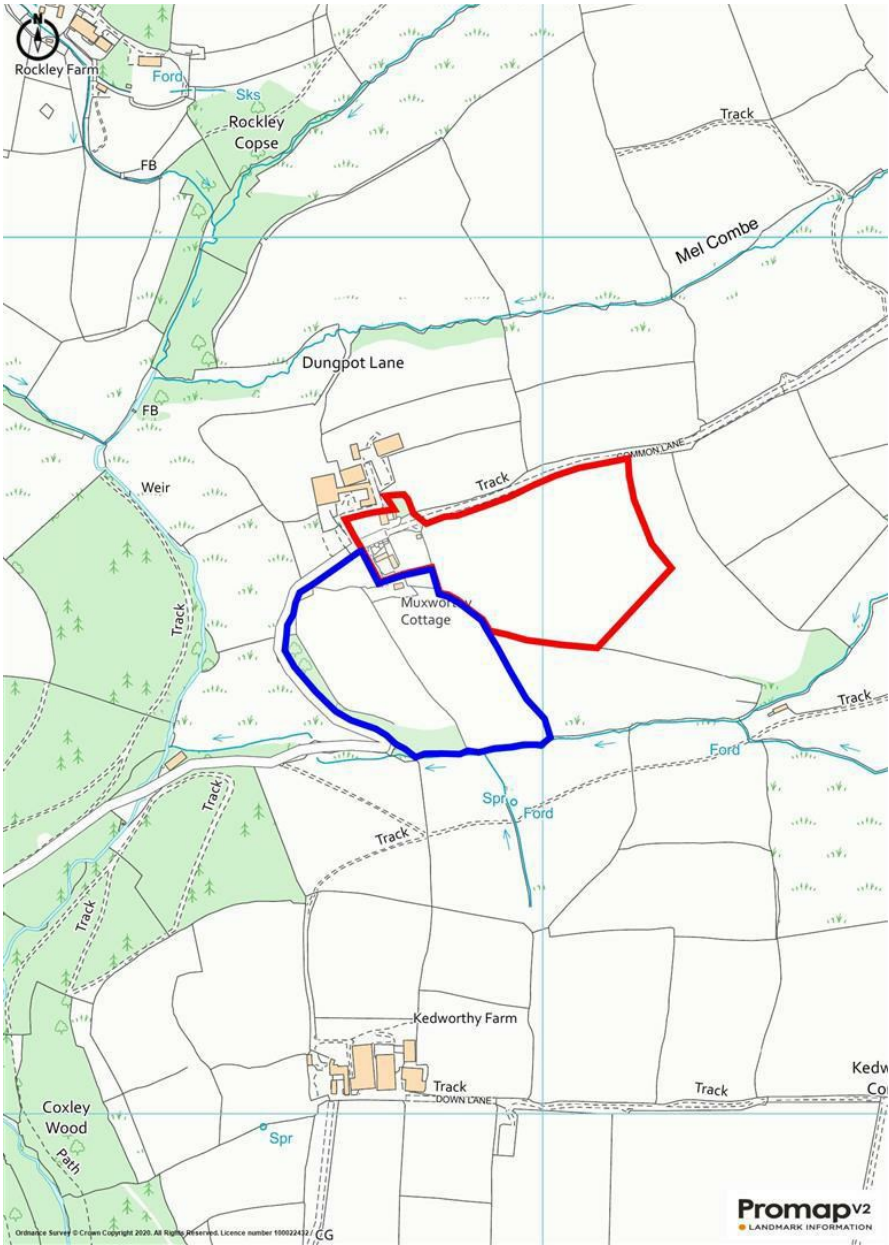






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		68
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	11	
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.