



Brayford

NANCEKIVELL&CO



Muxworthy Farm & 9 Ac, Brayford, Barnstaple, Devon, EX32 7QP

GUIDE PRICE £650,000

- Exmoor National Park
- Council Road Access
- Lovely rural Farmhouse
- South Molton/ A361 20 Mins Drive
- 9 Acres Paddock & Grounds
- Pleasant Quiet Location
- Courtyard of Stone & Slate Buildings
- Planning Potential



LOCATED IN THE SMALL HAMLET OF MUXWORTHY ON THE SOUTH WESTERN SLOPES OF THE EXMOOR NATIONAL PARK THIS IS A WELL PROPORTIONED FARMHOUSE WITH A RANGE OF FURTHER STONE AND SLATE OUT BUILDINGS FORMING A COURTYARD WITH POTENTIAL AN ADJACENT AGRICULTURAL BUILDING MEASURING 105' BY 85' FURTHER TIMB AND GALV FARM BUILDING AND JUST OVER 9 ACRES OF ADJACENT PASTURE PADDOCKS & GROUNDS THE WHOLE SERVED BY A COUNCIL ROAD.

OLD MUXWORTHY FARMHOUSE

Old Muxworthy farmhouse is a significant dwelling set in the Exmoor National Park adjacent to its own courtyard with a large agricultural outbuilding further outbuildings and a pasture paddock set in the tiny hamlet of Muxworthy served by a council lane. There is planning potential in the stone farm buildings and the property sits surrounded by glorious rural north Devon Countryside. The accommodation is well laid out and the property offers much charm and character.



COURTYARD BUILDINGS

Adjoining the East End of the old farmhouse a stone and slate roof outbuilding links to the remainder of the courtyard range of farm buildings including a stone and GI roofed building made up of a Haybarn, two loose boxes and an access passageway. This building is linked to a stone and slate barn currently used as a farm workshop there is a further stone slate store, single garage and tack room. In addition there is a small stone in GI roof pigs house making up the balance of this attractive range of buildings.

THE FARM BUILDINGS

The farm buildings which are situated to the east and north of the farmhouse briefly comprise the following 105 by 85 ft. Agricultural building And a further adjoining open fronted implement shed.

THE LAND

Located just above the traditional buildings there are two adjoining pasture paddocks level or very gently sloping considered ideal for equestrian use both surrounded by Devon Banks.

DIRECTIONS

From South Molton 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 Mucksworthy 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>





MAPS & PLANS

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

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.

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.

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.

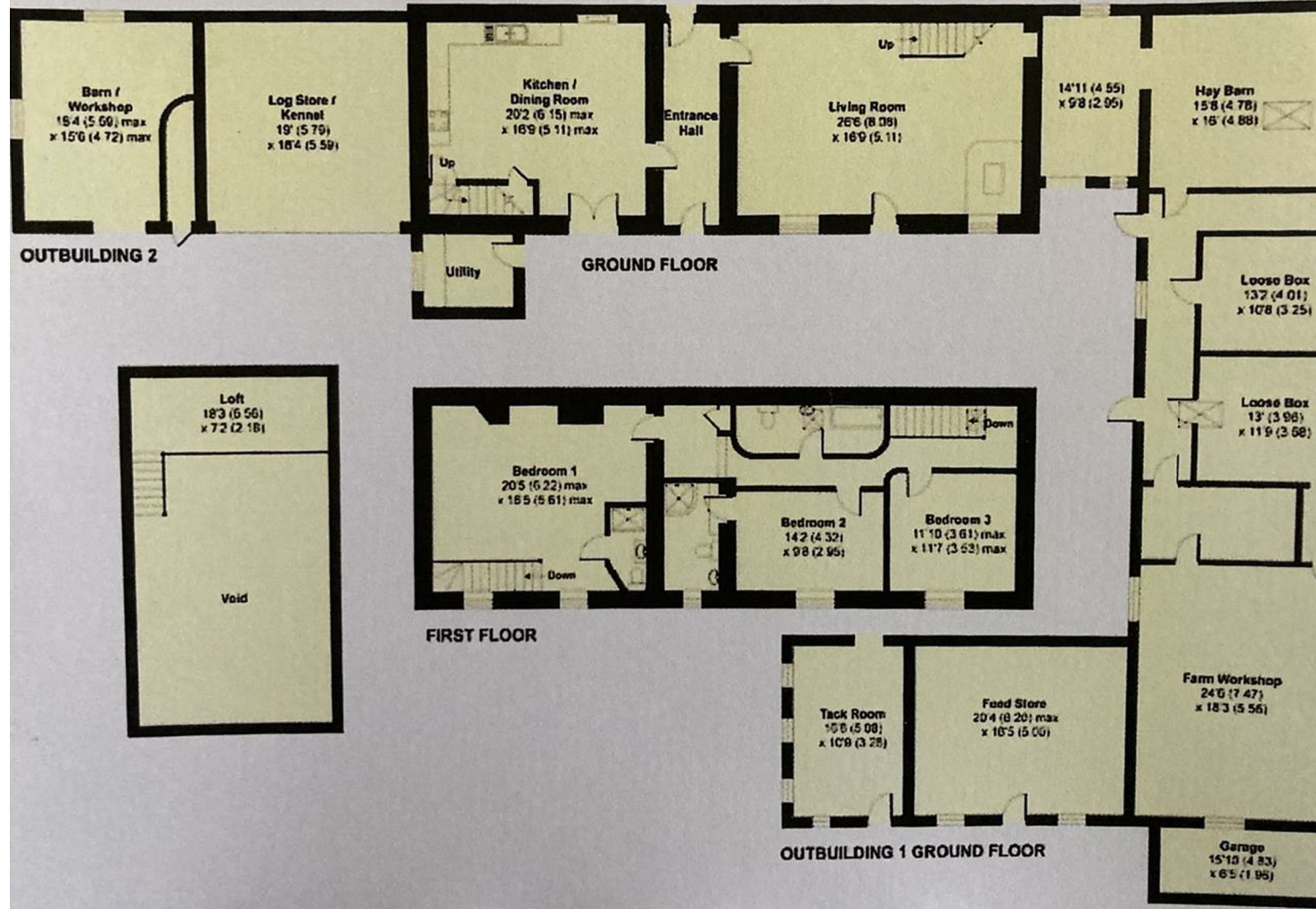
(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services,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





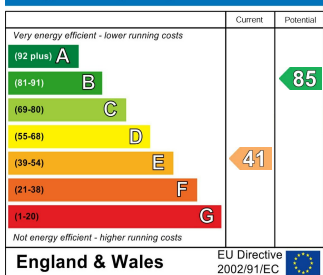
The Old Farmhouse & Traditional Courtyard

APPROX. GROSS INTERNAL FLOOR AREA 2063 SQ FT 191.6 SQ METRES (EXCLUDES OUTBUILDINGS, VOID, LOG STORE & INCLUDES UTIL)

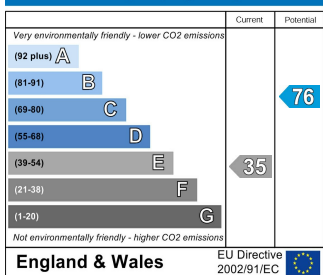




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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