





Fullaford Farm House Bratton Fleming, Barnstaple, Devon, EX31 4TP

GUIDE PRICE £730,000

- SOUTH FACING FARMHOUSE
- LOVELY RURAL SURROUNDINGS
- CLOSE TO EXMOOR NATIONAL PARK
- STONE BUILDINGS WITH POTENTIAL
- 20 OR UP TO 90 ACRES (BY SEP NEGOTIATION
- 2 ACRES PASTURE LAND
- ADJACENT TO QUIET ROAD LEADING UP TO THE MOOR
- EXCELLENT RIDING COUNTRY FROM THE FARMHOUSE



A RARE OPPORTUNITY TO PURCHASE A 4 BED SOUTH FACING STONE AND SLATE EXMOOR FARMHOUSE IN NEED OF RENOVATION IN A FABULOUS RURAL LOCATION WITH A RANGE OF ADJOINING STONE AND SLATE OUTBUILDINGS WITH 3 ACRES AND UP TO 90 ACRES LAND BY SEPARATE NEGOTIATION LOCATED JUST OUTSIDE THE NATIONAL PARK WITHIN 3 MILES OF BRATTON FLEMING SURROUNDED BY UNSPOILT NORTH DEVON COUNTRYSIDE 8 MILES NORTH OF THE A361.

DIRECTIONS

From South Molton take the A399 for 7 miles to Four Crossways where turn right past the train station then turn right at the next turning drop down to the base of the hill passing Leworthy and then drive up the hill for a short distance and before the Entrance to Fullaford Farmhouse will be found on the right hand side.

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.

THE FARMHOUSE

This is a good sized 4 bed detached south facing stone and slate farmhouse in need of renovation set in a stunning rural location just outside the Exmoor National park. The property has accommodation laid out over two floors including a lovely fireplace in the kitchen and a traditional dairy.

THE FARM BUILDINGS

These are set behind the farmhouse and include a large workshop and a garage set adjacent to a quiet country lane. There is a further dilapidated barn which along with the former buildings may have some long term planning potential for further conversion.

THE LAND

The land associated with the property sits directly in front and to the side as per the attached plan extending to approx 3 Acres.

ADDITIONAL LAND (Sep Negotiation)

There is a further adjacent block of land extending up to 20 acres and a further 75 acres of pasture close by available by separate negotiation. Please contact the agents for further information

SERVICES

Mains electricity, Emergency generator, private water supply, septic tank drainage.





ACCESS

Access is from the adjacent quiet country lane which leads up to Exmoor National Park. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

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.

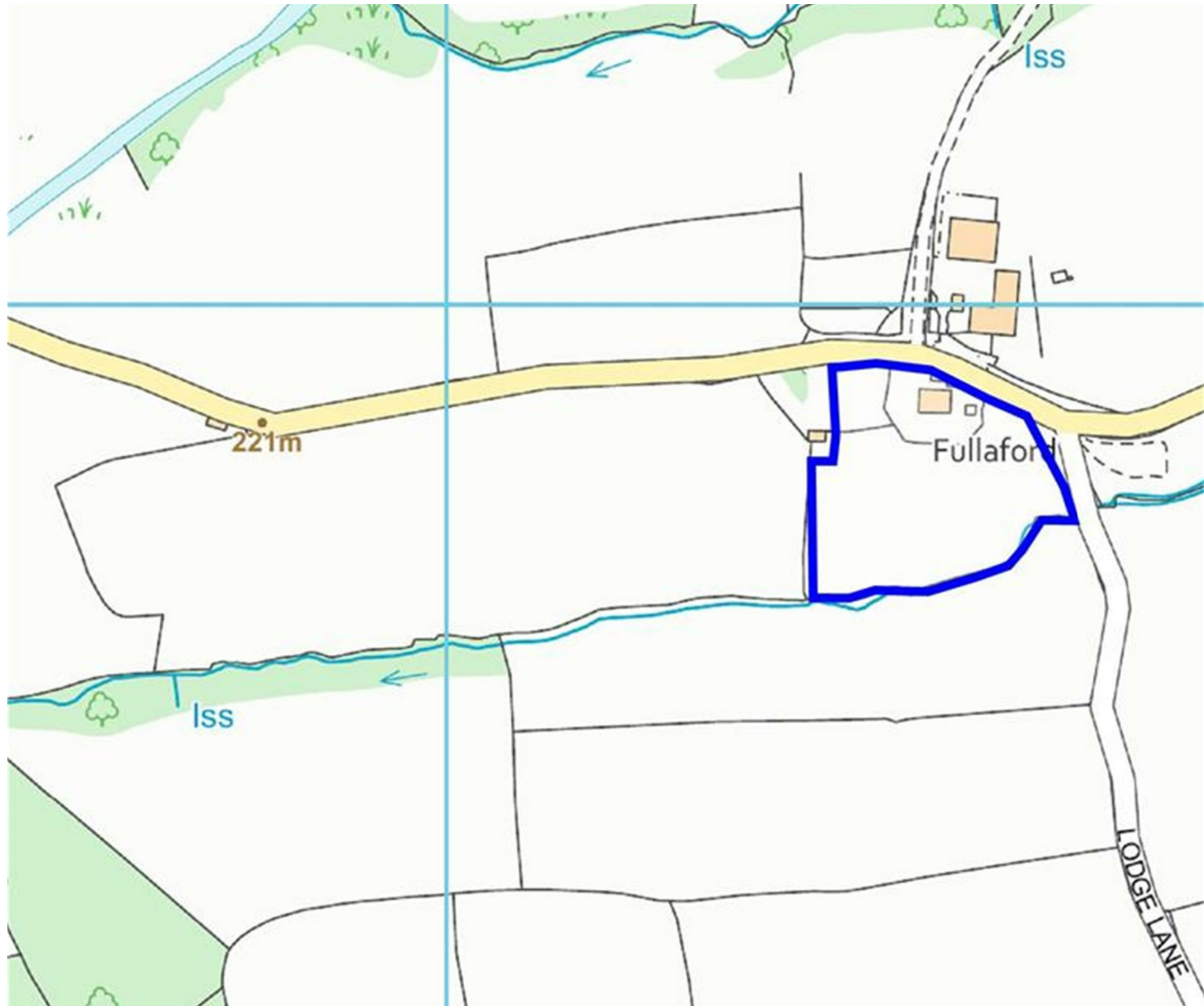
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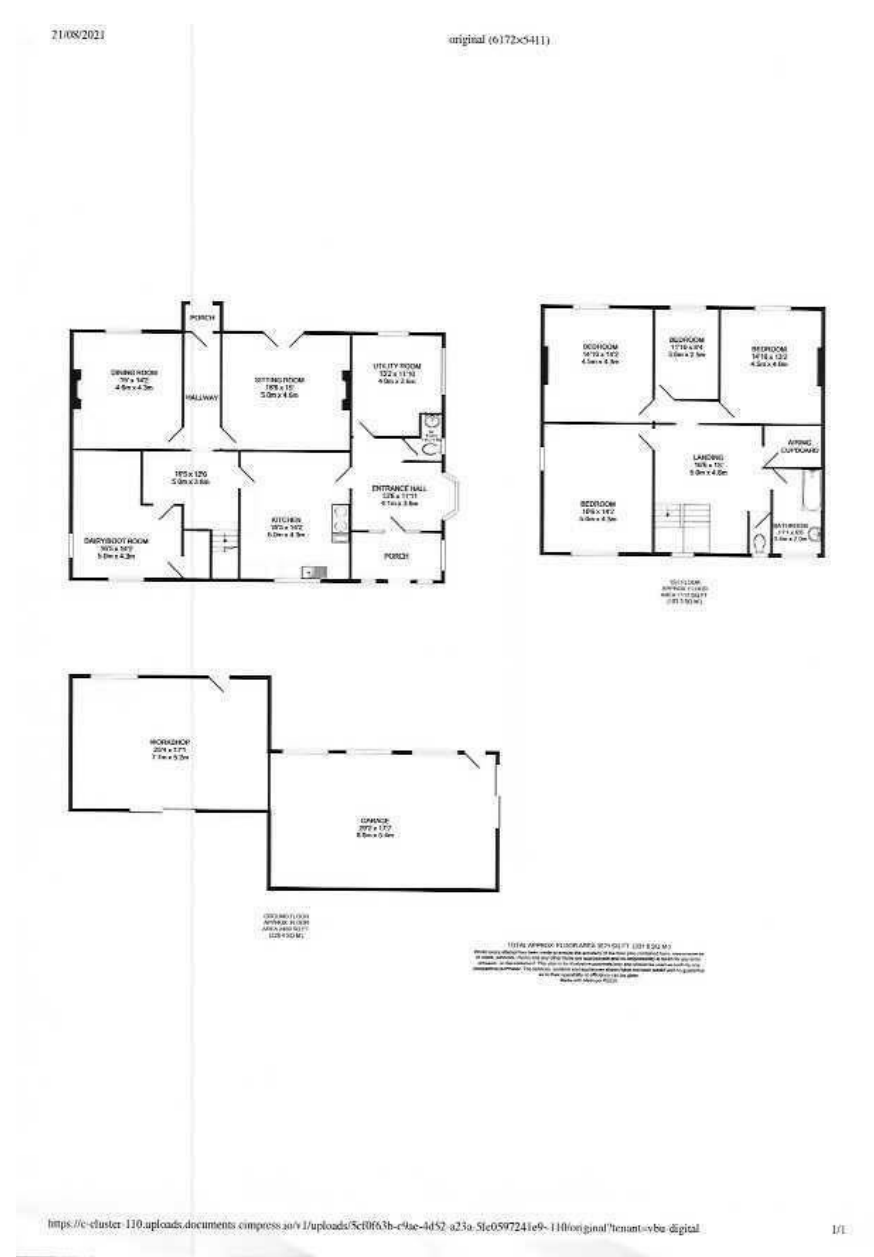
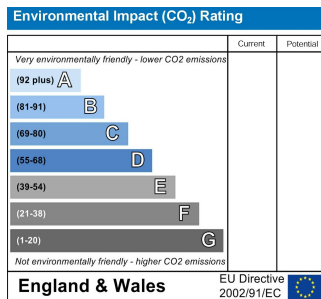
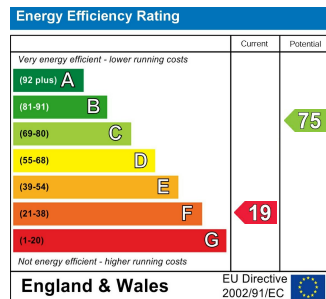
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