



Brayford

NANCEKIVELL&CO



Nadrid Farmhouse, Nadrid Cross, Brayford, North Devon, EX36 3EJ

GUIDE PRICE £675,000

- Grade II Listed
- 5 Bedrooms
- Close to Exmoor National Park
- Easy Access to A361
- Barnstaple 12 Miles
- South Molton 3 Miles
- Garden and Parking
- Spacious Family Accommodation



A well appointed 5 Bed Grade II Listed Farmhouse dating back to the 17th Century. A traditional farmhouse constructed of stone under a slate roof facing west. On the first floor there are 5 bedrooms one with ensuite. The property has been updated with all the modern necessities, now offering the combination of modern and character features. The property has plenty of parking, front and side gardens along with a garage/workshop. Benefitting from a total of six bedrooms one ensuite, three reception rooms, playroom and a study the property is substantial in size and perfect for a growing family.

VIEWING

Strictly and only by prior appointment through the Vendors Joint 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.

SITUATION

Nadrid Farm is situated in the rolling North Devon countryside on the fringes of Exmoor National Park. Nearby the popular village of North Molton provides a range of services including village school, pub and shop. Only three miles away is the bustling market town of South Molton providing more extensive facilities as well as a weekly livestock market. The A361 North Devon link road is nearby which provides access to more extensive facilities at both Barnstaple and Tiverton along with access to the popular North Devon coastline. Golden sandy beaches of Saunton and Croyde, with well admired North Devon Tarka Trail which provides an excellent walk and cycle track with beautiful rugged coastal scenery. Barnstable town offers a further range of amenities including local independent family run businesses and national retailers. Restaurant chains and excellent local Gastro pubs. A range of butchers, gyms, train station and recreational facilities. For those commuting the property is within short reach to the A361 which provides easy access to the M5.





THE FARMHOUSE

The farmhouse provides spacious accommodation and comprises of the following; On the ground floor there is a Kitchen/Breakfast Room, which makes the ideal area for occasional eating as well as having a range of cupboards and plenty of preparation space. A Sitting Room with wood burner that creates a feature to the room as well as the Living room, which also benefits from having a wood burner in an inglenook fireplace creating an excellent focal point. This is a light room with original timber beams and perfect for socialising with family and friends. There are the option of 2 further bedrooms on the ground floor. One would make an ideal study, the other, with access could create an ideal annex or independent living area. On the first floor there are 5 Bedrooms one with an ensuite. In addition, there are also the various service rooms which include boot room, diary and store rooms. Situated on the edge of Exmoor National Park this is exemplary country living. Within close reach are excellent scenic walks, country footpaths, lovely views and surroundings.

OUTSIDE

Outside there is plenty of off-road parking and turning on the tarmac driveway. Level access is obtained to the garage/workshop which has plenty of storage above. Extending nearly 6m in size this is the perfect spot for starting up your own small business enterprise or fabulous for general storage. There is a level lawned area to the front of the property enclosed by a natural stone wall and being gated makes it the perfect area for pets. There are also further lawned areas to the rear/side of the property. All enclosed by a new tall timber fence with patio and decking areas ideal for summers entertaining.

DIRECTIONS

From the A361 North Devon Link Road follow the A399 at Aller roundabout signposted to Combe Martin, Ilfracombe and Lynton. Continue on this road for approximately 1 mile. Take the right hand turn signposted North Molton. Nadrid Farm can be found after a short distance on the left hand side.

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.

TENURE

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

IMPORTANT NOTICE



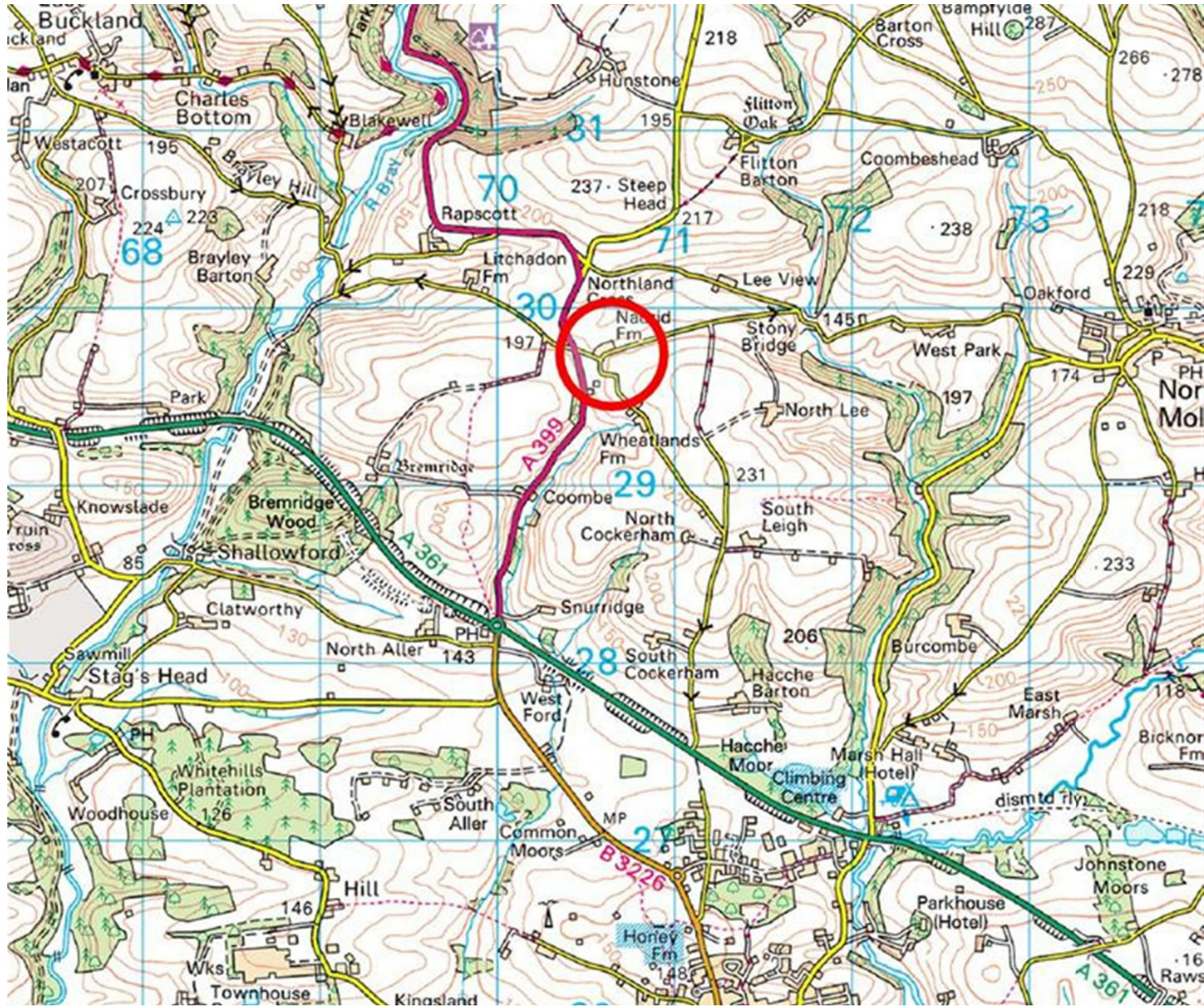


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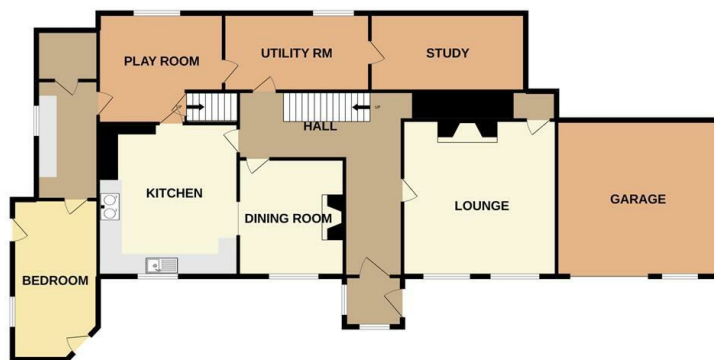
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GROUND FLOOR
1954 sq.ft. (181.5 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 2892 sq.ft. (268.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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