





Beaufort Kentisbury, Barnstaple, Devon, EX31 4NT

PRICE GUIDE £550,000

A WELL LOCATED SMALLHOLDING COMPRISING A 3 BEDROOM DETACHED 2 STOREY BARN CONVERSION, COMPLETED TO A VERY HIGH STANDARD WITH ACCOMMODATION TAKING FULL ADVANTAGE OF THE WONDERFUL WESTERLY VIEWS WHICH ARE AVAILABLE FROM THE REAR OF THE PROPERTY OVER UNSPOILT RURAL COUNTRYSIDE. THE ACCOMMODATION IS WELL LAID OUT ON TWO FLOORS AND INCLUDES BEDROOMS ON THE GROUND FLOOR WITH SLATE HALLWAY, SHOWER AND UTILITY ROOM WHILST ON THE FIRST FLOOR THERE IS A SITTING ROOM AND LOUNGE/DINER WITH A BALCONY AS MENTIONED ABOVE. RECENTLY CONSTRUCTED AGRICULTURAL BUILDING AND 1.5 ACRE PASTURE Paddock.

- FAR REACHING BEAUTIFUL VIEWS
- BARN CONVERSION
- CLOSE TO EXMOOR
- AGRI BUILDING 18m By 13m
- 1.5 ACRE Paddock
- EXCELLENT DECORATIVE ORDER
- CLOSE TO AMENITIES
- LOCAL NEEDS OCCUPANCY



A well located smallholding comprising a 3 bedroom detached 2 storey barn conversion, completed to a very high standard with accommodation taking full advantage of the wonderful westerly views which are available from the rear of the property over unspoilt rural countryside. The property has the benefit of a recently constructed steel frame 18m by 13 m with a two bay lean too agricultural building to the rear along with approx 1.5 acres of agricultural land.

SITUATION

Beaufort is situated just south of Combe Martin. A popular North Devon village which has its own harbour and extensive range of local services. Barnstaple being the ancient borough and administrative centre for North Devon is located some 10 miles to the south west, whilst South Molton and a link with the A361 (Link Road) trunk road which eventually joins the M5 motorway at J27 is some 12 miles to the south. The property sits in an elevated position in unspoilt rural countryside, adjacent to the A399 approximately 3 miles north of Blackmoor Gate. Exmoor and its wonderful range of walking and riding country is literally on the doorstep with the Exmoor National Park boundary being within site, whilst the sandy beaches at Woolacombe and Saunton are within easy driving distance.

DIRECTIONS

W3W///reviews.voters.palettes

DESCRIPTION

This is a 3 bedroom detached 2 storey barn conversion, completed to a very high standard with accommodation taking full advantage of the wonderful westerly views which are available from the rear of the property over unspoilt rural countryside. The accommodation is well laid out on two floors and includes bedrooms on the ground floor with slate hallway, shower and utility room whilst on the first floor there is a sitting room and lounge/diner with a balcony as mentioned above.

THE FARM BUILDING AND LAND

Situated just to the rear of the property is a recently constructed 18m by 13m steel framed agricultural building with an adjacent two bay lean too beyond which is an attractive 1.5 Acre approx gently sloping pasture paddock

PLANNING PERMISSION

The property was constructed subject to a 'local needs' planning consent, full details of which are available from the agents. The Planning ref is 56771 for the conversion and 73644 for the farm building.

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.

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.

OMBUDSMAN

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

SERVICES

Mains electricity, private water supply

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711
Tax Band 'D'

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.





Kentisbury, Barnstaple, EX31

Approximate Area = 1819 sq ft / 168.9 sq m

Limited Use Area(s) = 173 sq ft / 16 sq m

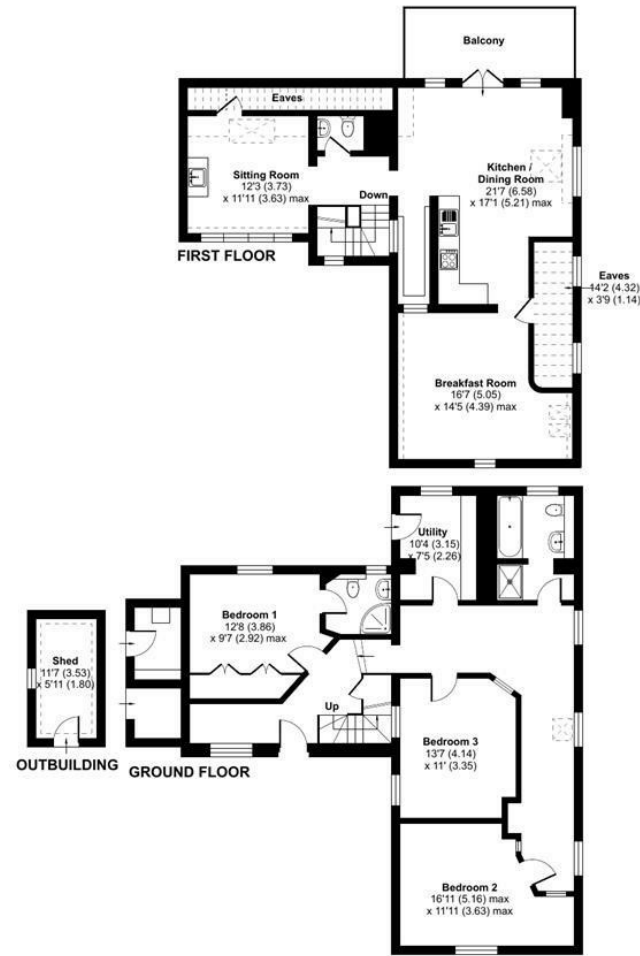
Outbuilding = 68 sq ft / 6.3 sq m

Total = 2060 sq ft / 191.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2023. Produced for Nancekivell & Co. REF: 985289

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	68
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	64
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.

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