



Marwood

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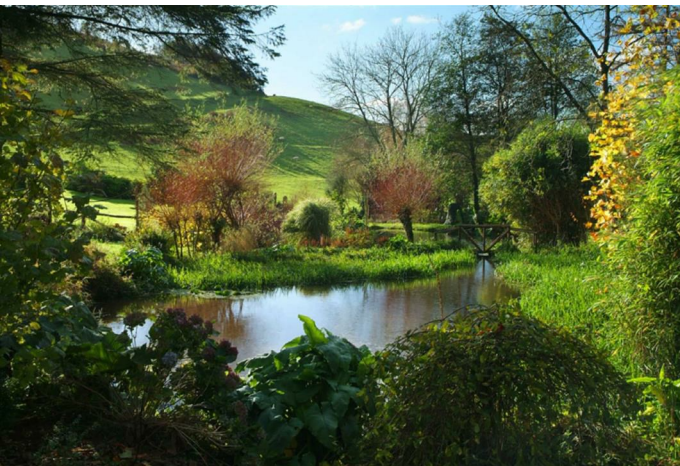


Westcott Barton Marwood, Barnstaple, Devon, EX31 4EF

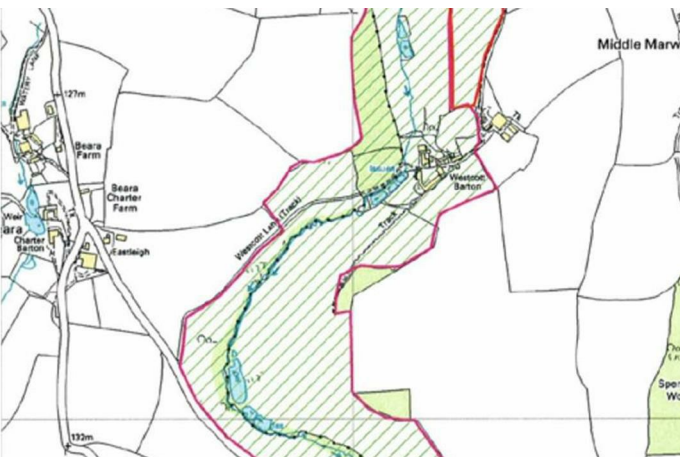
GUIDE PRICE £2,850,000

A SMALL COUNTRY ESTATE, 95 ACRES, PRIVATELY SET WITHIN ITS OWN VALLEY COMPRISING A CHARACTER GRADE II LISTED SIX BEDROOM FARMHOUSE, LANDSCAPED GARDENS, A COTTAGE AND AN EXTENSIVE RANGE OF STONE BUILDINGS.

- Private Estate
- Stunning Location
- Grade 2 Listed
- 6 Bedrooms
- Formal Gardens & Woodland
- Cottage & Stone Buildings
- Lapsed Planning Consent
- 95 Acres Pastureland



Oil-fired 4 door Aga, 4 ring gas hob, stainless steel double bowl sink unit with cupboards under. Plumbing for dishwasher, further fitted cupboards, worktops, central island, preparation area with cupboards under. Red brick floor. Door to cobbled yard and DAIRY with slate slab shelving and brick flooring.





TV ROOM 14'8" x 13'8"

Stone fireplace with wooden mantel. Night storage heater and sash window to courtyard.

FIRST FLOOR LANDING

Staircase from Entrance Hall to FIRST FLOOR LANDING, serving all rooms. Roof access. Alcove to what was believed to have been the original stone staircase.

BEDROOM 1 17'11" x 13'10"

(East & West) Views over the garden. Roof access.

EN SUITE BATHROOM 10'0" x 6'9"

Low level WC, panelled bath, wash hand basin, part tiled. Door to:

SEPARATE WC

High level WC.

BEDROOM 2 15'10" x 11'3"

(East) Wide window sill with views over courtyard, fitted cupboards, wash hand basin.

BATHROOM

Panelled bath and pedestal wash hand basin. Currently en suite to Bedroom 2.

BEDROOM 3 11'4" x 9'4"

(West) Views over the main garden.

BEDROOM 4 17'4" x 12'1"

(South) Sash window with views over courtyard and valley. Victorian fireplace. Radiator.

STEPS FROM LANDING TO:

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BEDROOM 5 22'9" x 14'9"

(South) Sash window with views to front courtyard, fireplace.

BEDROOM 6 13'0" x 12'6"

(East & North) Views over rear yard, large walk-in airing cupboard with hot water cylinder and immersion heater.

BATHROOM

Panelled bath, low level WC and corner wash hand basin with fitted cupboard and shelving.

FURTHER ACCOMMODATION

To the rear of the property is a stone cobbled yard with lean-to. The property has the benefit of two further old stone buildings accommodating 3 bedrooms each with en suite facilities.

THE CIDER HOUSE

A detached stone and slate building to the east of the main farmhouse comprising entrance door to HALLWAY leading to BEDROOM 1: 14'5 x 14' overlooking the courtyard, night storage heater and exposed beams. EN SUITE SHOWER ROOM with window to rear, low level WC, electric shower and wash hand basin. Night storage heater and fan heater. Stairs to FIRST FLOOR leading to BEDROOM 2: 14'5 x 14'4 with window to courtyard, vaulted ceiling and exposed beams. EN SUITE SHOWER ROOM with pedestal wash hand basin, electric shower and low level WC. Cupboard with lagged hot water cylinder.





THE WOODSHED

A detached stone and slate building with studded timber door to INNER HALL leading to BATHROOM with panelled bath, pedestal wash hand basin, low level WC, electric shower and night storage heater. Staircase to FIRST FLOOR. BEDROOM: 17'6 x 12'6 with window overlooking the courtyard and garden, vaulted ceiling with exposed beams and doors to upper lawn and garden.

POTTING SHED & GRANARY

A two storey stone and slate building lying adjacent to The Woodshed.

STUDIO 27'0" x 10'0"

A detached stone and slate single storey building. Outside this building is a victorian closet.

THE COTTAGE

A single storey 2 bedroom converted Shippon located in the courtyard comprising entrance door to HALLWAY. SEPARATE WC and wash hand basin. KITCHEN: 14'3 X 9'11 with fitted kitchen units. SITTING ROOM: 14'5 x 13'11 with exposed beams, Wood burning stove and doorway to terrace overlooking the gardens. BEDROOM 1: 15'3 x 8'8 double aspect. BATHROOM: 6'5 x 9'4 panel bath, low level WC, vanity unit, fully tiled. Airing cupboard with immersion heater. BEDROOM 2: 13'2 x 11'8 magnificent views over the garden.

GARDEN, GROUNDS & WOODLAND

To the east lies a WALLED GARDEN. To the rear of the Cider House is the UPPER GARDEN, a lawned area with trees and shrubs leading down to the front of the house. Across the main lawn is an ANCIENT STONE BRIDGE being the original carriageway to the property. LANDSCAPED GARDENS and LAKES create a magnificent setting. The CONSERVATORY/ORANGERIE: 60' x 20' of timber construction with excellent views over the gardens is used as a function room inc weddings for which there is licence. We believe there was the Chapel within the grounds with a licence traceable back to 1315. An ancient 7 Ac WOODLAND with oak, a hazel copse with beautiful perimeter track.

BANQUETING HALL & STONE FARM BUILDINGS

The farm buildings, some of which have lapsed planning consent for conversion into 5 holiday lets are all enclosed within an attractive yard to the south of the property and comprise 2 GARAGES: 60' x 15'. 5 LOOSE BOXES. STORAGE. BANQUETING HALL: 32' x 22'9 with dance floor and BAR AREA: 16' x 14'10, original beams and MINSTREL GALLERY. THRESHING BARN with WATER WHEEL. MILL & MILL HOUSE with GRANARY: 20'8 x 19'7. BARN: 20' x 20'. STONE TYTHE BARN: 75' x 25'. STABLE. TRADITIONAL BARN: 20' x 16'. CARTHORSE STABLE: 50' x 18'. SHEEP YARDS and LOOSE YARD.

THE FARM LAND

Approximately 85 acres including pastureland with stream border, and 3 LAKES stocked with course fish. NOTE: It would be possible to create an income from the farmland by letting out the grass on an annual basis. SHOOTING & FISHING: The estate hunting and shooting rights are in hand.

SERVICES

Mains and private water supply, mains electricity, 4 private septic tanks.

COUNCIL TAX BANDING

Westcott Barton is registered as Council Tax band G.

DISCLAIMER

Nancekivell & Co have not tested any apparatus, equipment, fitting or services and so therefore cannot verify that they are in working order. The buyer is advised to obtain verification from his solicitor.

AGENTS NOTE

The property is currently used as a wedding venue and rural retreat with all 2025 bookings being honoured.





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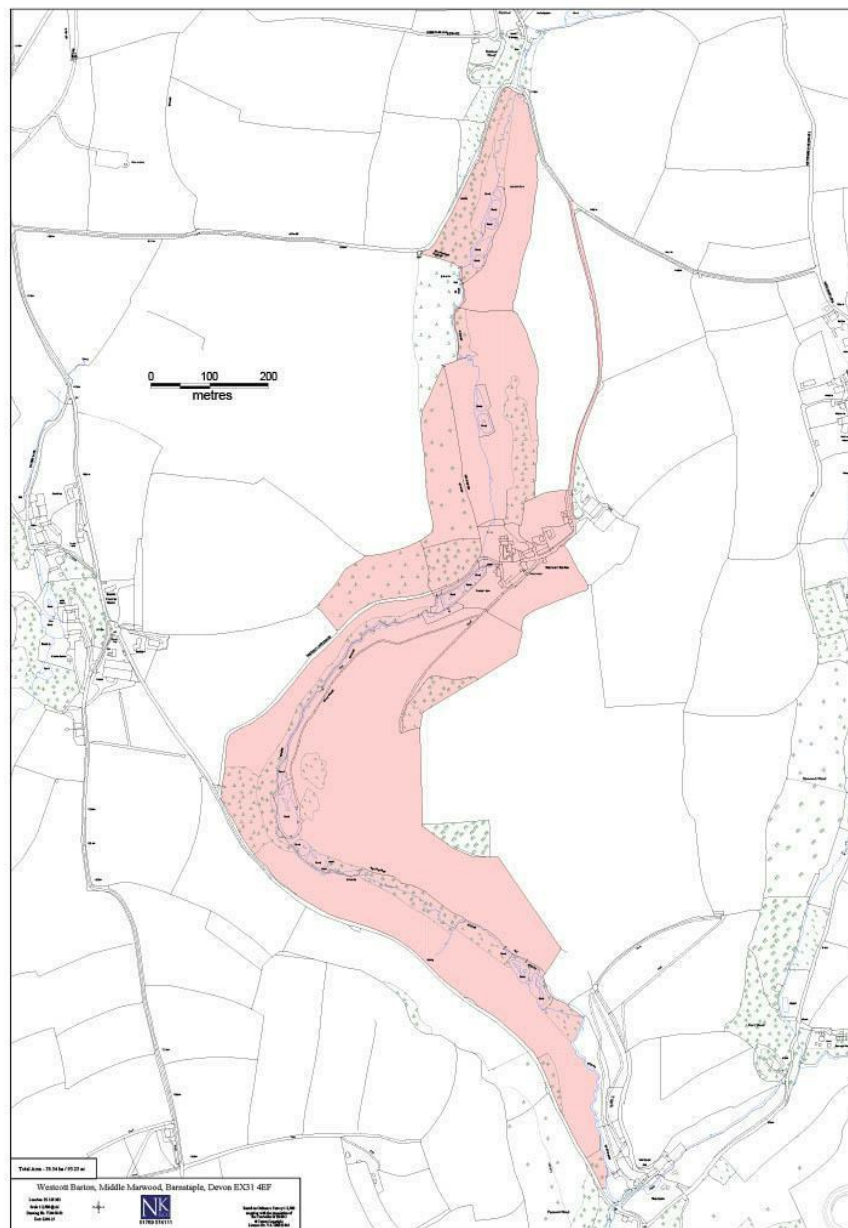
CHARTERED SURVEYORS - LAND & ESTATE AGENTS

If you wish to discuss
the property in greater
detail, or book a
viewing, the sales
negotiator to call is

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