





Benton Farm, Bratton Fleming, Barnstaple, Devon, EX32 7LG

PRICE GUIDE £1,220,000

A WELL LOCATED AGRICULTURALLY TIED SMALLHOLDING WITH 36 ACRES AND A 85FT BY 75 FT WITH 45FT EXTENSION CLEARSPAN AGRICULTURAL BUILDING A RANGE OF 4 STABLES AND A STONE STORE SHED WITH POTENTIAL. THE PROPERTY IS SET AT THE END OF A LANE AND HAS THE BENEFIT OF UNSPOILT RURAL VIEWS ACROSS THIS UNDULATING PART OF NORTH DEVON CLOSE TO THE EXMOOR NATIONAL PARK.

- Ag Tied Dwelling
- 36ac Land
- Rural Location
- Close to Exmoor
- AG Building 85ft by 75ft plus 45ft
- Separate Entrance Lane
- Further planning potential
- Barnstaple and South Molton 8 & 10 Miles



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DESCRIPTION

This is a lovely smallholding set at the end of a quiet lane with a further separate access comprising a 4 Bed Det agricultural Workers dwelling House, a good sized agricultural building with significant planning potential and a total of 36 Acres of adjacent pasture running down to a quiet sheltered valley. There is easy access to Barnstaple , South Molton the Coast and Exmoor.

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.

DIRECTIONS

W3W///ranked.inspected.timeless

THE FARMHOUSE

South facing set in an elevated location enjoying rural views constructed approx 25 years ago this is a 4 bed detached ag tied dwelling house with the accommodation set out over 2 floors with a an attached double garage. The house is set at the end of a driveway , has spacious comfortable accommodation and is fully double glazed and centrally heated.

THE LAND

Edged in blue, green and red on the attached plan extending to a total of 36 Acres sub divided into paddocks being gently sloping with a south aspect. The block edged in green forms the side and base of an unspoilt sheltered valley.

THE AGRICULTURAL BUILDINGS

The main agricultural building which is a clear span steel framed building measuring 25m by 21 m with a 14m by 6m extension.set away from the farmhouse with its extension being a clear span. This building has significant potential for planning permission subject top approval. There is a secondary building which is subdivided into stabling and kennels along with a third stone building with planning potential.

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.

PLANNING

Planning permission was granted ref 14126 in June 1991 for an Agricultural workers dwelling, ref 47288 Oct 2008 for a Stable block and ref 49665 Jan 2010 for an Agricultural Building. see <https://planning.northdevon.gov.uk/>

SERVICES

Mains electricity, private water supply, septic tank drainage.

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.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

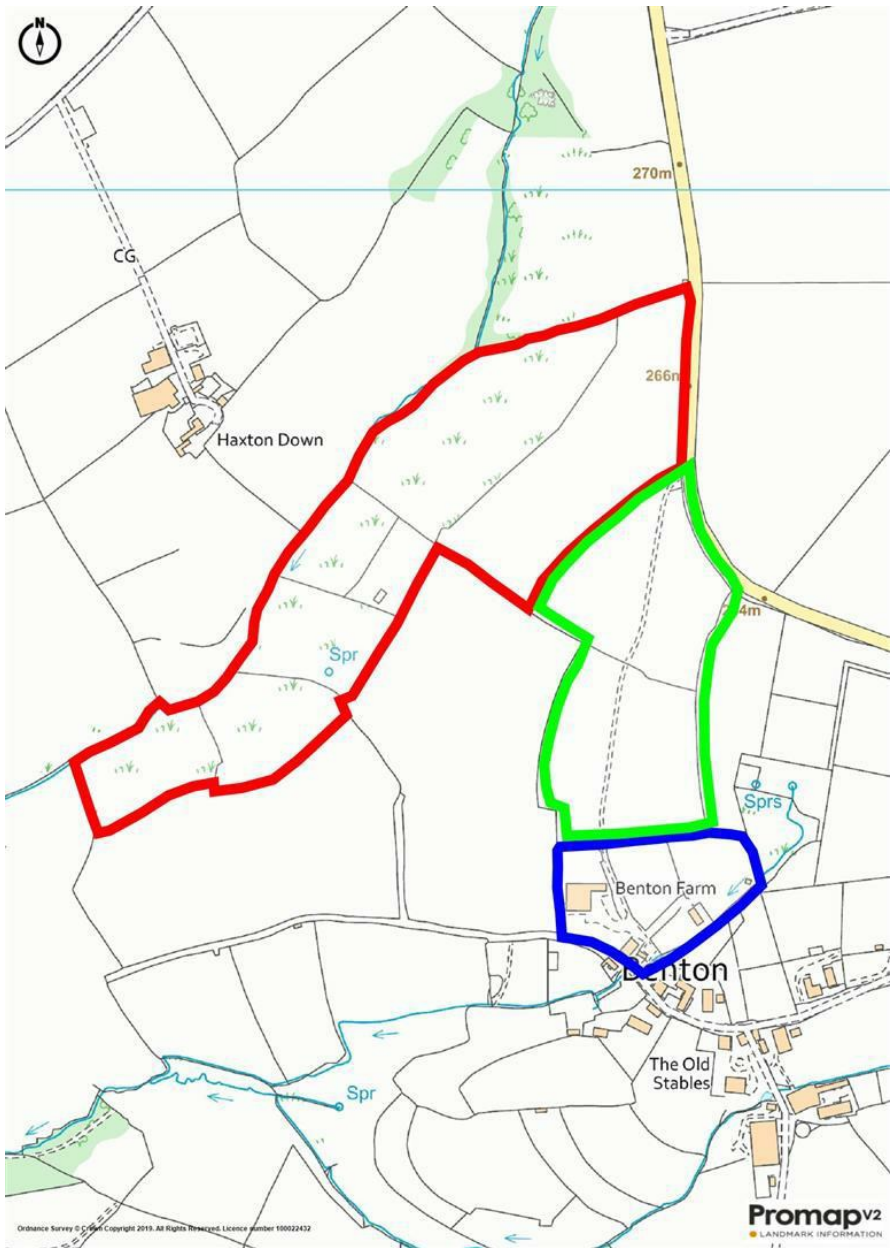
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
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.