







# Foote Farm, Georgeham, Braunton, Devon, EX33 1JL

GUIDE PRICE £575,000

**A WELL LOCATED 3 BED DETACHED STONE AND SLATE COTTAGE OFFERED FOR SALE ON BEHALF OF THE EXECUTORS FOR THE FIRST TIME IN OVER 100 YEARS INCLUDING 2 SUBSTANTIAL STONE BARNs, AMPLE CAR PARKING , OTHER ANCILLARY FARM BUILDINGS ALL SET IN 0.4 ACRE (EST) WITHIN THE HEART OF THE POPULAR VILLAGE OF GEORGEHAM IN NORTH DEVON.**

- Set in the centre of Georgeham
- 3 bed stone and slate cottage
- 2 substantial stone farm buildings
- Other ancillary farm buildings
- 0.4 acre land Est
- Yard with ample parking
- Close to the pub and Church
- Near Putsborough & Croyde





### THE PROPERTY

This is an increasingly difficult to find type of property in this very popular location which is within easy driving distance of Woolacombe, Putsborough, Braunton and Croyde. The property sits in the Heart of Georgeham and offers the opportunity to develop and improve a lovely cottage in a courtyard with adjacent stone buildings the whole extending to about 0.4 Acre. This property offers a rare opportunity in a very sought after location.

### 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///brittle.wrist.hardly

### LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.  
<http://www.northdevon.gov.uk>

### TENURE & LAND REGISTRY TITLE

The property is freehold and will be offered for sale with vacant possession. The land registry title number is Part DN 349117

### SERVICES

Mains electricity, Mains water supply, septic tank drainage.

### FLOOR PLANS

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

### 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) <b>A</b>	<b>63</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>16</b>
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

# Foot Farm, Georgeham, Branton, EX33

Approximate Area = 1315 sq ft / 122.1 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Garage = 268 sq ft / 24.8 sq m  
 Outbuilding = 1519 sq ft / 141.1 sq m  
 Total = 3129 sq ft / 290.5 sq m  
 For identification only - Not to scale



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

