



STAGS

Barham

Barham

Heasley Mill, South Molton, EX36 3LF

North Molton 3 miles South Molton 6 miles Barnstaple 14 miles

- Spacious and Versatile Dwelling
- 5 Bedrooms (inc.2 Bed Annexe)
- Double Garage
- Range of Buildings and Stables
- Stream Bordered Pasture
- Fine Rural Views
- Solar PV Panels
- Just over 6 acres

Offers invited £500,000

Situation and Amenities

Barham is situated in a rural yet accessible location, nestled in the south western foothills of Exmoor National Park and enjoys views over neighbouring farmland and woodland.

Although rurally situated the property is within easy reach of the popular village of North Molton which lies about three miles away. The village has a thriving community and offers a good range of amenities including an excellent shop and post office, good primary school, village hall, garage, sports club and two public houses along with many groups and societies. The local market town of South Molton is approximately six miles and provides a good range of further amenities including a wide range of shops, schooling to secondary level, banking facilities and Sainsbury's supermarket. The A361 bypasses the town and provides a good link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

The property is set just within the Exmoor National Park, which is renowned for its spectacular scenery and excellent opportunities for walking, riding and fishing. The impressive and renowned North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

Description

Barham is centred upon a very spacious, single storey dwelling, believed to date from about 1968, of timber cavity wall construction on a brick plinth with cedar clad elevations beneath a cedar shingle roof. The dwelling is currently arranged to also provide a self-contained annexe (known as Little Barham) which is currently let and provides a useful income. If required and with minimal changes the annexe could be incorporated to make one very spacious dwelling.

There is a useful range of adaptable outbuildings and five stables, which along with the setting makes the property ideal for equestrian use with access to excellent riding on Exmoor close at hand.

Barham

Hardwood double doors leading into an ENTRANCE PORCH with further double doors leading into the HALL. A CLOAKROOM has a wash basin and WC, heated towel rail and coat hanging hooks. Off the hall there is also a linen cupboard and airing cupboard.

The LIVING ROOM is a light and spacious room with brick fireplace and surround with deep mantel over and a wood burning stove. Patio doors lead to the outside. The KITCHEN/DINING ROOM has patio doors to the outside and is fitted with a range of modern units with hardwood work surfaces over. Inset four ring ceramic hob with built-in oven below and inset 1 ½ bowl stainless steel single drainer sink with mixer tap. There is an integrated dish washer and a former fireplace houses a Wamsler dual fuel range cooker (approximately 5 years old) for cooking,



A superbly situated property in the Exmoor foothills with letting annexe, stabling, outbuildings and pasture land





domestic hot water and central heating. Off the kitchen is the UTILITY with a large Belfast sink on a brick plinth, space and plumbing for washing machine and stable door to outside.

BEDROOM ONE is a large double bedroom with lovely countryside views and BEDROOM TWO is also a double bedroom. BEDROOM THREE is a single room with an outlook across to the stable yard. The BATHROOM is fitted with a roll top, claw foot bath with mixer tap with shower attachment, WC, vanity wash basin, heated towel rail and tiled floor.

Little Barham

The southern wing of the dwelling is laid out as a self-contained annexe known as 'Little Barham'. From the outside a stable door leads to the KITCHEN/BREAKFAST ROOM has a tiled floor with under-floor heating and is fitted with a range of modern, pine fronted units with granite effect worktops over with inset stainless steel sink with mixer tap. Electric cooker point, space and plumbing for washing machine and space for dryer. Along one wall is a full width range of storage cupboards and airing cupboard. An INNER HALL has a linking door through to the main dwelling and doors off to the remaining rooms. The LIVING ROOM is a good sized, double aspect room with parquet flooring with a wood-burning stove set in a slate tiled surround with timber mantel over. The TWO BEDROOMS are both double rooms and the BATHROOM has under-floor heating and is fitted with a panelled bath with shower over, pedestal wash basin, WC and heated towel rail.

Outside

The property is approached via right of way over a concrete entrance drive. A private gated cattle grid leads up to a car parking and turning area adjacent to the dwelling and the double garage. To the rear is a large stone paved terrace with a gate leading out into a paddock. A paved sitting out area has stone steps leading up to an area of lawned garden.

Little Barham has an enclosed lawned garden with an arch leading back onto the main patio area. Stone steps lead down to a further area of lawn.

Outbuildings

There is a good range of adaptable outbuildings at the property. Adjacent to the back door is a small yard area with a range of part block and timber framed buildings comprising a TACK ROOM 11'4" x 8'2", CLOAKROOM with a wash basin and WC (currently not plumbed in); STORE SHED; LOG STORE and GARDEN STORE.

Adjacent to the parking area is a DOUBLE GARAGE 18' x 18' with power and light connected.

Opposite the dwelling is a purpose built STABLE YARD with a STABLE BLOCK offering 3 stables (each 12' x 12'), HAY STORE/STABLE 12'9" x 12'4" and a PONY STABLE 12' x 8'.

Below the stable block is a mainly level post and rail fenced MANEGE AREA used for schooling horses. Adjacent is a block/stone LIVESTOCK BARN 33'9" x 11'9" with solar PV panels mounted on the roof. Further stone STORE 12'8" x 7'3" and at the entrance to the property there is an attractive stone SHIPPON (25' x 12'). On the northern boundary is a further block/stone and part timber clad BARN (39'6" x 12'8').

The land

From the main yard a gated access leads out to the adjoining land, which is divided by a combination of Devon bank hedgerows and timber fencing to create a number of convenient paddocks, ideal for horse and/or livestock grazing. The land comprises permanent pasture which slopes gently down to a stream along the south and western boundary. In total Barham extends to about 6.03 ACRES (2.44 ha).

Viewing

Strictly by appointment please through the joint selling agents, Stags on 01769 572263.

Directions

From North Molton Square take the road out of the village, signed towards Heasley Mill and stay on this road for about one mile before turning right at Bampfylde Cross. Continue down the hill into Heasley Mill and pass through the village, keeping left at the bottom. Leave Heasley Mill and stay on this country lane for a further 1.5 miles and the entrance to Barham will be found on the left. Continue over the cattle grid and take the right hand concrete track that leads to the property.

Services

Mains electricity, private water and drainage system. Oil fired central heating to both Barham and Little Barham via radiators with underfloor heating to the kitchen and bathroom in both Barham and Little Barham.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

