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North Furzehill Farm



North Furzehill Farm, Barbrook, Lynton, Devon EX35 6LN

S O L D - A totally secluded Grade II listed detached farmhouse on glorious Exmoor, set in 13.2 acres (*TBV) of grazing and gardens with excellent hacking out immediately onto a Bridleway and Exmoor. A further courtyard of superb well maintained stone and slate buildings include: a TWO STOREY BARN, MILL, WORKSHOP & MACHINE STORE, FURTHER OUTBUILDINGS providing 10 stables of varying sizes, including 4 Monarch stables and TACK ROOM within the FORMER COW SHED/MILKING PARLOUR. (N.B. one of the Barns/outbuildings houses a working 19th century waterwheel believed to be the only operational farm wheel within the bounds of the National Park). The charming 3/4 bedroom family accommodation displays original period features throughout, including exposed beams, stone work, open fireplaces with bread ovens and original shepherd's seat. N.B. It is thought that there may be potential to extend the farmhouse by incorporating the adjacent garaging (subject to planning permission and listing approval). The property occupies a glorious location with grounds running down to the upper reaches of the West Lyn River on the northern fringe of Exmoor about five miles inland from the coast at Lynton and Lynmouth where the moor meets the dramatic North Devon Coast Line. For those with outdoor interests it is possible to ride or walk onto the moor in less than two minutes.

SITUATION & LOCAL AWARENESS

The property is situated in the small hamlet of Furzehill comprising of just eight scattered properties. Lynton and Lynmouth offer good local shopping facilities, restaurants and other amenities, although the nearest shop is at Barbrook, just over 2.5 miles away which includes a petrol station. The larger towns of Barnstaple and Minehead are both about 35 minutes travelling distance and provide a much wider range of facilities. Junction 27 of the M5 motorway and Tiverton Parkway Station are about one hour. Mainline railway services are available from Exeter and Tiverton Parkway and give easy access to the rest of the country. Both Exeter and Bristol International Airports are easily accessible.

DESCRIPTION & ACCOMMODATION - refer to the plans

Grade II listed and of architectural and historical importance and constructed of stone and cob beneath a tiled roof. Internally, mainly original period features including exposed beams and stone work, open fireplaces with bread ovens and original shepherd's seat. (There may be potential to extend the farmhouse by incorporating the adjacent garaging, subject to planning permission and listing approval).

GROUND FLOOR - A front door opens to ENTRANCE HALL with slate floor.

SITTING / DINING ROOM - double aspect, including glazed door opening onto gardens. Open stone fireplace with bread oven feature and exposed chimney breast with bressumer beam over and raised stone hearth and fitted cast iron wood burning stove, fitted book shelves.

LIVING ROOM - original shepherd's seat, slate floor, open stone fireplace with original bread oven feature, bressumer beam over and fitted cast iron wood burning stove.

KITCHEN / BREAKFAST ROOM - triple aspect, slate floor, fitted with matching units comprising single drainer & sink set in L shaped work top with range of drawers, cupboards and plumbing for dishwasher under incorporating four burner propane gas hob, wall cupboards over, built in electric cooker and microwave, cupboards under and over. Further worktop with drawers and cupboards under. Doors to garden and further door leading to:

UTILITY ROOM - Belfast sink set in oak work top with drawers and cupboards under, wall cupboards over, built in store cupboard to side. Further adjoining work top with plumbing for washing machine and tumble drier under, Camray automatic oil-fired boiler with programmer.

CLOAKROOM - low level WC.

Boot Room L shaped work top with drawers and cupboards under, wall cupboards over, further built in storage cupboards, fitted book shelves, stable door into gardens and yard.

FIRST FLOOR

Landing leading to OFFICE / Occasional BEDROOM 4 - opening onto the roof with exposed beams, pine panelling and fitted window seat. this area was previously partitioned as a fourth Bedroom and this arrangement could be reinstated if required.

BEDROOM 1 - exposed timbers. En-suite Bathroom with panelled bath, overhead shower unit, pedestal basin, low level WC, cupboard housing prelagged cylinder, immersion heater.

BEDROOM 2 - eaves storage cupboards x2 to both sides, wash basin.

BEDROOM 3 - built in wardrobe cupboard allowing access to floored loft above.

FAMILY BATHROOM - panelled bath, mixer tap, shower a fitment, wash basin, low level WC.

STABLES, OUTBUILDINGS & GARAGES

REFER TO THE PLAN FOR THE LAYOUT & DIMENSIONS

To the front of the house there is a courtyard bounded on the south east side by an excellent and well maintained range of farm buildings of stone construction under slated roofs.

Two Storey BARN / MILL/ WORKSHOP MACHINE STORE including the milling gear from the waterwheel together with animal feed mill, chaffing machine and sheep shearing equipment. On the south western side of this building, at the lower level is the waterwheel (in working order although some replacement work may be required on the paddles)

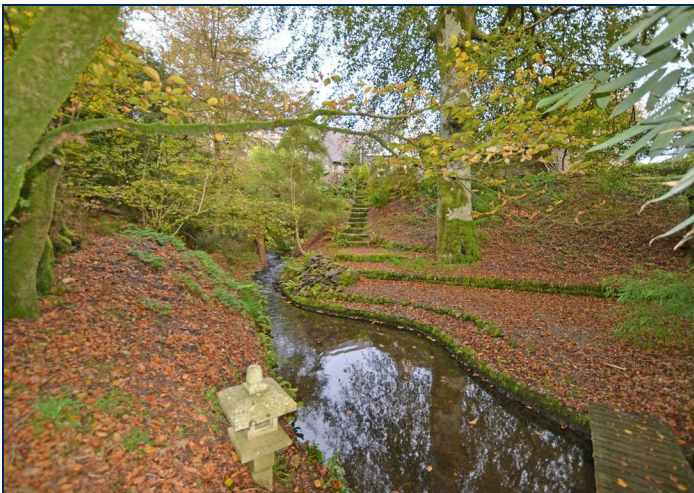
STABLES - lower ground half of the Barn/Mill and extended outbuildings - x10 stables varying sizes with the larger ones over 19ft x 11ft8 including 4 Monarch Stables . All part of the original outbuildings including the lower half of the shearing barn.

TACK ROOM- Former cow shed / milking parlour, currently used for Rugs/ Tack / Feed etc.

GARAGES - 619sqft - to the left of the main dwelling, open to the front x 2 spaces for cars under one roof.

AGENTS NOTES

Public Footpaths and Rights of Way: There is a public footpath. A



neighbouring property has a right of way through North Furzehill Farm but there is an alternative route which is used along the bridleway. We are advised that, historically, Exmoor National Park have maintained the gates and styles on the public footpath.

LAND & GROUNDS

These are an important part of the property and include a number of themed areas including cherry orchard, gravelled gardens, school garden together with delightful shaded sitting areas and a number of walks.

Towards the eastern edge is the mill pond which is surrounded by grass path and includes a small landing stage. The stream runs from this pond down through the grounds with a raised board walk running alongside leading through mature and ancient willow trees. The stream includes a number of delightful small waterfalls which lead into a gorge with a further raised walkway bounded by a number of trees, firs, shrubs and bamboos, as well as a magnificent Rhododendron and Azalea garden with other ornamental trees and shrubs.

There is a sheltered formal garden with grass lawn. A bridge crosses over the stream to a labyrinth planted with young willows. A further feature is 'Fred's Henge' - a number of standing stones which are laid out to point to the sun rise and sun set on the summer and winter Solstices.

The total grounds including all the gardens, buildings and paddocks is 13.2 acres (*TBV). There is a mobile field shelter in a sheltered level paddock. The grazing area amounts to approximately 11 acres. The mill leat runs on the eastern edge of the garden to the waterwheel and below this there is a Kitchen garden with three raised beds. Adjacent to the base of one of the paddocks is a small former quarry.

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

SPORTING & MINERAL RIGHTS: The sporting and mineral rights are included in the sale so far as they are owned or exist. **RESTRICTIVE COVENANTS:** The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these or not. **WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to all Rights of Way, public and private, which may affect the property.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk - www.homecheck.co.uk
www.floodrisk.co.uk - www.environment-agency.gov.uk
www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: North Devon District Council, Civic Centre, North Walk, Barnstaple, Devon. 01271 327711.

Planning Authority: Exmoor National Park, Exmoor House, Dulverton Somerset. TA22 9HL. 01398 323665

SERVICES: Mains electricity, private water supply and drainage. Oil fired central heating. Internet connection via Satellite.

TAX BAND: F

EPC RATING: NA Grade II Listed property

OUTBUILDING/S SERVICES: Power and lights.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent Equus Country & Equestrian, South East/South West
T: 01392 790331

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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Offers in the region of £845,000

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