STAGS

The Linhay

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Lower Knightacott, Bratton Fleming, EX31 4SF

Village amenities 5/7 Minutes. Barnstaple 8.5 Miles. Lynton 12 Miles

A detached stone barn conversion in a quiet Hamlet with fine views, on the fringe of Exmoor

- Hall, Sitting Room, Dining Room
- 4 Bedrooms, 3 Bathrooms
- Garage, Additional Parking
- Oil Central Heating
- Additional 2 acres of land also available by separate negotiation
- Kitchen/Breakfast Room, Utility
- 3 of the bedrooms on ground floor
- Front & rear gardens
- All tastefully modernised
- Council Tax Band F. Freehold

Offers In Excess Of £499,950

SITUATION & AMENITIES

In a delightful position on the edge of the sought-after village of Bratton Fleming, situated in the foothills of the Exmoor National Park, lying within a predominantly agricultural landscape, primarily comprising pasture and arable land and interspersed with an abundance of woodland and pretty river valleys. Bratton Fleming itself offers a thriving local community, offering primary and pre-schooling, a village community store, together with a regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland school, which lies about 5.7 miles to the South. The regional centre of Barnstaple lies about 8.5 miles to the West, affording an extensive range of commercial, educational and recreational facilities, as well as live theatre and district hospital. The bustling North Devon market town of South Molton is approximately 11 miles to the South. To the East Exmoor National Park offers beautiful moorland scenery and stunning North Devon coastline, whilst to the West are the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe. From South Molton, the A361 North Devon Link Road provides easy access to Tiverton, and the M5 Motorway at Jct.27, with mainline intercity rail links available at Tiverton Parkway (London Paddington approx. 2 hours) and international airports at Exeter and Bristol.

DESCRIPTION

The Linhay comprises a detached conversion of a former farm building, which presents attractive elevations, partly stone and part rendered beneath a slate roof with double glazed windows. The accommodation is mainly arranged on one level, with just one en-suite bedroom at First Floor, and a generous roof space which may offer potential for conversion to additional accommodation, subject to planning permission. Otherwise the accommodation is spacious and versatile. Externally there is an attached double garage, ample parking, decking with a hot tub, lightly wooded gardens of good size. An additional 2 acres of land opposite the property is also available by separate negotiation.

ACCOMMODATION

GROUND FLOOR

Half-glazed timber front door to PORCH tiled flooring, room for coats and boots. HALLWAY coir matting, laminate flooring, panelled walls, radiator, space for coats and boots, smoke alarm. SITTING ROOM vaulted ceiling with exposed beams, wood burner, fitted carpet, radiator, carbon monoxide alarm. DINING ROOM fitted carpet, fine views, radiator. KITCHEN/BREAKFAST ROOM fitted Shaker-style units in a white theme, contrasting compact laminate work surfaces in grey, electric cooker and hob, 1 ½ bowl sink and drainer, mixer tap, cupboards, patio door to GARDEN, vinyl flooring, radiator. UTILITY ROOM concrete flooring, space and plumbing for washing machine and tumble dryer. BEDROOM 1 a spacious double room, fitted wardrobes, fitted carpet, radiator. ENSUITE SHOWER ROOM walk-in shower, glass wash hand basin, wc, towel radiator. BEDROOM 2 double bedroom, radiator, fitted carpet. BEDROOM 3 double bedroom, fitted carpet, radiator. FAMILY BATHROOM 3-piece white suite with a shower over the bath, vanity unit, towel radiator, tiled flooring.

FIRST FLOOR

LANDING radiator, STORE CUPBOARD, smoke alarm. BEDROOM 4 a spacious double bedroom, great view, wooden flooring, radiator, STORE CUPBOARD. ENSUITE SHOWER ROOM walk-in shower, vanity unit with wash basin, wc, towel radiator, wooden floor.

OUTSIDE

To the front a 5-bar gate gives access to the driveway offering parking for 3-4 cars and leads to the GARAGE. The FRONT GARDEN is mainly laid to lawn with mature borders. There is a PATIO to the left of the drive with a small wooded area beyond. Gates offer pedestrian access to the REAR GARDEN, where there is a good-sized TERRACE offering space to sit and barbecue/Al fresco dining. There is also a DECKED AREA, a sweeping lawn and far-reaching countryside views.

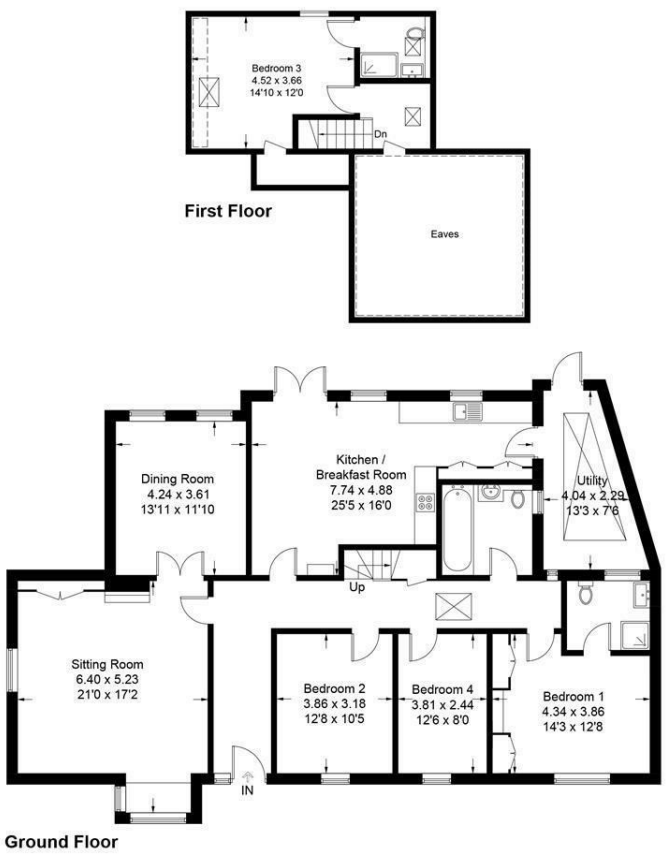
SERVICES

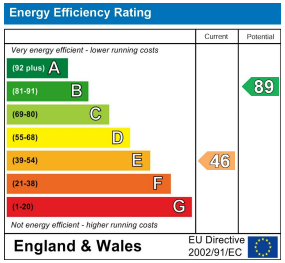
Oil-fired central heating, as well as auxiliary eco-friendly air-to-air system. Mains electricity. Shared private water supply. Shared private drainage system. According to Ofcom, Ultrafast broadband is available in the area and there is the likelihood of signal from several network providers. For further information please visit https://checker.ofcom.org.uk/

DIRECTIONS

The property is located on the periphery of Bratton Fleming. The nearest postcode is EX31 4SF, although please refer to What3Words for the exact location of the entrance to the driveway. Download the What3Words App and enter ///chairs.lots.sprinter

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833