

# Beautiful Modern House, Agric Tie, 1.8 Acres

Bramblewood, Blakewell, Muddiford, Barnstaple, EX31 4ET

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# Beautiful Modern House, Agricultural Tie, 1.8 Acres, Garden and Grounds

Bramblewood, Blakewell, Muddiford, Barnstaple, EX31 4ET



Set next door to the noted Blakewell Trout Farm and Smokery in a pretty valley setting and just over a mile from Barnstaple the administrative centre for North Devon.

A superb, beautifully presented and maintained timber frame and clad home, built subject to an AGRICULTURAL OCCUPANCY CONDITION, with garage, workshop/store and about 1.8 Acres of exceptionally colourful landscaped gardens and grounds with large car park.

Bramblewood is set about a mile north of Barnstaple, just off the B3230 Barnstaple to Ilfracombe road. The ancient borough and administrative centre for North Devon offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, recently opened new leisure centre and tennis courts and access onto the A361 North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to Jctn 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours distant.

Some 7 - 8 miles to the west of the property is the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight various golf courses and other associated facilities. To the east, again 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering stunning riding and walking countryside.

# DETAILS

An individually designed modern house, built subject to a LOCAL AREA AGRICULTURAL OCCUPANCY CONDITION, set with a southerly aspect overlooking its own wonderful colourful landscaped gardens, with garage, workshop/store and in all about 1.8 Acres.

The house is built on a timber frame under a slate roof with a high insulation factor and with Scandinavian Cedar cladding and Cedar double glazed doors and windows.

Much use of light oak flooring and vaulted first floor rooms gives an incredible sense of light and space with exposed beams and joists.

Council Tax - Band C

EPC - TBC

Services - Oil central heating, mains water and electric, klargester drainage.



Set initially of a no through country lane the house is approached over a short right of way through the adjoining Blakewell Fish Farm. the access drive approaches to the rear over a gravelled drive to plenty of off road parking and turning near the garage and the workshop/store.

**Office 3.398 x 3.088 (11'1" x 10'1")**

Fitted kneehole desk. Storage cupboard. Quarry tiled floor. Door to outside.

**Integral Garage 4.818 x 4.483 (15'9" x 14'8")**

Electrically operated up and over door to outside. Side personal door.

**Cloakroom 1.993 x 0.974 (6'6" x 3'2")**

Low level close couple w.c. Pedestal hand basin. Radiator, Vented.

**Utility Room 3.104 x 2.654 (10'2" x 8'8")**

Worktops with inset Franke single drainer sink unit. Space and plumbing for washing machine. Tall store cupboard, Space for fridge/freezer. Quarry tiled floor. Radiator . Door to outside.



## VIEWING

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**Kitchen/Breakfast Room 5.445 x 4.373 (17'10" x 14'4")**

A lovely light and bright south facing triple aspect room. Oak flooring. South facing double doors to decked area and garden, Cream units with elm worktops with a variety of drawers and cupboards under, Stainless steel sink unit. Space for electric cooker and connection panel. Central Island breakfast bar with cupboards under. Aga oil fired range, cook and heat.

**Lounge/Diner 7.907 x 5.428 (25'11" x 17'9")**

A south double aspect room. Oak flooring. Open fireplace with inset jet master wood burning stove on slate hearth. Double french doors to decked area and garden. 2 radiators. Oak staircase rising to first floor. Glazed door and side light to

**Garden Room 3.272 x 2.525 (10'8" x 8'3")**

Glazed door to decked area and garden

**Landing/Reading Area 3.940 x 2.777 (12'11" x 9'1")**

Oak flooring. Double glazed doors to enclosed balcony overlooking the garden

**Sun Room 3.272 x 2.525 (10'8" x 8'3")**

Overlooking the garden

**Master Bedroom 5.471 x 4.328 (17'11" x 14'2")**

A south facing vaulted double aspect light and airy room. Exposed beams and joists. 2 radiators. Oak flooring. 2 built in wardrobe cupboards and a shelved locker.

**En Suite Shower Room 2.030 x 1.905 (6'7" x 6'2")**

Double shower cubicle, fully screened. Low level w.c.. Wash hand basin inset in vanity unit with storage under. Radiator.

**Family Bathroom 1.944 x 1.735 min (6'4" x 5'8" min)**

Panelled bath, chrome mixer tap, shower over bath and shower screen. Tiled surrounds. Low level w.c.. Wash hand basing inset in vanity unit with storage under. Vented. Radiator.

**Bedroom 2 3.846 x 3.070 (12'7" x 10'0")**

Partially vaulted ceiling with exposed beams. Oak floor. Radiator. Built in double wardrobe cupboard.

**Bedroom 3 3.829 x 2.194 (12'6" x 7'2")**

Partially vaulted ceiling with exposed beams. Oak floor. Radiator.

**Outside**

Immediately to the front are 2 raised timber decked areas and beyond a gravelled area before the formal gardens where there are tables and chairs, part shaded by the trees for al fresco dining and entertaining.

**Workshop/Store 6.502 x 4.178 (21'3" x 13'8")**

**Gardens and Grounds**

Undoubtedly a stunning feature of the property are the landscaped gardens, started about 20 years ago. The house is set surrounded by its own private gardens and grounds, Mostly to the front and sides. Extensive areas of lawn and grassed areas, parts interspersed with tress and shrubs with more formal borders affording colour all year round. Kitchen garden and also a summer house and 2 soft fruit cages. The whole is bout 1.8 acres.

**PLANNING**

Planning was granted by North Devon Council on the 10th April 2022 under application number 30922 for this agricultural workers dwelling. The planning states that - The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (as amended) or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.



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## DIRECTIONS

Grid Ref SS 565/357 From Barnstaple take the A39 north as though to Lynton. After about a mile take a left fork on to the B3230 to Ilfracombe. In about 400 yards you will drop down through some trees. Immediately after turn sharp left to Blakewell. Drive along the land and take the left turn into Blakewell Fishery and then immediately sharp left again into an inner car park. The gate to Bramblewood is straight ahead of you. The second car park is included in the sale.



## VIEWING

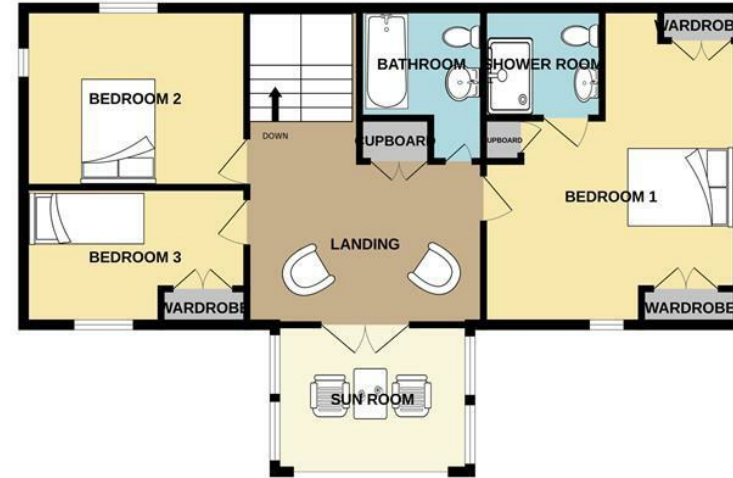
By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204



GROUND FLOOR



1ST FLOOR



BRAMBLEWOOD, BLAKEWELL, BARNSTAPLE, EX31 4ET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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