

3 Bedroom Detached Cottage

Church House Bratton Fleming, Barnstaple, Devon, EX31 4SA

Asking Price

£595,000



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Stunning Home, Full Of Charm & Character

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Church House is a Grade II Listed detached property of true historical significance, nestled in a sheltered position down its own private driveway and affording a wonderful sense of seclusion and privacy. Built into the bank of St Peter's churchyard in the heart of Bratton Fleming, this characterful home has a story that few properties can match.

Originally constructed as a church house, it served as the village's communal gathering place, hosting the parish festivals and church ales that were at the centre of community life in medieval Devon. Over the centuries it was converted into four almshouses, providing charitable housing for local residents, before being sensitively restored and united as the single, beautiful dwelling you see today.

Bratton Fleming itself is a village steeped in history, recorded in the Domesday Book of 1086 and taking its name from Erchenbold le Flemynge, who was granted the land following the Norman Conquest. The adjacent St Peter's Church dates back to the 13th century, and Church House's intimate connection to both the church and the churchyard gives this property a sense of place and belonging that is truly special.

For those of you searching for a character home that oozes charm at every turn, look no further. Church House delivers the very best of country cottage living, where rustic original features sit beautifully alongside thoughtful modern touches. With seven fireplaces in total, a stunning inglenook as its centrepiece, and refined attention to detail throughout, this is a home that has been truly loved and cared for over the years. Church House is a must view.

DETAILS

As you step through the front door, a charming restored entrance porch welcomes you into the main sitting room. This delightful dual aspect room is dominated by a marvellous inglenook fireplace with bread oven and bressumer beam, creating the most wonderful focal point. A second ornamental stone fireplace adds further character, while lime washed timber flooring, painted beamed ceilings and wooden windowsills complete the picture. This room strikes you as the true social hub of the house.

At the heart of the home is the bespoke kitchen breakfast room, perfectly in keeping with the cottage's rustic appeal. Fitted with painted timber eye and base level units topped with polished black granite, a generous built in double larder cupboard and a wealth of preparation space, it has everything you could wish for, including all integral appliances. An L shaped made to measure seating area for four provides a charming spot for morning coffee, alongside a stone fireplace recess with cupboards and drawers below. For most, this will quickly become the most popular room in the house. Adjacent is the ground floor cloakroom, a most useful addition.

Moving upstairs, three spacious bedrooms await. The principal bedroom is a generous dual aspect room flooded with natural light. The bathroom has been thoughtfully finished with an in keeping yet modern suite that retains a lovely period feel, complemented by hardwood flooring underfoot.



Entrance Porch

Lounge 6.63 x 4.72 (21'9" x 15'5")

Kitchen Dining Room 5.03 x 4.50 (16'6" x 14'9")

Sun/Garden Room 3.66 x 3.05 (12'0" x 10'0")

First Floor Landing

Bedroom 1 3.96 x 3.53 (12'11" x 11'6")

Bedroom 2 3.96 x 3.76 (12'11" x 12'4")

Bedroom 3 3.96 x 3.61 (12'11" x 11'10")

Bathroom

Detached Outside Studio

Storage Sheds



VIEWING

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Phillips, Smith & Dunn Barnstaple office-



To the outside, Church House truly comes into its own. The private driveway opens onto a charming cobbled and brick paved drive with parking for approximately five vehicles and ample turning space. The front elevation is beautifully adorned with wisteria and climbing plants, lending that picture perfect country house appeal.

To the right, a gated area discreetly houses the oil tank and recycling storage. To the left of the drive, a rustic handmade pedestrian gate flanked by natural stone walls leads to a greatly improved studio space of part timber construction with power, lighting and strip wood flooring, ideal as a home office, creative studio or quiet retreat.

Beyond the studio, the garden opens up beautifully where a sunny brick, cobbled and stone terrace provides a superb spot for al fresco dining. A stone tool shed sits within the garden, one of several outhouses dotted around the grounds. At the bottom of the garden, a timber workshop offers yet more versatility for tools, a home business or working from home. With a wonderful sense of privacy throughout, the garden is perfect for summer entertaining, the kind of outdoor space where long afternoons drift effortlessly into warm evenings with friends and family.



DIRECTIONS

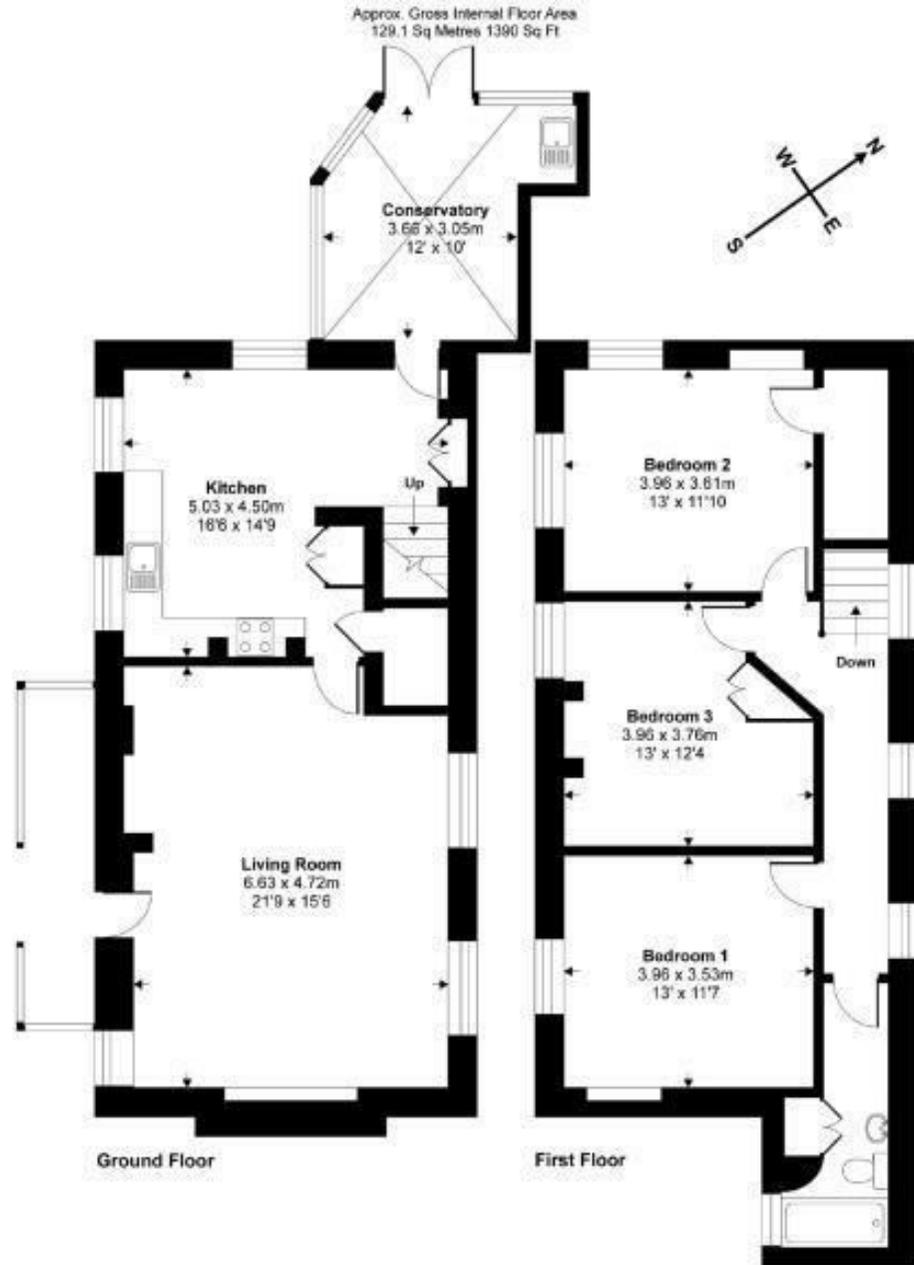
From Barnstaple, proceed out of the town on the Goodleigh Road signposted to Bratton Fleming. Continue up to the centre, the entrance to the property will be front virtually opposite the village shop, the middle of 3 access drives where the property will be found at the end through a marvellous private and gated driveway.



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