



Period Cottage, Buildings, an Acre paddock

Higher Upcott Farm, Shirwell, Barnstaple, Devon, EX31 4LD

Offers in the region of
£450,000



Period 3/4 Bed. Cottage, Modern Building Structures, an Acre Paddock

Higher Upcott Farm, Shirwell, Barnstaple, Devon, EX31 4LD



NO CHAIN. Set in rural surroundings as one of 4 individual properties, one a working farm, off a no through hardened lane just over a mile to the northwest of the rural village of Shirwell.

A traditional detached country cottage, 4 bedrooms, together with a range of modern construction adaptable buildings, set around a courtyard, suit stables, workshops and offering possible potential for conversion, subject to planning for an annex or two-family use, with gardens and separate pasture field of about an acre.

Set about 4 miles north of Barnstaple, about a half mile of the A39 Barnstaple to Lynton Road. At Shirwell is a popular primary school with Shirwell Town to the east, an attractive sought after village having period properties with some modern housing centered around its ancient parish church.

To the south, Barnstaple, 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, leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides excellent 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. Also at Barnstaple a sprinter train service running through to the Cathedral City of Exeter and the National Rail Network.

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 and other associated facilities. To the east, again 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering walking and riding.

DETAILS

The original period cottage has at some stage been extended to provide the current 4 bedroom cottage style accommodation with on the ground floor 2 reception rooms and a large kitchen/breakfast room.

The property is south facing overlooking its own gardens with an opportunity by trimming a tree or 2 for far reaching views.

The property benefits from double glazing and oil fire central heating to radiators throughout.

To the front a good sized mature garden whilst to the side there is a large level concreted yard with a range of modern, mostly block built structures, which offer potential for use as workshops and subject to planning maybe additional accommodation in the form of holiday letting or two family accommodation.

There is a field of about an acre set a few hundred yards up a lane from the property from where stunning rural views are afforded.

Council Tax – Band E

EPC – Band E

Services - mains electricity, private drainage, private water supply, oil fired central heating

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Conservatory 3.029 x 2.828 max (9'11" x 9'3" max)

Fully glazed with double french doors to garden, tiled floor

Lobby 2.532 x 1.771 (8'3" x 5'9")

With stairs to first floor

Sitting Room 4.332 x 4.020 (14'2" x 13'2")

South facing, radiator, natural stone fireplace with inset wood burning stove on stone hearth, bread oven

Dining Room 6.006 x 2.203 (19'8" x 7'2")

Radiator, Aga oil fired cook and heat, double doors to airing cupboard with open shelves below.

Kitchen/Breakfast Room 5.06 x 4.383 (16'7" x 14'4")

Radiator, door to outside and yard area. Originally 2 rooms with part of central wall still in place. Fitted kitchen units with work top, drawers and cupboards under, inset 2 circular sink bowls. Dresser style unit over with glazed display and shelving to each side. Microwave shelf. Space for fridge, wash machine under. Further units to part of 2 elevations.

Landing

Access to loft



Bedroom 1 4.056 x 3.398 (13'3" x 11'1")

South facing, radiator.

Bedroom2 3.056 x 2.498 (10'0" x 8'2")

South facing, radiator.

Bedroom 3 3.614 x 2.7 (11'10" x 8'10")

Radiator

Passage

Wet Room 2.3 x 1.565 (7'6" x 5'1")

Recently fitted with shower area with Mira advance electric shower and seat, heated towel rail, fully tiled, Low level wc, hand basin

Bedroom 4 2.543 x 1.792 (8'4" x 5'10")

Radiator

To the south and front a good sized level garden with central tree, mature hedges and distant views.

To the east side with separate access from the lane a large

Concreted Yard 11.924 x 6.602 (39'1" x 21'7")

Fully concreted with buildings on all 4 sides

Block Built Shed 10.562 x 5.050 (34'7" x 16'6")

Concrete floor, double doors to one end and separate side door, water pump

Block Shed 6.01 x 2.403 rising to 3.766 (19'8" x 7'10" rising to 12'4")

Next to house for coal, sticks and housing the oil tank

Timber Frame Shed 10.866 max x 6.602 (35'7" max x 21'7")

Timber frame and used for lambing

Block built Shippon 14.33m x 3.76m min /5.38m max (47'0" x 12'4" min /17'8" max)

Former stalls for 14 milking cows. Roof needs replacing

2 Block Store Sheds

Paddock

Set up a short lane opposite the cottage is a gently sloping pasture paddock of about an acre with stunning rural views





DIRECTIONS

Leave Barnstaple on the A39 as though towards Lynton and Lynmouth. After a mile pass the North Devon District Hospital to the right hand side of the road and continue on for some 4 miles when you will pass through the village at Shirwell. On leaving Shirwell you will go along a long straight. Ignore the first four cross way at the crest of the hill, continue on and proceed around the bend in the road and there turn left at the road junction towards Upcott and East Down. The entrance to Upcott is the first lane to the left after about 300 yards. Note this is a no through unmade track not suitable for low cars and serves 3 cottages and a working farm to its end. Upcott is the first property to the left. Using what3words free ap for mobiles use the words [///chest.plastic.nicer](#)



VIEWING

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



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



HIGHER UPCOTT FARM, SHIRWELL, EX31 4LD

TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

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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