



B R A C K E N H O U S E

Bracken House

Bratton Fleming, Barnstaple, Devon EX31 4TG

- Village amenities within walking distance
- Barnstaple/Exmoor within 15 minutes
- The coast/North Devon link road, 25 minutes

An imposing detached Victorian country residence together with self-contained annexe, detached cottage, stone barn/stable block, 7.59 acres of park like gardens pasture and woodland, on high ground commanding breath-taking distant sea views

Suitable as a large, versatile family home, for dual occupation or various home and income uses





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Summary Of Accommodation

MAIN HOUSE

Porch, Entrance Hall, Drawing Room, Sitting Room, Library, Study with En suite facilities, Kitchen/Dining Room, Second Kitchen, Scullery, Cellarage including Larder, Tank Room, Boiler Room, Wine Room and Workshop. Landing, Five Principal Bedrooms all En-Suite. Second Floor, Five Rooms suitable as additional Bedrooms or Apartment etc.

THE ROOST – A SELF CONTAINED FIRST FLOOR ANNEXE COMPRISING

Bed/Sitting Room, Kitchen and Bathroom.

BLANDINGS COTTAGE – A DETACHED SINGLE STOREY STONE COTTAGE COMPRISING

Sitting Room with Kitchenette, Bedroom and Bathroom.

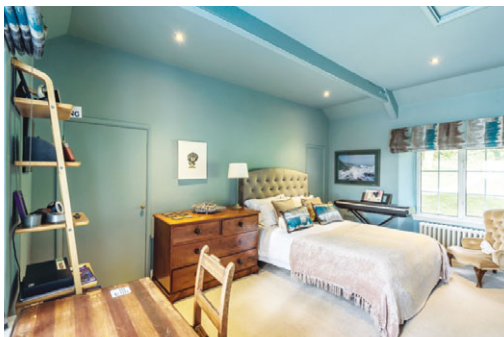
Bio-mass heating system serving all residential components.

Detached stone barn/stabling. Green House and Potting Sheds, Extensive Parking, Park like Gardens including Kitchen Garden and Games Lawn, Large Natural Pond and Stream, Pasture, Woodland, in all about 7.59 Acres.

Situation & Amenities

Bracken House is beautifully situated in an elevated position on the edge of the village and just to the west of Exmoor National Park. Bratton Fleming has a local community shop, garage, primary school, Church as well as Millennium Green and community woodland, which are adjacent to the property and ideal for walking out. Further afield the Regional Centre and Estuary town of Barnstaple, is about 7 miles and offers the area's main business, commercial, leisure and shopping venues as well as historic Pannier Market, Butchers Row, Theatre and Regional Hospital. There is also a railway link providing regular services to Exeter on the Tarka Line. The market town of South Molton is within easy reach and well equipped with everyday facilities. It also hosts a very well regarded weekly livestock market. The dramatic North Devon coast line is easily accessible and boasts fantastic walking along the South West coastal path, many sandy beaches and some of the best surfing in the UK at resorts such as Croyde, Putsborough, Woolacombe and Saunton (also with Championship golf course). The Exmoor National Park, an area of outstanding natural beauty, is also within easy reach. The highly regarded West Buckland School is nearby, South Molton has a secondary school as does Barnstaple and further afield is Blundells a private school at Tiverton. Communication links are good with the A361 North Devon link road providing dual carriageway links to the M5 Motorway at Tiverton where there is also a mainline railway station providing direct links to London Paddington in just over two hours. The nearest International airports are at Bristol and Exeter.





Description

This imposing country house presents elevations of stone and painted render with mainly double glazed windows beneath a slate roof. The property is reputed to date from around 1840 and has historic connections to Gonville and Caius College, Cambridge whose members approved the Rector of the day and the property carries the college's coat of arms above the front doors. Another legacy which remains to this day, are free mains water in perpetuity. Bracken House boasts many original period features which include high ceilings, some shuttered windows, stripped wood floors, marble fireplaces, ornate plaster cornices and ceiling roses and even a maid bell which still works. These combine with quality 21st century refinements which include a stunning recent kitchen/dining room extension with one wall of glass sliding doors which frame the breath-taking, far reaching views across open countryside towards the sea and Hartland Point in the distance. They also open to allow the outside in. Another recent substantial investment has been the installation of a Bio-mass heating system which fuels all three of the residential components (and benefits from renewal heat incentives payments). The main house is currently operated as a large family home with five principal bedrooms. However, there is a second floor which can provide additional bedrooms/a flat or as at present, rooms for leisure activities. There is a self contained one bedroom apartment ideal for relatives or guests as well as a one bedroom detached stone cottage once again suitable for relatives, guests or paying guests.

The property also lends itself to a number of potential commercial uses, for example it has previously been run as a thriving B&B and once had a licence, since expired, to conduct weddings. It would make a wonderful boutique hotel, retreat, holiday destination etc, all subject to any necessary consents. There is also a potential equestrian angle as the period stone barn, currently utilised as workshops and storage, could convert to stabling but may offer potential to conversion to a variety of alternative uses subject to planning permission. The grounds complement the home and boast many components likely to cater for most buyer's requirements.

All in all, Bracken House is a fine historic country home in a special setting offering potential for private and/or commercial enjoyment.

Ground Floor

Arched wooden double doors to ENTRANCE PORCH inner front door with stained glass panels to ENTRANCE HALL coats pegs, original stair case rising to first floor (described later), maid bell. LIBRARY a double aspect room enjoying fine views, one window with shutters, ornamental fireplace, two shelved arched display niches, other fitted bookcases, ornate cornice and picture rail. DRAWING ROOM pair of windows with shutters, marble fireplace with fitted wood burner, strip wood flooring, ornate ceiling cornices and picture rail. SITTING ROOM featuring a bay window and shutters allowing fine views, marble fireplace with detail that matches the door surround, ornate cornice and picture rail. STUDY with EN-SUITE BATHROOM panel bath, shower above, shower screen, low level WC, wash hand basin, mirror above, side lights, heated towel rail/ radiator. KITCHEN/ DINING ROOM this 'dream' kitchen was added in 2020 and is not only a marvellous entertaining space but the views through the wall of glass are really quite dramatic they, together with the roof lantern, flood the room with light and provide a contemporary and stylish contrast to the original building all undertaken very sympathetically. The bespoke designed kitchen is fitted with Neptune's painted "Henley" wooden cabinets (with lifetime guarantee) together with a bespoke 'walk-in' half-glazed illuminated pantry cupboard, all featuring main colour themes of basalt and aqua, topped by polished granite worksurfaces in colonial ivory. Other notable features include twin Belfast sink with Perrin and Rowe instant hot water tap, twin Neff slide and hide ovens, Neff five ring gas hob with extractor over, the central island/breakfast bar is a wonderful work station and incorporates two draw fridges, chopping boards and trays as well as storage cupboards and even a dog bed built underneath. There are other features including hidden drawers, Miele dishwasher, integral recycling bins and a picture tiled wall panel depicting the American naturalist, James Audubon's Roseate Spoonbill. Quality Altro wood effect flooring runs throughout the room. Within the dining area there is a fitted padded bench with electric points above which is large enough

to accommodate any freestanding dining table and above this is a wallpaper mural depicting peacocks. At a lower level there is illuminated bookcase with room to accommodate a chair/small sofa in order to contemplate the menu for the meal of the day. An open archway, which is curtained off, leads to the original, now SECONDARY KITCHEN in an oak effect theme with rolled edged worksurfaces incorporating 1 ½ and separate circular sinks, Miele dishwasher, ample base and wall units, matching island, Samsung American style fridge/freezer, AEG electric oven, four ring gas hob, four oven oil fired AGA (not connected), half glazed door to LOBBY/(POTENTIAL WC). From this there is access to useful SCULLERY and back staircase all with original flag stone flooring. A door way from the kitchen leads down to the CELLARS arranged as five rooms all with stone floors. Room 1 is a larder with slate shelves and meat hooks. Room 2 hot water cylinder room. Room 3 boiler room. Room 4 wine room with wine bins and meat safe. Room 5 is a workshop and wood shute allowing wood to be delivered from outside in.

On the FIRST FLOOR there are FIVE BEDROOMS one with an EN-SUITE BATHROOM and the others with EN-SUITE SHOWER ROOMS. On the SECOND FLOOR there are five rooms and as previously mentioned this floor can be utilised to a buyer's requirements.

Accessed independently is the self contained first floor flat know as THE ROOST which comprises BED/SITTING ROOM, KITCHEN AND BATHROOM, this previously interconnected with the main first floor and could do so again.

BLANDINGS COTTAGE is a single storey stone cottage, detached and on the eastern side of the main house which comprises SITTING ROOM with KITCHENETTE, BEDROOM and BATHROOM.

Outbuildings

LARGE TWO STOREY STONE BUILT BARN with two former stables, feed room, hay loft and log store. The Victorian GREENHOUSE is in need of some repair but features the original winding mechanism to operate the roof lights. Adjoining is a TOOL STORE with power and light connected as well as POTTING SHED also with power and light and free-standing L-Shaped benches the building is 'C'-Shaped and within the open fronted part of the building there is a Belfast sink and water tap. Adjacent to the greenhouse are the remains of an octagonal extension which could potentially be reinstated.

The Gardens & Grounds

The property owns the PRIVATE DRIVEWAY from the highway which runs on to other properties beyond which have right of way over the top part of the drive only but a secondary spur drive leads down to Bracken House itself and this is entirely private. To the left of the top part of the drive there is a mature area of WOODLAND which provides ample fuel for the open fire and the wood burner. The driveway terminates alongside the property and there is ample parking and turning space. Blandings Cottage has its own independent parking bay. The formal gardens surround the house and are mainly laid to sweeping lawns, there is an upper games lawn and nearest to the greenhouse a recently constructed kitchen garden which incorporates vegetable beds, fruit cages, stone retaining wall as well as cutting beds. Nearest to this are several compost bins, water tap, sweeping lawns and a number of mature trees on the boundary. Immediately adjacent to the kitchen is a newly constructed SUN DECK which wraps around to the other side of the property and below this a pergola which provides shade for Al Fresco dining and from where the views are spectacular. The vendors have plans for further terracing and gardens, a copy of which is available for inspection upon request. Otherwise the gardens continue as sweeping lawn interspersed with mature

and young specimen trees and shrubs including seven white cherries, recently planted. The house takes centre stage within the grounds that are underplanted with thousands of spring bulbs and include a bluebell woodland, a wild meadow, a large natural pond, an orchard and generous kitchen garden, plus areas of open pasture, all with the back drop of the superb infinity view.

Services

Mains electricity and water, Bio-mass heating system for all residential components. Private septic tank drainage.

Special Note

The Bio-mass boiler system is maintained and remotely monitored by the local specialist installers, Howard Services since its installation in 2020. The new alarm & smoke detector systems are monitored 24/7 and maintained by SMART Home Protection.

Local Authority

North Devon District Council 01271 327711, www.northdevon.gov.uk.

Directions

From the M5 Motorway, Junction 27 take the A361 to South Molton and at Aller Cross roundabout turn right on to the A399 towards Ilfracombe. Continue on this road for about 8 miles passing Brayford Village and continue up the hill. After a sharp right hand bend turn left sign posted to Bratton Fleming. Follow this road down to the hill into the village. Opposite the Baptist Chapel turn left down the driveway to Bracken House and follow the signs leading to the house itself.

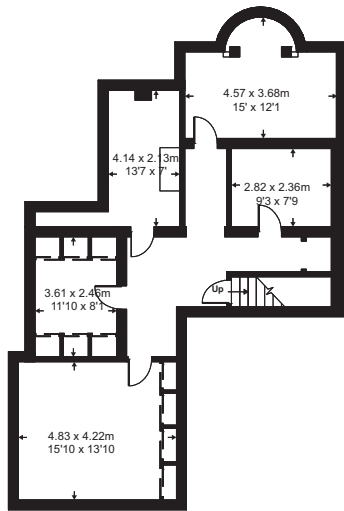
Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

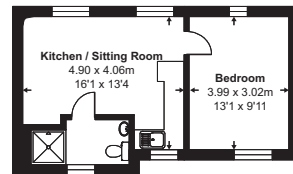


Approximate Area = 5901 sq ft / 548.2 sq m
 Limited Use Area(s) = 245 sq ft / 22.8 sq m
 Outbuilding = 838 sq ft / 77.9 sq m
 Total = 6984 sq ft / 648.8 sq m

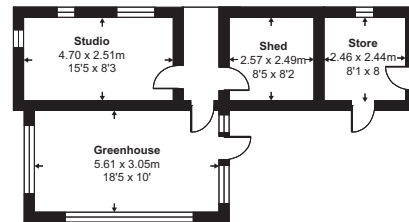
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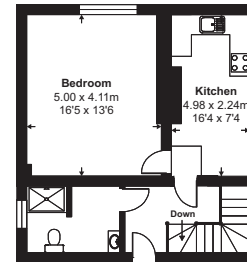
Cellars



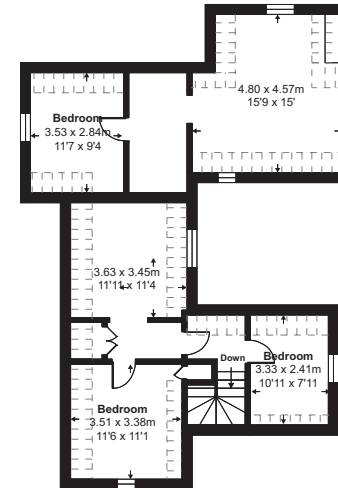
Blandings



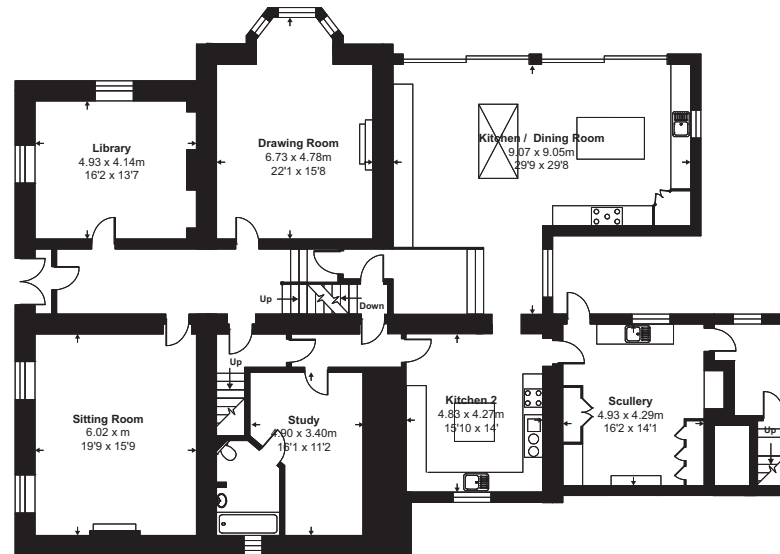
Greenhouse & Potting Sheds



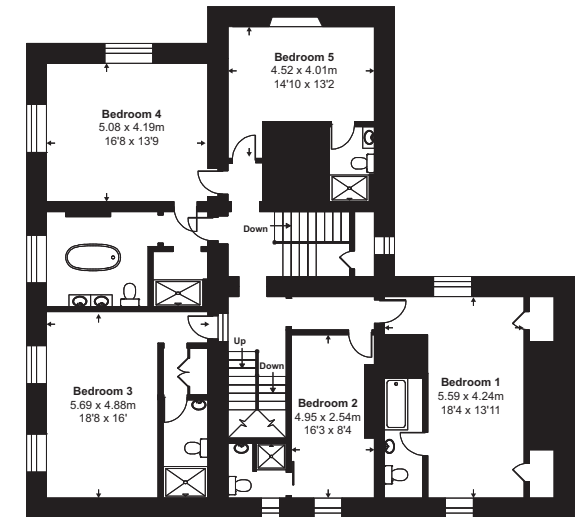
The First Floor Annex



Second Floor



Ground Floor

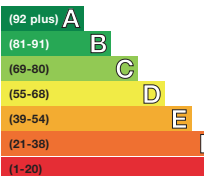


First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
40	65

