



Marsh Farm



Marsh Farm

Lower Lovacott, Barnstaple, Devon, EX31 3PY

Village amenities are within walking distance as are a maze of local footpaths. Barnstaple, Bideford, Torrington and the coast

An absolutely superb detached period stone barn conversion set in 6.86 acres in a beautiful south facing unspoiled valley.

- Sitting Room, Dining Room, Study
- 3 En Suite Bedrooms
- Secondary Stone Barn with potential
- Productive, well tended gardens
- Water features
- Kitchen/Breakfast Room, Utility Room
- 'Off grid' with Eco Features
- Excellent 1 bed mobile home
- Gently sloping pasture, about 6.86 acres
- Tender date 1/6/22

SITUATION AND AMENITIES

Often sought, seldom found – Marsh Farm is approached by a third of a mile unmade no through track, initially shared, but which becomes private as you reach the property itself. The barn is well detached with no close neighbour and enjoys an elevated site, surrounded by its own land with truly delightful south facing views into the valley below, and to Exmoor in the distance. Lovacott village itself is within walking distance and boasts a reputable primary school, village hall and is situated between the village of Horwood and Newton Tracey. The latter offers a popular period Inn and restaurant as well as bus services. Lovacott is about 15/20 minutes drive from the centre of Barnstaple, Bideford, Torrington, as well as Instow beach. As the Regional Centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road which runs on, in about 45 minute or so, to Junction 27 of the M5 Motorway, where Tiverton Parkway also offers a fast service of trains to London, Paddington in just over two hours. North Devon's famous surfing beaches at Croyde, Woolacombe, Saunton (also with Championship golf course) and Putsborough, are about 30/40 minutes by car as is Exmoor National Park and the Cornish Border. The Tarka Trail, popular with cyclists and walkers alike, is also easily accessible. The nearest International airports are at Bristol and Exeter.

DESCRIPTION

Marsh Farm is an exceptional conversion of a particularly attractive detached period barn. The property presents elevations of stone with hard wood double glazed windows, beneath a slate roof. The conversion was completed in 2019 with more recent dining/garden room extension, all undertaken by the current owners to a high specification. The accommodation exudes flair and style and has been sympathetically converted using quality 21st Century fittings which blend so well with many original or added features including, oak floors virtually throughout, natural wood latch doors, many exposed beams etc. The property is presented to a very high standard, there is clever use of calming pastel Farrow and Ball paints including the bespoke kitchen by Winkleigh Pine. There are so many other notable features including.

The property is 'Off Grid' and boasts an under floor heating system via a Biomass pellet system backed up by a generator. This is complimented by a small solar farm which heats the hot water. Both systems are eco-friendly and help to control the costs of heating, which are currently rising dramatically elsewhere by more traditional sources.

There is a small detached secondary barn currently utilised as storage but which offers potential for so many alternative uses subject to planning permission.



'Bo Peep' is a detached mobile home which the vendors utilised when they were converting the barn. This looks like a large Shepherd's hut and features a typical barrelled roof. Bo Peep provides overspill accommodation which may be suitable as potential ancillary annexe or guest cottage subject to planning permission. Alternatively it would make a marvellous studio/office etc. The vendors continue to pay separate council tax for this property.

The gardens are a labour of love arranged as a series of 'rooms' and bounded by three intercommunicating paddocks.

All in all this is a special place and really ought to be viewed to be fully appreciated.

ACCOMODATION

Double doors to KITCHEN/BREAKFAST ROOM. At the heart of the property the bespoke kitchen is fitted with an excellent range of hand painted wooden units in a light grey theme topped by polished slate work surfaces. A feature inglenook style fireplace framed by substantial light oak beams accommodates an Everhot Range for cooking, this is flanked by drawers either side. There is a built in shelved larder cupboard to the left, matching central island/breakfast bar with cupboards, drawers and storage baskets beneath, the slate worksurface incorporates a copperised sink, there is a concealed dishwasher, recess for upright fridge/freezer and to the left of this a shelved recess, A pair of wooden framed glazed doors lead to the DINING/GARDEN ROOM which features a part vaulted and beamed ceiling, pair of French door and matching panels either side provide access to an attractive courtyard and also allow light to flood into the room, enhanced by velux roof lights. There is also an exposed stone wall and tiled flooring. Returning to the kitchen, from the breakfast area a pair of rustic doors leads on to the SITTING ROOM which features an ornate cast iron fireplace with exposed stone chimney breast, fitted Woodwarm wood burner, rustic bespoke corner cupboard which conceals the TV, double aspect one window with window seat both with painted wooden shutters, shelved recess, exposed beam. From the kitchen there is an INNER LOBBY and CLOAKROOM with a WC, wash hand basin and extractor fan. UTILITY/PLANT ROOM accommodating the Biomass boiler, there is a half glazed door to garden, 1 ½ bowl porcelain sink, cupboard and appliance space under, plumbing for washing machine, shelf above, rustic coats pegs. SMALL STUDY. Staircase with dummy rustic door feature above to FIRST FLOOR

LANDING built in cloaks cupboard, built in double linen cupboard, feature window over looking the garden room below with display niche above, exposed beam. BEDROOM 1 period style radiator, fine double aspect views, half glazed double doors to rustic BALCONY, walk in wardrobe with hanging/shelving. EN-SUITE bathroom, panel bath, tiled surround, telephone style mixer tap/shower attachment, low level WC, pedestal wash basin, heated towel rail/radiator, exposed beams, extractor fan. BEDROOM 2 fine double aspect views, period style radiator, half glazed stable door and steps to garden, exposed beam. EN-SUITE SHOWER ROOM with tiled cubicle, hand held and drench shower units, toiletries recess, pedestal wash basin, tiled splash back, low level WC, heated towel rail/radiator, extractor fan. BEDROOM 3 low window to front, period style radiator. EN-SUITE SHOWER ROOM with tiled cubicle, hand held and drench units, low level WC, pedestal wash basin, heated towel rail/radiator, extractor fan.

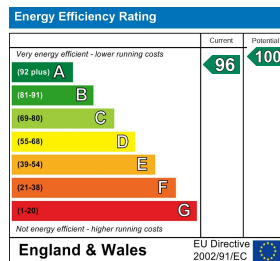
OUTSIDE

The secondary barn presents elevations of brick and timber beneath a slate roof, it has a concrete floor. There is power and light connected, some storage above. The PLANT ROOM section houses a battery store, UV filter and pressure cylinder for the private water supply as well as electrics for Bo Peep. Adjacent is the generator. In front of this is an attractive gravelled courtyard/additional parking as well as log stores. A cast iron gates leads to an enclosed cottage garden where there are gravelled terraces and pathways leading to a rustic clematis clad pergola/seating area. There are well stocked beds and borders with masses of herbaceous plants, central tree and circular seat, productive KITCHEN GARDEN 1 with aluminium framed GREENHOUSE and SHED. Below and approached by a pedestrian avenue of young trees is:

BO PEEP

The rustic timber clad mobile home with tin roof, which has extensive storage beneath and independent Calor gas fuelled systems. There is a LOBBY with front door to LIVING ROOM/KITCHEN with wood burner and French doors to GALLERIED BALCONY there is a DOUBLE BEDROOM with range of built in wardrobes and shower room with three piece suite. There is a defined garden area and below the small solar farm.



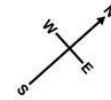


30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

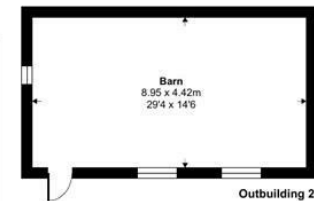
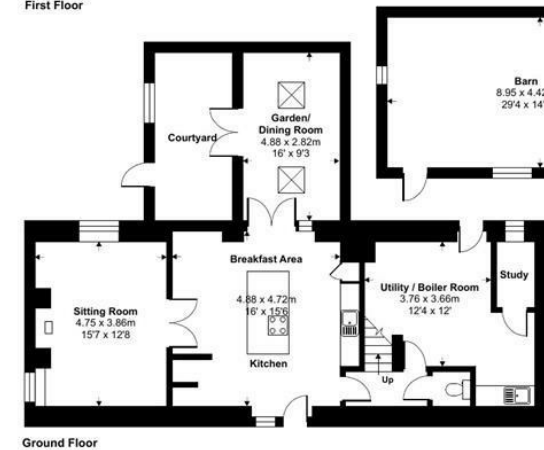
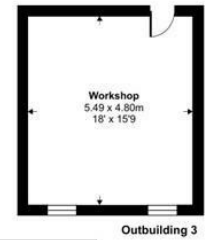
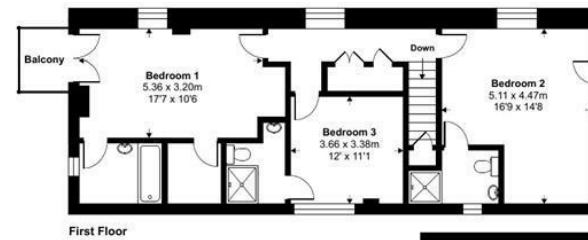
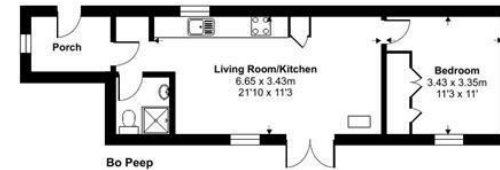
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These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1768 sq ft / 164.2 sq m
Outbuildings = 1129 sq ft / 104.9 sq m
Total = 2897 sq ft / 269.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecon 2022. Produced for Stags. REF: 828467



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Bo Peep



Bo Peep

At Marsh Farm, Lower Lovacott, Devon, EX31 3PY

Village amenities are within walking distance as are a maze of local footpaths. Barnstaple, Bideford, Torrington and the coast

Detached mobile home being sold with Marsh Farm

- In a Shepherds hut style
- Bedroom, Shower Room
- Independent heating
- Ideal Office/Studio etc
- Living Room/Kitchen
- Sun Deck, Designated Garden
- Possible Annexe etc STPP
- Contents possibly available

BO PEEP

The rustic timber clad mobile home with tin roof and independent Calor gas fuelled systems. There is a LOBBY with front door to LIVING ROOM/KITCHEN with wood burner and French doors to GALLERIED BALCONY there is a DOUBLE BEDROOM with range of built in wardrobes and SHOWER ROOM with three piece suite. There is extensive open storage beneath Bo Peep. There is a defined garden area and below the small solar farm.

To the rear of the main barn is a fenced DOG ENCLOSURE the driveway provides ample additional parking. Above the barn is a DETACHED STORE with storage over, a further productive KITCHEN GARDEN with rustic edge beds, poly tunnel and shed, all fence enclosed. Beyond this is a most attractive spring fed pond where moor hens and ducks are regular visitors. Otherwise, the park like grounds are laid to sweeping lawns interspersed with many specimen young trees and shrubs, there is an established orchard and a further flower garden, now let go to nature but easily reinstated if required. The three intercommunicating PADDOCKS provide gently sloping pasture perhaps for horses or most local farmers would jump at the chance to graze their sheep etc given the opportunity.



SPECIAL NOTES

A public footpath runs down the access drive as it reaches Marsh Farm one can bear left on to adjoining land or right above and away from the barn through the top field.

PLANNING BACKGROUND

Planning permission was originally granted for conversion of barns to create a live/work unit. This was granted under an Appeal Decision on the 23.3.12 via North Devon District Council. The reference was APP/X1118/A/11/2160781 a copy of this document is available upon request from the selling agents.

We understand that the conversion was actually completed in 2019 and that the configuration of the accommodation is in line with original proposed plans. In more recent times, permitted development consent was granted for the existing dining room extension which was completed in 2021.

Prospective purchasers will be required to confirm that they accept the planning permission will not affect their proposed purchase of Marsh Farm, prior to any sale being confirmed via solicitors.

SERVICES

As previously stated the property is 'off grid' there is no mains water or electricity available. Water is provided by a private bore hole, drainage is to a private sewage treatment plant.

DIRECTIONS

Take the Barnstaple to Torrington Road and as you climb the hill to Newton Tracey bear right, before descending in to the village again, signed Lovacott and Horwood. Continue into Lovacott and at the village school bear immediately left, keep to the right and follow the lane. This will eventually change from tarmac to the unmade section, continue down here for 1/3 of a mile and Marsh Farm is at the end.





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barnstaple@stags.co.uk
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