



## Bratton Fleming

A period Devon longhouse & barn conversion set in magical gardens & grounds of 4.68 acres in a tranquil rural location on the fringe of Exmoor National Park

Towards the end of 'no through' lane close to Exmoor Zoo, 5 minutes from village amenities and Exmoor, 20 minutes to the coast & Barnstaple

• Hall, 4 Reception Rooms, 2 Conservatories • Superb Kitchen/Breakfast Room with Aga • 6 Bedrooms, 5 Bathrooms. Utility & Boot rooms • Suitable for large family/dual occupation • Potential for home & income • Detached cabin/office, Outbuildings • Secondary leisure barn with potential • Fabulous natural gardener's garden • Viewing is essential of this unique home • Council Tax Band G. Freehold

Offers In Excess Of £1,200,000

Web Find: 18289160 EPC Band F