



Lower Benton & Lower Benton Barn







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Bratton Fleming, Barnstaple, EX32 7LG

Barnstaple about 20 minutes. Exmoor 10 minutes. The Coast 20 minutes. The Link Road 20 minutes

A small country estate comprising detached period farmhouse, detached holiday barn, outbuildings and 13.8 acres in a timeless & tranquil Hamlet

- Late Georgian/early Victorian farmhouse
- 3 Reception Rooms, Kitchen/Breakfast Room
- Adj. Workshop with Snooker room over
- Pole Barn, Former Stone Stables
- Council Tax Band F. Barn - Business rated
- Hall, Boot room, Shower room, Utility
- 4 Bedrooms, Bathroom, Large Attic
- 2 Bedroom Detached Holiday Barn
- Garden, Stream, Pasture. 13.8 Acres
- Freehold

Guide Price £1,295,000

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SITUATION & AMENITIES

Offering a beautiful rural surrounding and quietly situated in a no through road nestled within fine Devonshire countryside, the Hamlet of Benton plays host to a small number of neighbouring properties. The village of Bratton Fleming is close by and provides a thriving local community offering primary and pre-schooling, a village store and regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School which lies about 5.7 miles to the south. The Regional centre of Barnstaple lies about 9 miles to the west and offers the area's main business, commercial, leisure and shopping venues as well as primary and secondary schools, theatre and District Hospital. The market town of South Molton is about 10 miles to the south and provides local services including shops, banks, recreational facilities, primary and secondary schooling. To the east Exmoor National Park offers beautiful moorland scenery and many foot and bridle paths and the stunning north Devon Coastline, whilst to the west are the popular sandy beaches of Instow, Saunton Sands (also with Championship golf course), Croyde Bay, Putsborough and Woolacombe. From South Molton, the A361 North Devon Link Road provides easy access to Tiverton and the M5 Motorway (Junction 27) with mainline intercity rail links available at Tiverton Parkway (Paddington in just over 2 hours). The nearest International airports are at Exeter and Bristol.

DESCRIPTION

This charming country estate in miniature offers many components which are generally well maintained and offer scope for further development, subject to planning permission. The property also lends itself to home and income use. There are equestrian possibilities. Alternatively, the property could be run as a smallholding, or the land rented out to local farmers as at present. The main late Georgian/early Victorian detached character farmhouse presents painted rendered and stone elevations with double glazed windows beneath a slate roof. The property has been well maintained and offers accommodation arranged over two main floors, with a large boarded attic, suitable for conversion to additional accommodation subject to planning permission. Adjoining is a large workshop with snooker room above, which once again has potential for conversion into a self-contained annexe, subject to planning permission. Lower Benton barn is a detached period barn which presents elevations of stone with double glazed windows beneath a slate roof. This accommodation is well presented, arranged over three levels and has its own designated parking and courtyard garden. Consent is for holiday use – 10-month occupation. It was last rented out in the Spring of 2024. Further details of gross income are available from the Selling Agents. The majority of the contents are included in the sale of the barn. Outbuildings include a detached 3 bay Pole Barn, detached timber machine/log store, and detached stone former stable block.

The gardens (South facing at the front) and grounds include extensive parking, mature well stocked secluded gardens, a ha-ha separates adjoining pasture fields. There are 8 in number, mostly gently sloping pasture, some more severe. Water is strategically placed, including a natural stream. There is stock-proof fencing, the fields interlink. There is a field shelter. In all there is understood to be approximately 13.88 acres.





ACCOMMODATION

GROUND FLOOR

The front open is actually at the rear of the house and seldom used but has a stained-glass panel door to ENTRANCE HALL. Meter cupboard above front door. INNER HALL and back door leading to the PARKING AREA. BOOT/CLOAKROOM with tiled flooring. SHOWER ROOM with shower cubicle, low level wc, wash hand basin with drawers below. SITTING ROOM - a fine period room with stone fireplace, Bressumer beam, fitted wood burner, shelved recesses flanking either side. 2nd SITTING ROOM once again with period stone fireplace, Bressumer beam, fitted wood burner on slate hearth, fitted shelving. DINING ROOM ornamental fireplace with pine surround and tiles inset. KITCHEN/BREAKFAST ROOM an excellent range of quality oak units topped by polished granite worksurfaces, incorporating Belfast sink, matching range of oak wall cupboards - some in painted pastel green, Inglenook style fireplace with high oak surround and mantle. This accommodates an oil-fired Aga for cooking. There is an integrated dishwasher, space for upright fridge/freezer, space for breakfast table, limestone flooring, shelved larder cupboard. UTILITY ROOM with oak work surfaces, Belfast sink, limestone flooring, space and plumbing for washing machine, space for tumble dryer, Grant oil-fired boiler for central heating and domestic hot water. BROOM CUPBOARD half glazed door to OUTSIDE. From an INNER HALLWAY nearest to the TV ROOM/STUDY a staircase rises to FIRST FLOOR MEZZANINE. FIRST FLOOR - BEDROOM 4 with pedestal wash basin, built in double wardrobe. FAMILY BATHROOM with painted wooden panelled bath with telephone style mixer tap/shower attachment, low level wc, pedestal wash basin, range of wall cupboards, wood effect flooring, shaver point. MAIN LANDING - BEDROOM 1 with double built in wardrobe, 2 shelved recesses - 1 with wash hand basin below, the other with a cupboard under. BEDROOM 2 a range of fitted wardrobes. Door and stairs leading to BOARDED ATTIC ROOM with light. BEDROOM 3 built in double wardrobe.

Adjoining the Farmhouse is the self-contained 2 STOREY WING. On the ground floor there is a large WORKSHOP with fitted benches and cupboards. A doorway conceals a staircase rising to FIRST FLOOR with galleried top to staircase, SNOOKER/LEISURE ROOM/STUDIO/OFFICE. The full size snooker table is included in the sale. Radiators run off the central heating system. There are window seats and an exposed stone wall.

LOWER BENTON BARN is well presented and has a rustic ambience. Half glazed front door opens to the open plan LIVING/DINING ROOM/KITCHEN. There is initially a quarry tiled floor giving way to carpet. There is a part vaulted and part beamed ceiling, period style fireplace with Bressumer beam, wood burner on slate hearth. The KITCHEN AREA is well fitted and features a single drainer porcelain sink. The theme is in white units with rolled edge work surfaces, fitted washing machine and dishwasher, electric oven, hob and extractor hood, quarry tiled flooring, beamed ceiling, BROOM CUPBOARD, fridge/freezer. Lower level - TWIN BEDROOM 1 WITH EN-SUITE SHOWER ROOM, shower cubicle, pedestal wash basin, low level wc, quarry tiled floor, mirror fronted medicine cabinet, shaver point, extractor fan. First Floor landing AIRING CUPBOARD (the boiler is in the roof space but accessed externally). BEDROOM 2 a double room with exposed beam, built in wardrobe. EN-SUITE BATHROOM with wood panelled bath with telephone style mixer tap/shower attachment, bidet, low level wc, pedestal wash basin, mirror fronted medicine cabinet, shaver point. As previously mentioned, the barn has its own designated PARKING and COURTYARD GARDEN.

OUTSIDE

The property is approached from the lane via a 5-bar gate. There is extensive gravel parking and turning. Adjacent to the barn is a mounting block. The majority of the garden to the main farmhouse is on the South-facing side and laid to sweeping lawns, bounded by banks of mature specimen plants, shrubs and trees. There is an aluminium framed GREENHOUSE and concealed oil tank. From the drive there is a grass track which leads on to a 3-bay POLE BARN/GARAGING which is of timber construction, clad in corrugated iron. Beyond this is a timber and slate MACHINE STORE and separate LOG STORE, and below this a large GRASSES AREA with spring-fed pond, and a gate into the fields. There is then a bridge over the stream to the former stone STABLE BLOCK, which has separate gated access from the lane. There is also a covered STORAGE AREA and within one of the paddocks below this a FRUIT CAGE. We understand that the majority of the fields are stock-proofed and have water connections.

SERVICES

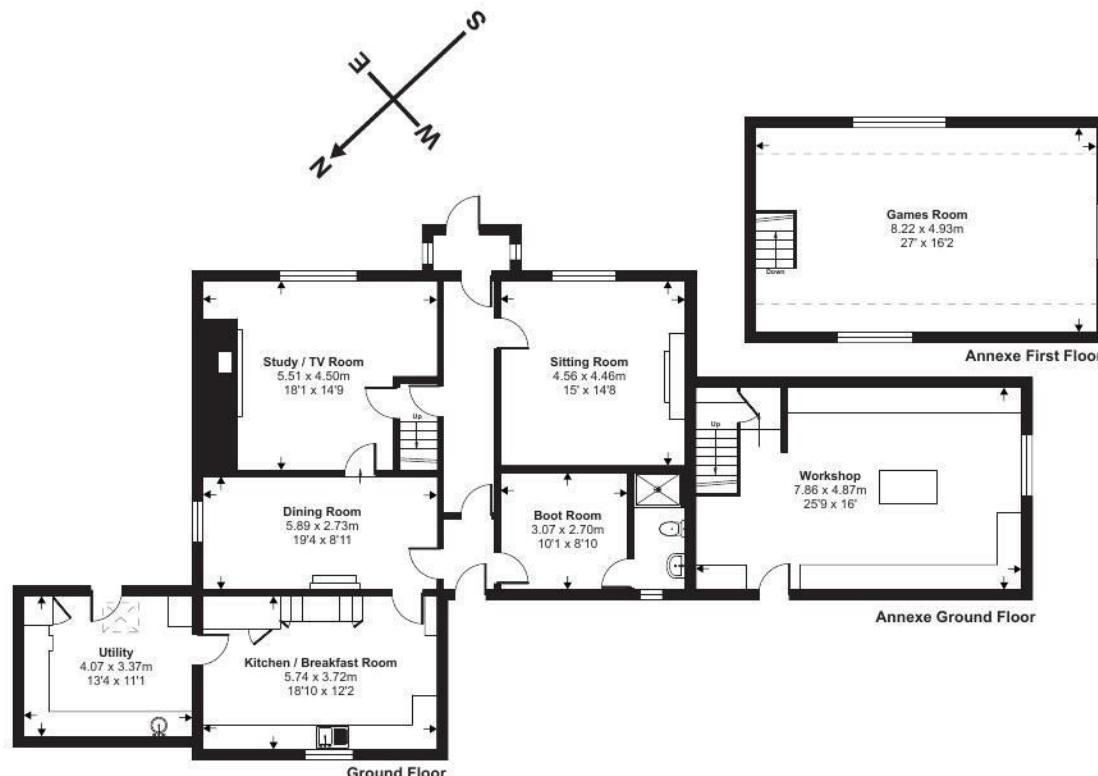
Mains electricity. Modern private drainage system. Private spring water supply (the source is on neighbouring land with appropriate rights). The house and barn have separate oil-fired central heating systems. According to OfCom, Ultrafast broadband is available at the property and there is limited mobile signal from one provider. For further information please visit <https://checker.ofcom.org.uk/>

DIRECTIONS

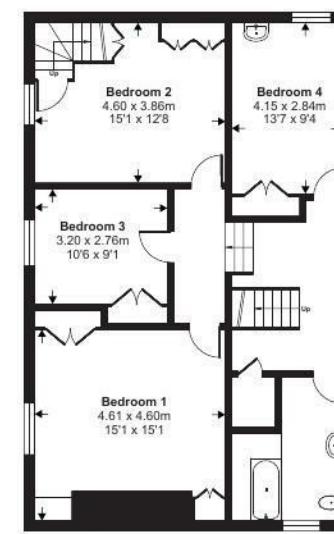
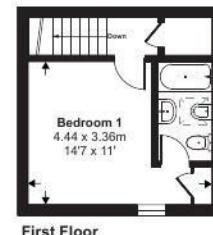
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From our office on the corner of Boutport Street/Bear Street, continue straight on past the traffic lights onto Goodleigh Road. Follow this road through Snapper and on towards Bratton Fleming. Continue along this road through the village of Bratton Fleming, as and you approach the end of the village after climbing the hill, turn right onto Benton Road. From here follow the road for about a mile and you will see a right turning. Go down this lane, which is a continuation of Benton Lane and follow towards the end, where you will find Lower Benton on the left.

Approximate Area = 3120 sq ft / 289.8 sq m
 Limited Use Area(s) = 115 sq ft / 10.6 sq m
 Annexe = 733 sq ft / 68 sq m
 Total = 3968 sq ft / 368.4 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1260535

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



