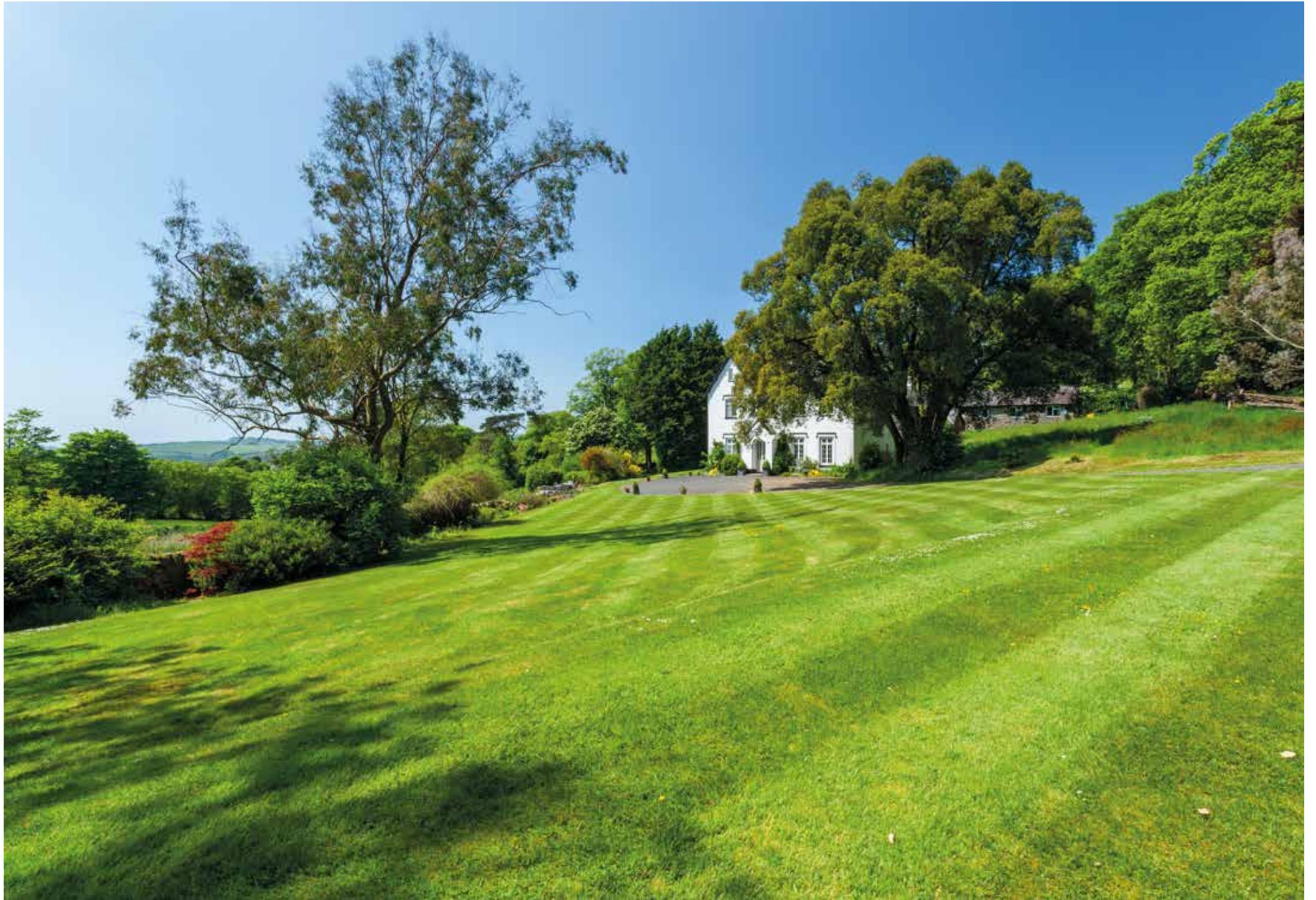




BRACKEN HOUSE

BRATTON FLEMING • DEVON



BRACKEN HOUSE

BRATTON FLEMING • DEVON

A substantial Victorian former rectory with beautiful gardens, wonderful rural views, a self-contained one bedroom cottage and outbuildings. In all approximately 7.6 acres.

Barnstaple 7.5 miles • Tiverton Parkway 35 miles (London Paddington 2 hours) • Exeter 44 miles
(all distances and times are approximate).

Porch • Entrance Hall • Sitting Room • Drawing Room • Kitchen • Dining Room • Study
Back Kitchen/Scullery • Boiler Room • WC • Cellars

Nine Bedrooms • Two En-suite Bathrooms • Four En-Suite Shower Rooms

Kitchenette • Separate Bathroom • Potential Self-Contained Annexe • Playroom

Mature Gardens • Lawns • Natural Pond and Stream • Paddocks • Private Driveway
Various Outbuildings • Stables • Greenhouse

Blandings Cottage

Kitchen/Sitting Room • Bedroom • Bathroom

In all approximately 7.6 acres



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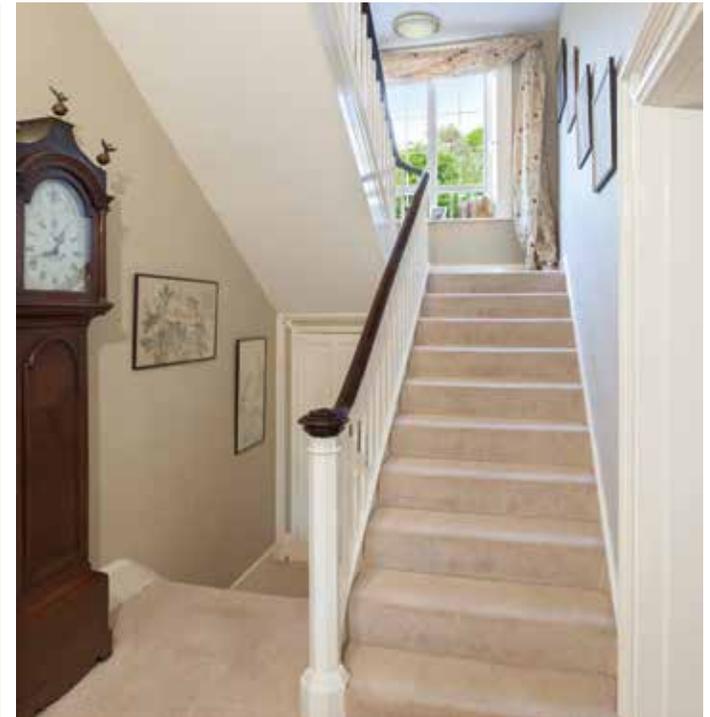
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These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the brochure.



Situation



Bratton Fleming has a local shop and post office, sports centre and a garage. Further afield is the estuary town of Barnstaple, which offers excellent shopping amenities and a railway station providing regular services to Exeter on the Tarka line. The market town of South Molton is within easy reach and well-equipped with every day facilities and offers a selection of independent shops and businesses including a post office, pubs, restaurants, local shops and a garden centre. It also hosts a very well regarded weekly livestock market.



Bratton Fleming has a village primary school, whilst the highly regarded West Buckland School is also nearby. South Molton has a secondary school and further afield is Blundells at Tiverton.



The dramatic North Devon coastline is easily accessible, and boasts fantastic walking along the South West Coastal Footpath, many sandy beaches and some of the best surfing in the United Kingdom. The Exmoor National Park, an Area of Outstanding Natural Beauty (AONB) is also within easy reach and Bracken House is exceptionally well placed for riding, walking and the wealth of other country pursuits that the area can offer.



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 under 2 hours. A branch railway line links Barnstaple with Exeter St. David's and Exeter Central.





Bracken House

Beautifully situated in an elevated position on the edge of the village and just to the west of Exmoor, Bracken House is a Victorian former rectory and is believed to date, in parts, from the mid-18th Century. The property is constructed primarily of stone with the majority rendered under a slate roof. The property offers many period features including high ceilings, shuttered windows, moulded cornices and ceiling roses. The principal bedrooms and reception rooms enjoy wonderful views to the surrounding countryside and the charming gardens and grounds that surround Bracken House. It also offers the opportunity to continue with a successful B & B business. The current owners had obtained a wedding licence, offering another fabulous opportunity for income potential (expired December 2018).

Inside

On the ground floor, the entrance hallway leads to the main reception rooms that comprise a dual-aspect sitting room with a wood burner, drawing room with large bay windows and a Jetmaster fire, dining room with a multi-fuel stove and the study. The kitchen was refitted in 2012 and houses a 4-oven oil-fired Aga. The back kitchen/scullery is a useful utility area with further cupboard storage along with a feature fireplace and original bread oven. The ground floor accommodation is completed by the kitchen and study, WC and the boiler room. The back kitchen/scullery, boiler room and back staircase all have the original flagstone flooring. The stairs to the lower ground floor are accessed by the kitchen and study and lead to five spacious cellars with wine bins and shelving. These are currently used as a workshop and log storage.

On the first floor there are six bedrooms, one with an en-suite bathroom and the others with en-suite shower rooms. Leading from one of the bedrooms is another bedroom with an adjoining kitchenette area and a bathroom. This area has its own staircase leading to the ground floor along with a separate entrance and could easily be re-used as a self-contained annexe.

On the second floor there are two bedrooms, a former kitchen, a play room and a tank room.



Outside

To the front of the house, the private driveway leads to a large parking area bounded by lawns and formal gardens. Beyond this area there are three paddocks, a large natural pond and a stream.

To the rear and sides of the house, the gardens and lawns are well kept and include a number of mature and specimen trees and shrubs as well as spring bulbs and flowering plants. A terrace adjoins the greenhouse together with the kitchen garden. Beyond this, there is a further paddock and a large stone-built barn with two stables, feedroom, hayloft and logstore. In all the grounds total approximately 7.6 acres.

The Cottage

Blandings Cottage is single storey and built of stone. It sits detached on the eastern side of the main house, comprising a kitchen/sitting room, bathroom and bedroom.

Services

Mains electricity and water. Oil-fired central heating. Private drainage (septic tank).

Local Authority

North Devon District Council: www.northdevon.gov.uk

Tel: 01271 327711

Agents Note

There is a right of way for neighbouring properties, Bracken Cottage and Parsonage Farm, along part of the driveway.

Viewing

All viewings must be made strictly by appointment only through the vendor's agents.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

Directions (EX31 4TG)

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



Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

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Ground Floor



First Floor

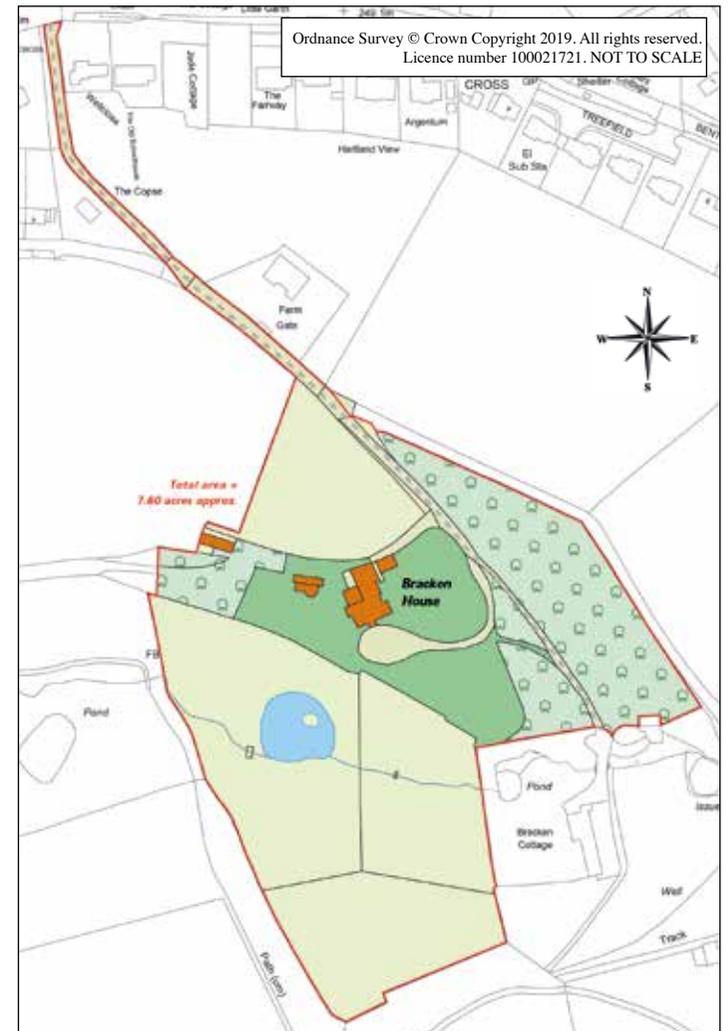


Second Floor



Blandings Cottage

- SITTING ROOM: 14' 10" x 13' 6" (4.53m x 4.13m).
- DINING ROOM: 19' 10" x 15' 9" (6.06m x 4.82m)
- DRAWING ROOM: 17' 9" x 14' 7" (5.52m x 4.46m).
- KITCHEN: 16'0" (4.88m) x 14'0" (4.27m).
- BEDROOM 1: 14' 6" x 9' 6" (4.42m x 2.9m).
- BEDROOM 2: 13' 6" x 10' 6" (4.2m x 3.2m).
- BEDROOM 3: 10' 8" x 9' 5" (3.26m x 2.88m).
- BEDROOM 4: 17' 6" x 10' 10" (5.33m x 3.3m).
- BEDROOM 5: 16' 4" x 8' 4" (4.98m x 2.54m).
- BEDROOM 6: 15' 11" x 9' 10" min (4.86m x 3m min)



Bracken House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F	40	46
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Blandings Cottage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E	49	50
(51-60)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

