



Centery Farm
Bittadon, Barnstaple

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Centery Farm

Bittadon, Barnstaple

EX31 4HN

A charming farmhouse with three attractive holiday let cottages and a static caravan, set in approx 6 acres of extensive grounds and within a desirable location near to the coast

Woolacombe 6.8 miles, Barnstaple 7.5 miles, Saunton 10.1 miles, Tiverton Parkway Station 44 miles (London Paddington 1 hour 53 mins), M5 (J27) 45 miles, Exeter International Airport 54.8 miles

Entrance hall | Reception/dining room | Sitting room | Office | Kitchen | Utility | Laundry Larder | Cloakroom | 2 Bedrooms with en suite bathrooms | 2 Further bedrooms | Family bathroom | 2 Bedroom Duckdown | 3 Bedroom The Dairy Cottage | 2 Bedroom The Milking Shed | 2 Bedroom The Jam Shed | Garden | 6.2 acres | EPC ratings E (Main house) D (Diary cottage)

The property

Centery Farm offers an exciting opportunity to purchase a versatile extended and remodelled family farmhouse of Victorian origin, complete with two beautifully presented attached and one detached cottage. The property has potential for multi-generation living, although is currently being run as a highly profitable and successful self-catering holiday rental business. Accounts and further information are available on request.

The main home is accessed via a bright entrance hall flowing into the spacious ground floor living accommodation, which comprises a sitting room with feature fireplace and staircase, and an additional 22 ft. reception/dining room with French doors to a sunny terrace. There is an office, a large laundry room and an attractive farmhouse-style kitchen with a range of wooden

wall and base cabinetry, worksurfaces, and appliances including a range stove. Adjacent to the kitchen is a secondary kitchen/utility with a cloakroom and larder. The first-floor has a family bathroom and four well-proportioned bedrooms, two of which enjoy large en suite bathrooms.

The west wing of the property comprises a two-storey cottage named Duckdown, which interconnects to the main farmhouse. It includes a spacious family room with a feature fireplace and double doors to a private garden. The kitchen has fitted units and appliances, with an adjacent utility room. Upstairs are two sizeable bedrooms with fitted wardrobes, one with an en suite shower and the other with an en suite bathroom.

The additional interconnecting cottage known as The Dairy Cottage provides single-storey accommodation. It comprises a sociable open-plan living, dining space and contemporary kitchen with a freestanding log-burning stove and bi-folding doors to a private garden. Three en suite bedrooms and a cloakroom complete the facilities.

The Milking Shed is also single-storey but is detached and features a vaulted open-plan reception/kitchen with French doors to a private garden, in addition to a pair of bedrooms served by a modern shower room. This section of the property has been converted in recent years, giving a modern feel.

The Jam Shed is available as a two bed static caravan, which brings in additional holiday let income.



Main House



Main House



The Dairy Cottage





Outside

The property resides within a 6-acre plot approached over a sweeping gravelled driveway, opening to a considerable forecourt with ample parking and a turning area. Large paved terraces serve both the main home and the attached accommodations, with all four properties enjoying generous private gardens. There is a selection of workshops and former stabling, along with a field with former consent for five touring caravans, whilst the beautiful lawned garden with its range of specimen trees and herbaceous planting extends onto the copse and pastureland beyond. The surrounding trees and grounds provide seclusion and privacy.

Location

Centery Farm is nestled between the North Devon countryside, providing a range of outdoor pursuits and picturesque views, whilst being just over a 5 minute drive to the villages of West Down, Marwood and Muddiford. The village's local amenities include schools, village halls, local shops, public houses and restaurants.

The sandy beaches at Saunton, Woolacombe and Croyde are within easy reach, whilst the thriving nearby town of Barnstaple offers a vast array of local and national retailers, public houses, restaurants, a leisure centre and cinema complex.

The nearby A361 North Devon link road offers links to the M5 and the Cathedral City of Exeter, with its wide range of leisure, shopping and educational and cultural facilities. Exeter Airport provides domestic and international flights including twice-daily flights to London City.

The local area offers an excellent range of independent schools including West Buckland, Kingsley and Blundells, whilst Exeter offers The Maynard, Exeter Cathedral School and Exeter School.

Duckdown Cottage

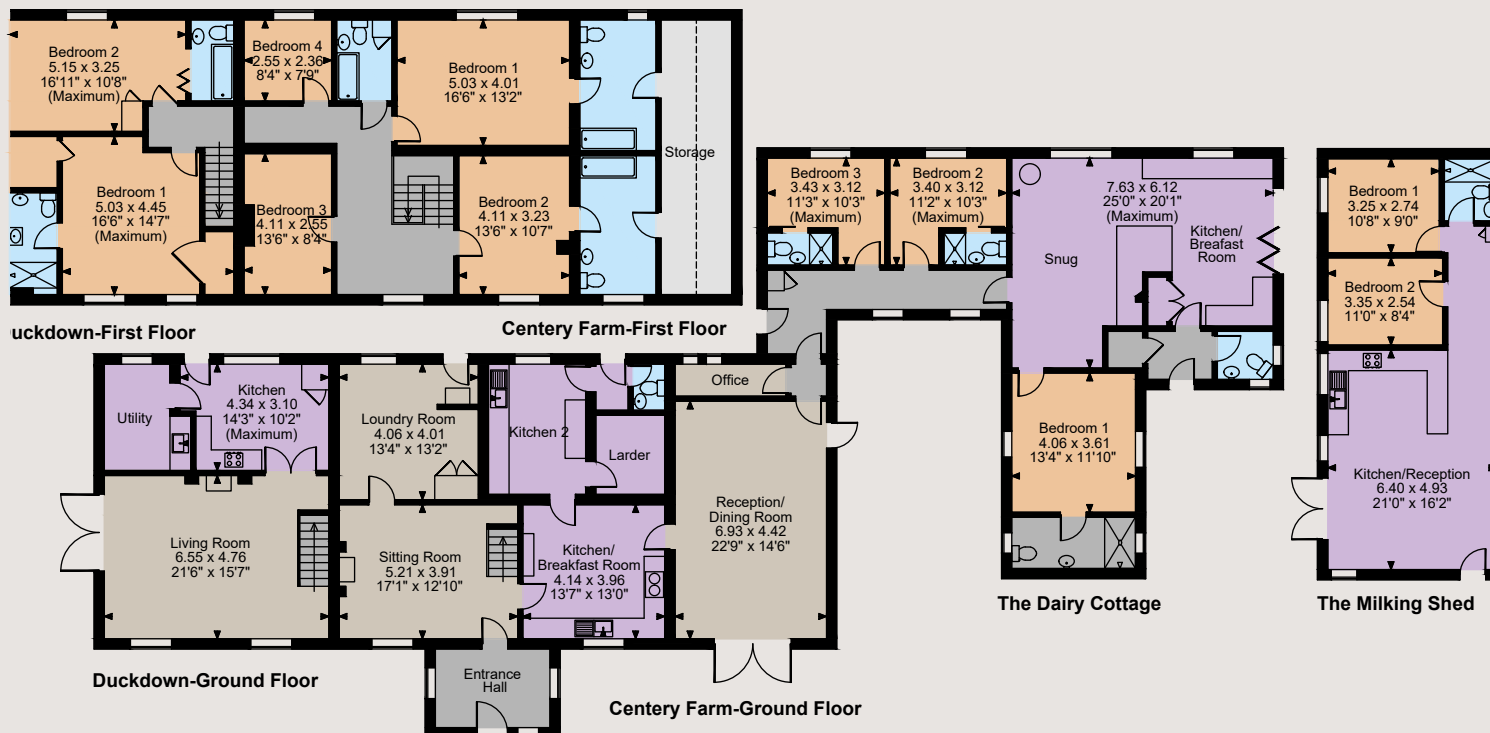
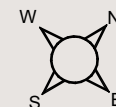


The Milking Shed





Floorplans
Main house internal area 512 sq ft (2215 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Barnstaple, head north along the A39 for around 1.9 miles before turning left and proceeding to follow the B3230 for a further 5.3 miles. Turn right onto Centery Lane, where the property will be on the left.

General

Local Authority: North Devon District Council

Services: Mains electricity. Private water and drainage which we understand to be compliant with current regulations. Oil-fired central heating.

Council Tax: Band A (Main House)

Business Rates Apply

Tenure: Freehold

Guide Price: £1,300,000

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