

COURT FARM

PARRACOMBE • BARNSTAPLE • DEVON



JACKSON-STOPS



COURT FARM
PARRACOMBE, BARNSTAPLE, DEVON, EX31 4QE

A BEAUTIFULLY SITUATED PERIOD HOME
WITHIN EXMOOR NATIONAL PARK, IN NEED OF
RENOVATION, SET IN APPROXIMATELY 2.8 ACRES
AND AVAILABLE WITH NO ONWARD CHAIN



DISTANCES

PARRACOMBE VILLAGE - 2.3 MILES

COMBE MARTIN - 6.5 MILES

WOOLCOMBE - 16.5 MILES

BARNSTAPLE - 14 MILES

ILFRACOMBE - 14.5 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Idyllic location within Exmoor National Park
- 30 minute walk to famous Hunters Inn & Heddons Mouth
- Five minute drive to local Public House & village
- Spacious period house requiring renovation
- Range of outbuildings with potential (STPP)
- Double Garage/Workshop
- Flexible and versatile accommodation
- Potential for annexe or income generation
- Four/five bedrooms

LOCATION

Court Farm occupies a peaceful and tucked-away position on the western fringes of Exmoor National Park, surrounded by unspoilt countryside. The National Park is renowned for its rolling moorland, wooded valleys and dramatic coastline, offering exceptional opportunities for walking, riding and outdoor pursuits.

Despite its rural setting, the property enjoys convenient access to the North Devon coast, including the renowned surfing beaches of Woolacombe, Croyde, Putsborough and Saunton. The coastline was designated a World Surfing Reserve (WSR) in 2022 – the first in the UK.

The village of Parracombe (approximately 2.3 miles) offers a traditional pub and community shop, while a wider range of amenities can be found in Ilfracombe and the regional centre of Barnstaple (both around 14 miles), providing shopping, schooling, leisure and transport links.

COMMUNICATIONS

The area is readily accessible via Junction 27 of the M5 motorway, connecting to the A361 North Devon Link Road and onward to the A39 Atlantic Highway. Rail services are available from Barnstaple, linking to Exeter St Davids, where there are regular mainline connections to London Paddington in just over two hours. Alternatively, Tiverton Parkway station, approximately an hour's drive, provides a direct service to London and further national destinations.

THE PROPERTY

Court Farm presents an exciting opportunity to acquire a detached period residence in a small idyllic rural hamlet, enjoying far-reaching views across the surrounding countryside.

Now requiring renovation, the property offers well-proportioned and highly adaptable accommodation, with considerable scope to reconfigure and enhance to suit individual requirements. Character features are evident throughout, including exposed beams, inglenook fireplaces and original stonework.

The current layout provides three reception rooms with four/five bedrooms and three bathrooms, although the configuration would benefit from adaptation to maximise the accommodation. There is clear potential to create a self-contained annexe within the existing footprint, subject to any necessary consents.

A particular feature is the range of traditional outbuildings, including a detached stone barn with attached stores and garaging. These offer tremendous potential for a variety of uses – such as ancillary accommodation, holiday letting or a home office/studio – subject to planning permission.

The property is further enhanced by its delightful west-facing gardens and grounds, enjoying a sunny aspect and incorporating a gently flowing stream, pond and pasture paddocks. In all, the grounds extend to approximately 2.8 acres.

Offered for sale with no onward chain, Court Farm presents a rare opportunity to acquire a character home in a superb setting, with significant potential to enhance and create a truly special country residence.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Front door leads to:

Entrance Porch – Slate flagstone floor. Windows to side elevation. Door gives access to:

Dining Room – Window to the front elevation overlooking the garden



with a window seat. Inglenook fireplace with woodburning stove on a slate hearth and exposed stonework.

Breakfast Room – Window to the front elevation overlooking the garden and countryside beyond. Oil fired Aga set into chimney recess. Beamed ceiling. It is understood that a secondary staircase used to run from this room up to bedroom 3. Opens to:

Kitchen – A dual aspect room with views over the garden and surrounding countryside. Beamed ceiling. Tiled floor. An excellent range of matching wall and base units with a Belfast sink set into wooden work surfaces with integrated double oven and hob. Space for a fridge/freezer and dishwasher.

Inner Hall – Stairs rise to the first floor landing. Beamed ceiling. Window to the front elevation.

Sitting Room – Window to the front elevation enjoying countryside views. Exposed beam. Inglenook fireplace with wood-burning stove and exposed stonework.

Lobby – Secondary stairs rise to the first floor and bedroom 5. Understairs storage cupboard. Door giving access to the front elevation.

Bedroom 4 – Window to the front elevation enjoying countryside views.

En-Suite – Comprising low level WC, pedestal wash hand basin and a shower. Window to the front elevation.

First Floor Landing – Built-in storage cupboard.

Wet Room – Comprising low level WC, pedestal wash hand basin and a shower. Velux window.

Bedroom 2 – Low level window to the front elevation and Velux window. Exposed floorboards.

Family Bathroom – Comprising low level WC, pedestal wash hand basin and a panelled bath with shower over. Window to the front elevation.



Bedroom 1 – Window to the front elevation enjoying countryside views. Exposed beams, built-in storage cupboards. Hatch access to loft.

Bedroom 3 – Window to the front elevation enjoying countryside views. Built-in storage cupboard. Hatch access to loft space.

Dressing Room/Study – Window to the front elevation enjoying countryside views.

Secondary First Floor Landing – Window to the front elevation enjoying countryside views. Floor mounted oil fired boiler providing domestic hot water and central heating, with a pressurised hot water cylinder. Hatch access to loft.

Bedroom 5 – Windows to the front elevation enjoying countryside views. Built-in wardrobe.

OUTSIDE

Accessed via a quiet country lane, the property is approached through a traditional five-bar gate, leading onto a driveway with ample parking and turning space.

A detached stone barn adjoins the grounds, currently comprising a studio with mezzanine, log store, and an attached double garage and workshop, with a gardener's WC to the rear. The barn offers excellent potential for a variety of uses, subject to planning permission, including ancillary accommodation, a home office or studio.

The gardens and grounds are a particular highlight, enjoying a private West-facing aspect and a sunny, tranquil setting. A gently flowing stream meanders through the landscaped gardens to a pond, complemented by a variety of mature trees, shrubs and planting. Beyond the formal gardens, there are pasture paddocks, creating versatile outdoor space for equestrian use, animals, or recreational pursuits. In total, the property extends to approximately 2.8 acres.

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TOTAL APPROX. FLOOR AREA

MAIN HOUSE = 2207 SQ FT / 205 SQ M

LIMITED USE AREA(S) = 167 SQ FT/ 15.5 SQ M

GARAGE = 347 SQ FT/ 32.3 SQ M

OUTBUILDINGS = 811 SQ FT/ 75.3 SQ M

TOTAL = 3532 SQ FT / 328.1 SQ M

PROPERTY INFORMATION

Services – Mains electric. Private water (borehole) and private drainage.
Oil fired central heating.

Local Authority – Exmoor National Park & North Devon District Council.

EPC Rating: E

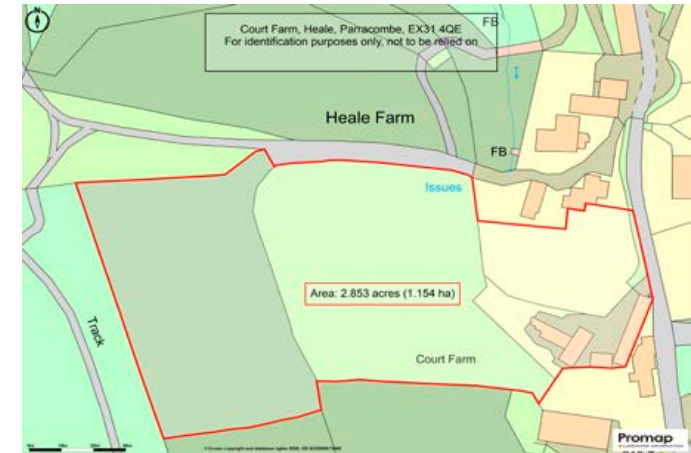
Contents, Fixtures and Fittings – Only those mentioned within this brochure are included in the sale. All others, such as light fittings, mirrors, garden ornaments etc. are specifically excluded, but may be available by separate negotiation.

Directions – From Barnstaple, follow the A39 to the staggered crossroads at Blackmoor Gate. Continue straight, following signs for Lynton and Lynmouth. Take the first left towards Parracombe, then, just before the village sign, turn left towards Heale. Continue along this country lane to the T-junction, turn left, and proceed approximately 1.7 miles until the entrance to the property is on the left-hand side.

What3Words: ///lobby.suitable.hires

Viewing – By appointment with Jackson-Stops, North Devon
01271 325 153.

For sale by private treaty with vacant possession upon completion.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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