

QUARRY HOUSE

BRATTON FLEMING, BARNSTAPLE, DEVON



JACKSON-STOPS





**QUARRY HOUSE
BRATTON FLEMING, BARNSTAPLE, DEVON, EX31 4SD**

A BEAUTIFUL VICTORIAN PERIOD RESIDENCE
IN AN EDGE OF VILLAGE LOCATION, ENJOYING
SPECTACULAR PANORAMIC VALLEY VIEWS, ALL
WITHIN 2.45 ACRES



DISTANCES

BRATTON FLEMING – WITHIN
WALKING DISTANCE

EXMOOR NATIONAL PARK – 5.3
MILES

BARNSTAPLE – 7.5 MILES

WOOLACOMBE – 18 MILES

M5 MOTORWAY – 36.3 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Beautiful position enjoying panoramic views
- Perched amongst glorious woodland
- A substantial mainly Victorian residence
- Five bedrooms
- Five reception rooms
- Three bath/shower rooms
- Interesting history
- Delightful private and sunny terrace enjoying magnificent views
- Wooded gardens and grounds with tennis court
- Former quarry with potential (STPP)
- Around 2.45 acres in total incorporating a former railway bed

COMMUNICATIONS

The area can be accessed from Junction 27 of the M5 Motorway, and along the A361 North Devon Link Road which leads onto the A39 Atlantic Highway. The nearest train station is located at the regional centre of Barnstaple, which connects to Exeter where there are regular mainline rail services to London (Paddington) in just over 2 hours. Alternatively, Tiverton Parkway Railway Station is around a 45 minute drive, which has connecting trains to London in around 2 hours.

LOCATION

The property stands beautifully on the outskirts of the popular village of Bratton Fleming, in an elevated position nestled amongst the canopy of the trees below, and enjoys breath-taking panoramic views over the valley. The village of Bratton Fleming is within easy reach and offers a thriving community with village store/Post Office, village hall offering a monthly farmer's market and a primary school and nursery.

Exmoor National Park is around 5.3 miles away and is famous for its undulating moors and pastureland with streams and rivers running down through deep wooded combes to the spectacular coastline below. Exmoor offers excellent country pursuits including walking, horse riding and fishing.

The stunning North Devon coastline was selected in 2022 as a 'World Surfing Reserve' (WSR) – the first in the UK and only cold-water WSR in the world, and is within easy reach with Combe Martin, Lynton and Lynmouth being the closest, whilst the 3 mile long award winning sandy beach at Woolacombe is around 18 miles away.

The regional centre of Barnstaple is around 7.5 miles away, and offers all the area's main business, commercial, leisure and shopping venues including schooling, whilst the highly regarded West Buckland private school is also within easy reach.

PROPERTY HISTORY

Quarry House has a fascinating history, with numerous interesting historic connections. The western most boundary comprises part of the former Barnstaple to Lynton narrow gauge railway line, which was eventually closed in 1935.

Of equal interest, the property was owned and occupied during the war years by Michael Powell and Emeric Pressburger, members of the film producing team 'The Archers', famous at the time for 'The Spy in Black' and later for many films including 'The Red Shoes' and 'The Battle of the River Plate'. During the war years, they entertained many of the stars of the films including, it is understood, Deborah Kerr before she moved to Hollywood.

A more detailed description of the famous connections of the property is available for interested parties from the agents upon request.





THE PROPERTY

Quarry House comprises a substantial, mainly Victorian residence, which stands in an elevated position, with all principal rooms enjoying a delightful westerly outlook over the valley and surrounding countryside. The property offers spacious and versatile accommodation, with a wealth of period features, and currently boasts five reception rooms, five bedrooms and three bath/shower rooms. The main drawing room is a particularly wonderful feature of the property, having originally been built to house an organ, and has been designed to offer excellent acoustics with domed ceilings.

The property was re-roofed in 2008. Although one or two features might benefit from refurbishment, it offers a prospective buyer the chance to acquire a superb family home. Surrounding the property is a good sized sunny terrace that enjoys the fabulous views on offer across the valley, with the countryside beyond, and is the perfect place for al-fresco dining and entertaining. The gardens and grounds extend to around 2.45 acres and consist of wonderful steep woodlands dissected by interconnecting pathways. There is also a former quarry, tennis court, vegetable garden and lawned sections, as well as a dilapidated garage.

Properties of this calibre and location very rarely become available to the open market, and the agents have no hesitation in recommending a viewing.

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

Front door leads to:

Entrance Hall Stairs lead to the first floor landing. Ornate ceiling cornice and rose. Windows to the front elevation. Secondary stairs rise to the first floor.

Sitting Room Ornate ceiling cornice and rose. Wood burning stove on a slate hearth with surround. Double doors lead to:

Garden Room Access onto the garden and windows affording spectacular views.

Drawing Room A wonderful triple aspect double height room with a bay window to rear elevation enjoying panoramic views and a domed and vaulted ceiling. Wood burning stove on a tiled hearth with Minster surround. Ornate wall panelling and ceiling coving.

Study Window to the front elevation. Tongue and groove panelled ceiling.

From the drawing room, stairs rise to:

Mezzanine Library/Cinema A fabulous space overlooking the

drawing room and enjoying views of the garden. There is a range of built-in shelving. The current owners use this area as a cinema with a projector.

Dining Room Bay window to the rear elevation enjoying views over the woodland and countryside beyond. Electric coal effect fire with ornate surround and plaster moulding. Range of built-in shelving and storage.

Cloakroom Comprising low level WC and vanity wash hand basin. Obscure window to the front elevation.

Kitchen/Family Room A superb family orientated room with fantastic views. Wood burning stove on a slate hearth.

Kitchen Area Comprising a range of matching wall and base units with sink set into roll top work surfaces. Space for fridge/freezer and dishwasher. Oil fired Aga (provides cooking and hot water).

Utility Further range of matching wall and base units with single drainer stainless steel sink unit set into roll top work surfaces. Space for washing machine and tumble dryer. Electric oven and hob.

Rear Lobby Door giving access onto the garden.

First Floor Landing Airing cupboard. Built-in storage.

Cloakroom Window to the front elevation. Low level WC.

Bedroom 2 A dual aspect room with countryside views. Wash hand basin. Built in cupboards.

Bedroom 3 Window to the rear elevation enjoying views over the woodland and countryside beyond. Wash hand basin. Cupboard.

Bedroom 4 Window to the rear elevation enjoying fine views over the woodland and countryside beyond.

Bathroom Comprising vanity wash hand basin and roll top bath. Panelling to dado height. Exposed floorboards. Window to the front elevation.

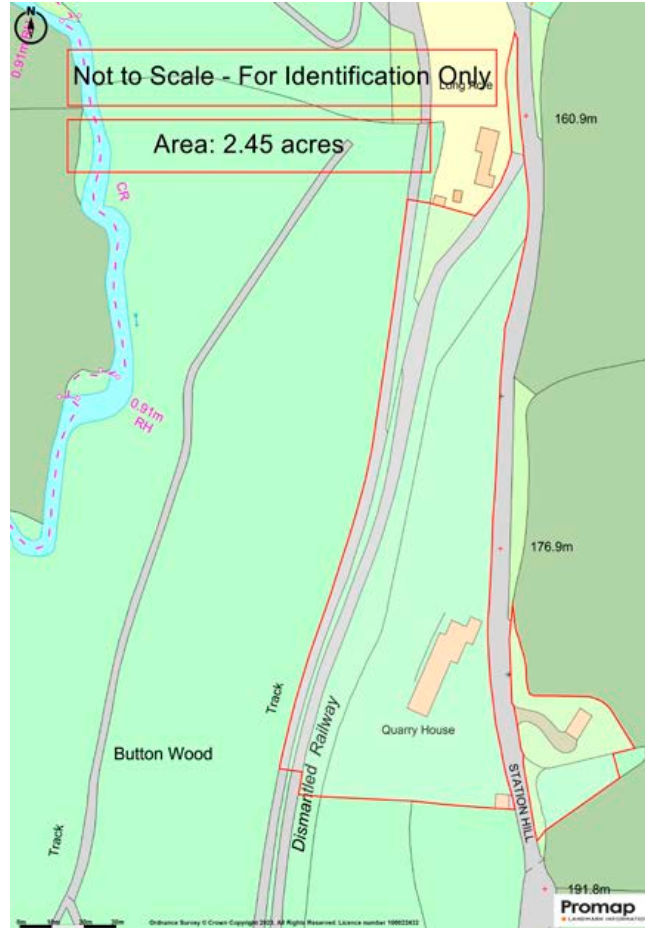
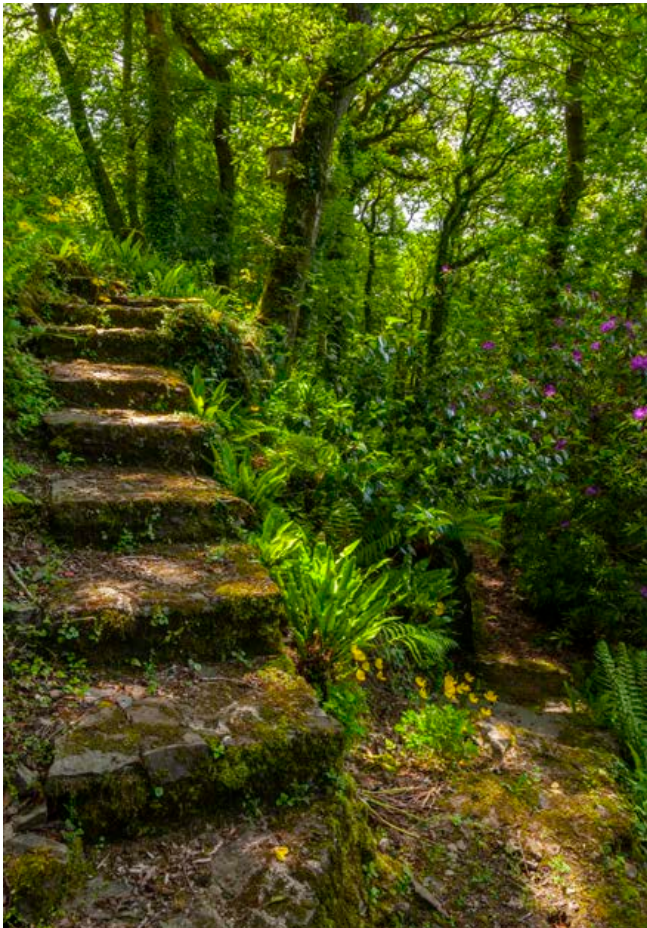
Bedroom 5 Window to the rear elevation enjoying panoramic views. Built-in wardrobes and vanity wash hand basin (there is a door connecting to bedroom 1, which also can be accessed via a separate staircase and the en-suite to bedroom 1).

En-Suite Comprising low level WC, vanity wash hand basin and a separate shower cubicle.

Bedroom 1 Enjoying a stunning dual aspect with panoramic valley views. Built-in wardrobes.

En-Suite Comprising low level WC, vanity wash hand basin and shower cubicle. A separate door gives access to the secondary staircase from the main entrance hall.





OUTSIDE

The gardens and grounds of the property are a particularly beautiful feature, and in total, extend to around 2.45 acres, which comprises a wonderful mixture of terraces, various seating areas, woodland, former tennis court, a vegetable garden and the former railway track bed. This creates a lovely area in which to walk across the western boundary of the property which also benefits from a separate vehicular access leading onto the lane. There is an ancient monkey puzzle tree which is thought to have been planted when the railway was first constructed.

There is a superb terrace which spans the length of the property, which enjoys a beautiful private and sunny aspect, with breath-taking valley views, where you can sit amongst the canopy of the trees and overlook the countryside beyond. There are various intertwining pathways that connect the steep wooded section and meander through the land.

To the side of the property, a path leads to the former tennis court, which could be reinstated, or developed for another use if required, and subject to any necessary consents. Beyond the tennis court is a vegetable garden with some fruit trees. To the south of the house is a further area of garden with a greenhouse, lawned section and dilapidated garage which also has separate access onto the lane. It is thought that, subject to any necessary planning permission, a separate drive or additional parking could be created here.

The Quarry On the opposite side of the lane is a former quarry, which is currently used by the owners for parking. There is also a useful Nissen hut with power and light connected. It is thought that this area has potential for further use, subject to any necessary planning permissions.

PROPERTY INFORMATION

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

EPC Rating: E

Directions: From our office in Barnstaple, proceed around the corner into Bear Street and proceed to the traffic lights. Continue straight across and follow signs for Bratton Fleming, staying on this road until you enter the village itself. Upon entering the village, take the third left hand turning into Station Road. Stay on this road as you leave the village, and proceed for a short distance, and as you descend the hill, the property will be found on the left hand side with name plate clearly displayed.

What3Words: charm.mallets.inspect

Viewing: By appointment with Jackson-Stops, North Devon 01271 325153.

For sale by private treaty with vacant possession upon completion.

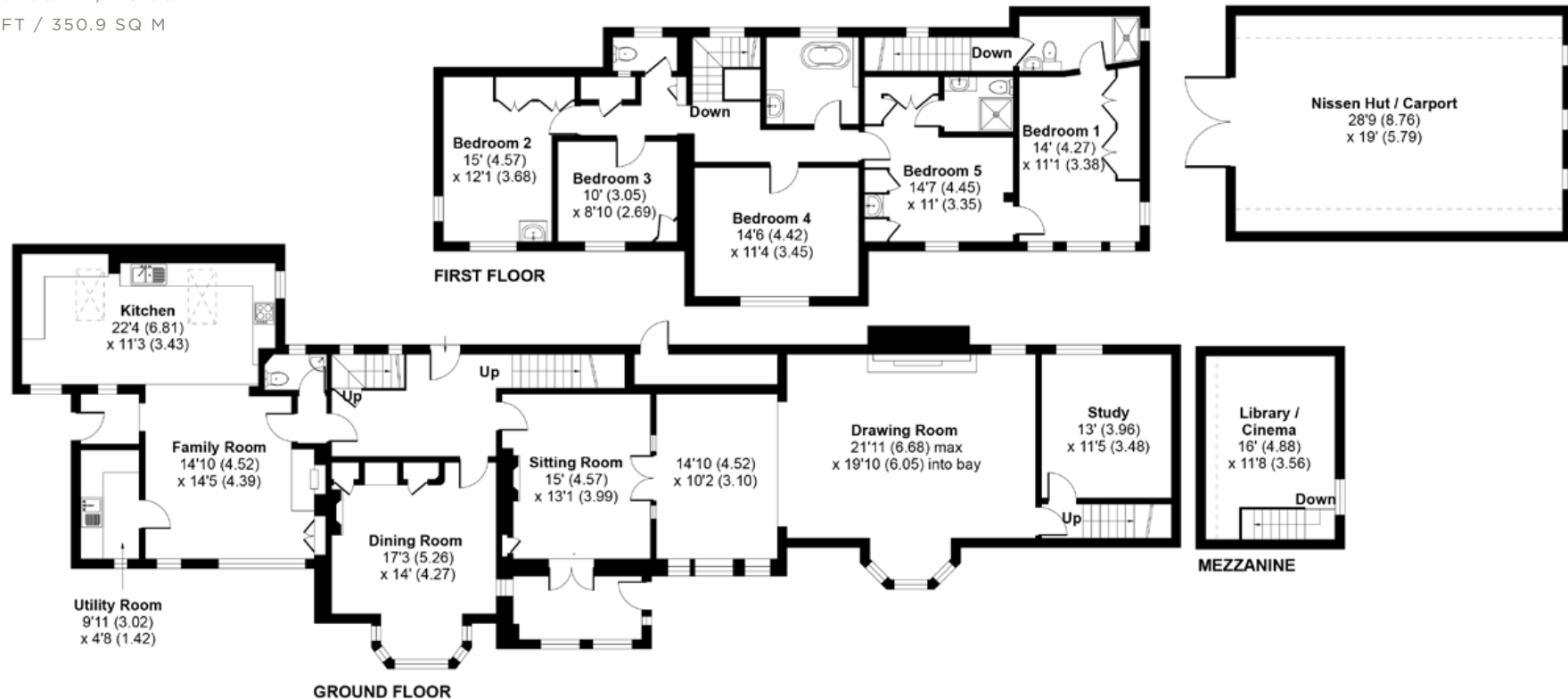
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TOTAL APPROX. FLOOR AREA

MAIN HOUSE: 3347 SQ FT / 310.9 SQ M (EXCLUDES RESTRICTED HEAD HEIGHT)

OUTBUILDING: 431 SQ FT / 40 SQ M

TOTAL: 3778 SQ FT / 350.9 SQ M



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 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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