

Bulworthy Farmhouse

Stony Cross, Nr Alverdiscott, Bideford, North Devon, EX39 4PY



for sale



mark devitt

Property Marketing Consultants
Sales & Acquisitions

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Distances (Approximate)

- 0.3 mile to Stony Cross*
- 4.3 miles to Bideford*
- 5.2 miles to Great Torrington*
- 7.4 miles to Barnstaple*
- 19 miles to South Molton Junction A361*
- 38.6 miles to Exeter*
- 49.2 miles to Tiverton Junction M5*



This charming Grade II Listed 17th century period Farmhouse, offers lots of character having been sympathetically and tastefully updated in recent years, enhancing and highlighting many period features, making Bulworthy Farmhouse a very comfortable family home with space for dependent relative.

- * Stone Inglenook Fireplaces * Wood Burners * Beamed Ceilings * Latch Doors * Slate Floors
- * Reception Hall * 22' Fitted Kitchen * 22' Dining Room * Rear Hall * 18' Sitting Room * Living Room * Inner Hall with Staircase off * Ground Floor Bathroom * First Floor Shower Room * Master Bedroom with En Suite Shower Room and Private Staircase * 3 Further Double Bedrooms * Box Room / Childs bedroom 5
- * Enclosed Large South Facing Garden * Detached Double Garage Workshop * Ample Parking
- * Separate, yet adjoining 1.5 Acre Paddock with additional lane Access
- * Being sold with no onward going chain if required and strongly recommended for viewing.



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THE PROPERTY

Bulworthy Farmhouse is a captivating period home with loads of character and charm with an abundance of curiosities and period features. This very spacious and tastefully updated home is considered ideal for a growing family, also having the space to accommodate dependent relatives if required. The very adaptable accommodation boasts many practical modern upgrades including re fitted bathrooms and kitchen. Currently the property is arranged as 4/5 bedrooms with family bathroom and 2 shower rooms, 3 reception rooms, 3 hall ways and very well equipped kitchen. Outside are large south facing gardens with space for chickens in the small enclosed orchard.

The more formal area of garden is centrally located immediately to the rear of the house is very sheltered and enjoys a good degree of seclusion. A further area of side garden leads down to the garage and up to the paddock, this extends around to the top garden which also has a separate field gate on to the lane. The detached barn is used as a Garage/workshop and has been used for stabling in the past. The adjoining 1.5 acre paddock extends out to the west. A gravel entrance drive leads around to the front of the farmhouse providing ample parking; a further area of garden enclosed by hedging extends to the north. This impressive home is worthy of a viewing for those looking for a country home not too far from town.



SITUATION: Bulworthy Farmhouse is located down a quiet country lane away from the traffic and close to the hamlet of Stony Cross and not far from Alverdiscott which is located on the B3232 having a bus service connecting Torrington and Barnstaple. Bideford is also not far away on the banks of the River Torridge. Bulworthy is more or less equidistant of both Bideford and North Devon's regional centre of Barnstaple. Both towns offer a good selection of shops and amenities. Barnstaple, is connected with the M5 motorway via the A361 North Devon Link Road and is approximately a one hour drive away as is Tiverton Parkway mainline railway station (connecting London Paddington). The regional airport is at Exeter, a little further afield is Bristol airport connecting with a wider range of destinations. Sporting and recreational facilities are readily available in the area, the beaches of North Devon are very popular and easily accessible. Instow offers a beach on the estuary and yacht club. Golf courses are available at Saunton, Westward Ho! Torrington and Barnstaple. The picturesque North Devon coast and both Exmoor and Dartmoor are also not that far away. The Tarka Trail, popular with cyclists and walkers alike extends around the estuary and beyond







The accommodation is arranged as follows and briefly comprises

(All measurements are approximate)

Reception Hall: 14' 7 x 9' 5 (4.48m x 2.90m) with wide timber entrance door opening into a very welcoming space, slate floor, feature stone wall, opposing twin side windows, twin wall lights and doors off to kitchen and inner hall

Kitchen: 22' 6 x 7' 2 (6.89m x 2.19m) a galley style re fitted kitchen with impressive range of modern base units with cupboards and drawers, eye level cupboards and range of appliances which include American style fridge freezer, range cooker with conopy hood extractor over. Flip down breakfast bar, dish washer, washing machine, inset sink and drainer with mono bloc mixer taps, heritage sky light window, tiled splash backs and slate floor, butler sink and stable door to outside.

Dining Room: 18' 8 x 16' 10 (5.73m x 4.91m) with slate floor, impressive stone inglenook fireplace with inset wood burner set on stone hearth and old bread oven, heavily beamed ceiling, wall and ceiling lights, feature niches, useful under stairs cupboard, radiator, doors to back stairs and rear hallway.

Agents Note: The dining room could be used as a family kitchen dining room if required.





Rear Hall: with wide timber door off to rear garden, wall light, slate floor and door to sitting room

Sitting Room: 18' 6 x 15' 2 (5.67m x 4.63m) with impressive stone inglenook fireplace with inset log burner set on raised hearth, radiator, heavily beamed ceiling, wall lights and feature niches, doors off to living room, inner hall and living room



Living Room (currently used as a play room): 13' 10 x 12' 8 (3.99m x 3.68m) with French doors off to south facing rear garden, period internal window, feature niches and fireplace,

Inner Hall: with main staircase off doors to sitting room, reception hall and ground floor bathroom



Ground floor bathroom: recently re fitted ground floor family bathroom with half tiled surrounds, modern suite comprising free standing tub bath with free standing mixer shower taps, close coupled WC with concealed cistern, built in base cupboards, feature wash stand with round raised wash basin, mirror over, ladder towel radiator, linen cupboard

Back Stairs with half landing: to





Master Bedroom 1: 17' 6 x 14' 10 (5.36m x 4.30m) (also accessed from the main landing) with walk through wardrobe, 2 x radiators and dual aspect

En Suite Shower Room: Recently re fitted with wash stand base having large bowl wash basin, ladder radiator, walk in shower, walk through to private low level WC

Main Staircase from inner hall to First Floor: with Half Landing, exposed feature timbers and window, steps to



Bedroom 4: 14' 2 x 9' 3 (4.33m x 2.83m) with radiator, alcove recess and outlook to front

First Floor Landing: with timber latch doors of

Bedroom 3: 13' 3 x 13' 2 (4.05m x 4.02m) with outlook to rear garden, radiator and feature fireplace

Bedroom 2: 15' 6 x 15' 6 (4.75m x 4.75m) with twin windows enjoying outlook over rear gardens, radiator. *Note: This room has two entrance doors and could be easily split to provide two single bedrooms if required*



Box Room / Childs Bedroom 5: 10' 2 x 7' 5 (3.11m x 2.28m) with low height small entrance door and low ceiling (perhaps a former priest hole!), small feature window,

Shower Room: Re fitted with modern shower having folding screen door, vanity wash basin, base cupboards, close coupled WC with concealed cistern,

Agents Note: Either bedrooms 4 or 5, have potential as an additional bathroom. Bedroom 2, has potential for sub division to create 2 single rooms if required.





OUTSIDE:

Gardens: The property is approached via a pillard entrance with gravel driveway leading to ample parking area to the front of the property, a five bar gate leads to the **Detached Garage Workshop:** 26' 6 x 15' 8 (8.08m x 4.77m) with partial sub division formally used as a stable

The gardens extend around both sides of the property leading to an enclosed more formal area of garden immediately behind the house with stone walling being laid mainly to lawn with sun terrace beside the back door with feature pond. There is a further area of slightly raised garden again laid to lawn with field gates to both the lane and the paddock.

Paddock: A rectangular enclosed field gently sloping to the north, extending to approximately 1.5 acres and laid mainly to grass with deep hedge to the western boundary. (Bulworthy Farmhouse can be purchased with or without the paddock)

Agents note; the neighbouring barn conversion has a right of way over the driveway.

PRICE GUIDE OPTIONS

£650,000

to include the paddock

Alternatively

£620,000

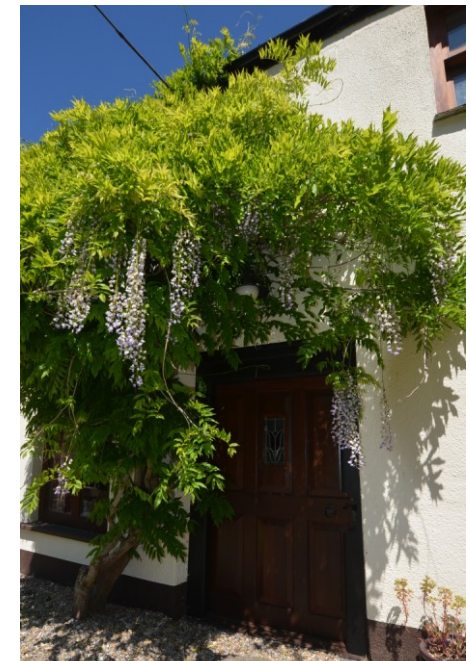
to exclude the paddock

Services: Mains electricity, water, private septic tank drainage shared with Bulworthy Cottage. LPG tank serving central heating

Local Authority: Torridge District Council

Council Tax: Band 'F'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





The Grade II Listing.

Bulworthy Farmhouse

Grade II Listed 19 October 1988

Historic England Source ID: 1104415

English Heritage Legacy ID: 91343

Listing National Grid Reference: SS5096126014

ALVERDISCOTT SS52NW 4/26 Bulworthy Farmhouse II Farmhouse. Early C17. Colourwashed roughcast over cob and stone; late C19 gabled slate roof; late C19 and C20 brick end stacks; rendered stone ridge stacks and external lateral stack of rendered stone to centre of front wall. 3-unit plan with through-passage (blocked) to left of central hall. 2 storeys; 4-window range. Late C19 half-glazed door to left of lateral stack; C20 front windows to right. Late C19 fenestration, with 2-light casements to left bay and horned 6-pane sashes. Late C19 outshut to left. C19 two-storey gabled extension to rear, flanked by outshuts. Interior: ogee-stopped chamfered beams to ground floor; chamfered lintel with half-pyramid stop over blocked doorway to centre of rear wall. Principal rafters for A-frame trusses visible on first floor.

Directions:

From junction 27 on the M5 Motorway turn North West signposted A361 Barnstaple and Tiverton. Follow the The North Devon Link Road (A361) towards Barnstaple until you reach the 'Portmore' roundabout on the outskirts of town, turn left signposted A361 Ilfracombe (A 39) Bideford and Bude, follow the A39 going straight on at the next roundabout and take the first exit at the next roundabout on to the A39 towards Bideford and Bude. At the next roundabout at 'Roundswell' take the first exit onto the B3232 signposted Torrington, follow the road for approximately 4 miles passing through 'St John Chapel' and 'Newton Tracey'. Keep following the road until you reach 'Alverdiscott' turn right at the cross roads with the chapel on the right. Follow the lane passing Alverdiscott Village Hall on in to Stony Cross. Just after Boundary Park turn right down the lane between the cottages, passing the old phone box. Follow the lane up the hill towards Bulworthy. You will see the gravel driveway entrance In front of you next to Bulworthy Cottage.

**Viewing strictly by appointment please
through the vendors' joint agent**



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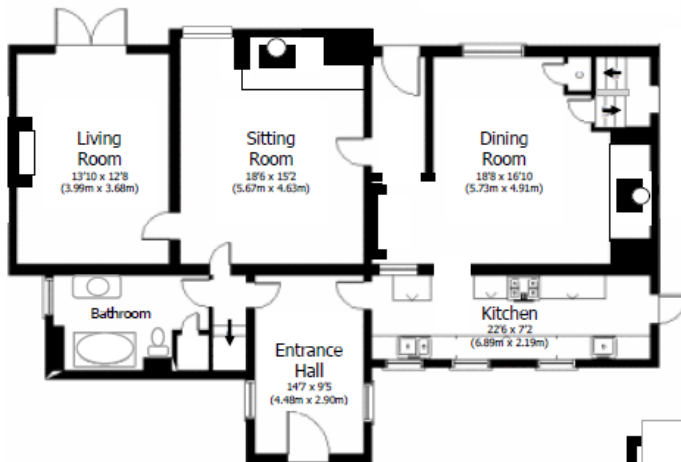
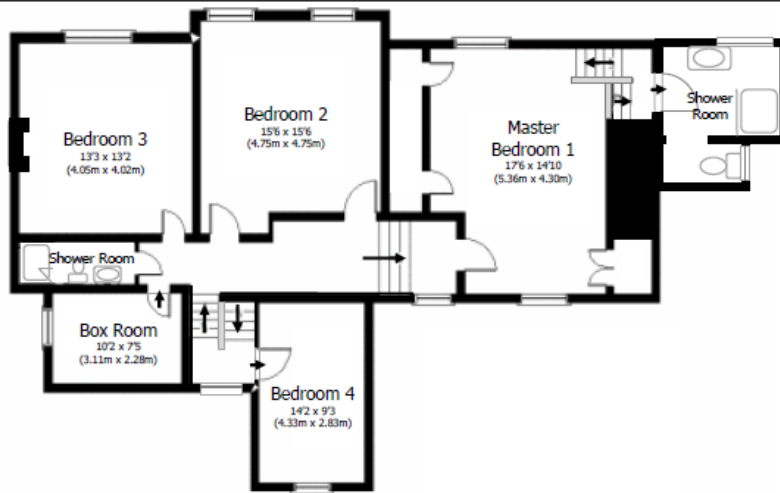
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Double Garage /
Workshop
26'6" x 15'8"
(8.08m x 4.77m)

These floor plans are intended for guidance only, the accuracy and scale cannot be guaranteed.



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NOTE ; For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.