



The Barton, Kentisbury, Barnstaple, Devon

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 



The Barton

Kentisbury, Barnstaple, Devon EX31 4NQ

A large Grade II listed farmhouse with flexible accommodation, approximately 31.3 acres and extensive outbuildings

Combe Martin 3 miles, Ilfracombe 9 miles,
Barnstaple 10 miles

Sitting room | Dining room | Family room | Play room | Scullery | Three Kitchens | Two utility rooms | Cloakroom | Principal bedroom with en suite shower room | Six further bedrooms | Two bathrooms | Shower room | Two WCs | EPC: F

Double garage | Extensive outbuildings, including barns, farm buildings, stables, pig pens, workshops | Events venue | Gardens Pasture | Approximately 31.3 acres in total

The property

The Barton is an impressive Grade II Listed farmhouse with extensive outbuildings and a barn which is used as an events venue. The original house is mentioned in the Domesday Book, with later additions finished in 1672. The house provides more than 4,500 square feet of characterful accommodation with a flexible layout, allowing for various different configurations and uses and providing excellent potential for the creation of an integral annexe.

The Barton is in need of some updating and offers appealing period features which include exposed timber beams and original fireplaces. The ground floor has four comfortable reception rooms and two fully equipped kitchens, both of which have adjoining utility rooms. These provide the option to divide the house into two separate dwellings, including potentially for use as a holiday let.

Upstairs there are seven double bedrooms, plus an additional kitchen. The principal bedroom

has an en suite shower room, while the first floor also has two family bathrooms, one at each end of the house. Additionally, there is a shower room on the ground floor.

Outside

The Barton comes with almost 20,000 square feet of outbuildings, including farm buildings and barns that have been redeveloped as charming, rustic events venues. The large barn comprises almost 8,000 square feet of floor space, while there is also an events bar located in the splendid stone-built outbuilding. Further facilities include an office, stabling, pig pens, a milking shed, a dairy, kennels, a cattle barn, a pony pit and workshop space, as well as a double garage.

Lawned gardens surround the farmhouse with lovely views of the neighbouring church. The rest of the land comprises fields of pasture. In total, the land measures approximately 31.3 acres.





Location

The Barton lies in a peaceful and secluded setting on the edge of Exmoor and just moments from the north Devon coastline. Approximately three miles away, the village of Combe Martin offers a variety of everyday amenities, such as local shops, pubs, restaurants and cafés, as well as a beautiful beach. A further five miles along the coast, Ilfracombe offers further facilities including large supermarkets.

Barnstaple is around 10 miles away, with its excellent choice of shopping, supermarkets and leisure facilities. Schooling in the area includes Kentisbury Primary School, further primary schools in Parracombe and Combe Martin, as well as secondary schools in Ilfracombe and Barnstaple. West Buckland School is also just over 11 miles away. The nearby A39 provides access to Barnstaple and the A361, for easy access towards Exeter and the M5.





The Barton, Kentisbury



Total Area - 12.64 ha / 31.28 ac

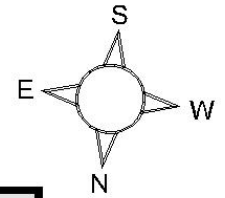
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. X20578-01 | Date 12.09.23



The Barton, Kentisbury
Outbuildings internal area 19,484 sq ft (1,810 sq m)
covered external area = 2656 sq ft (247 sq m)

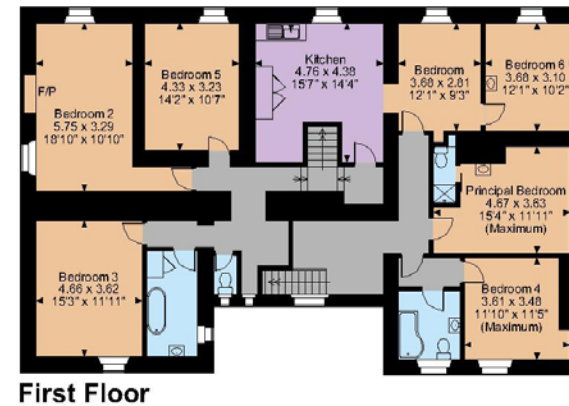
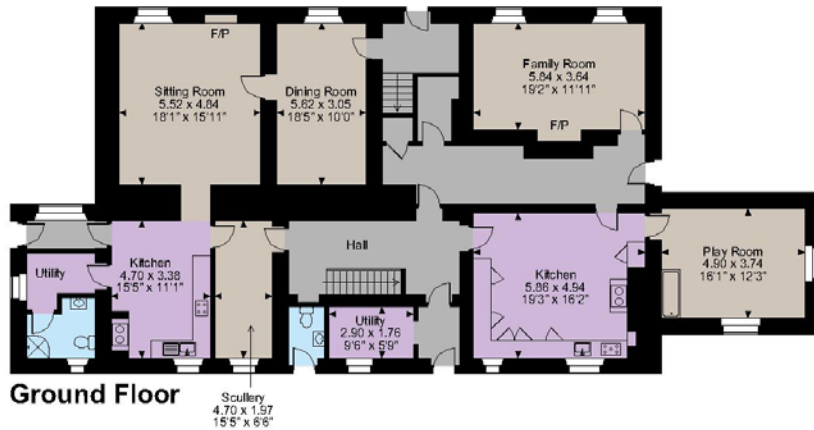
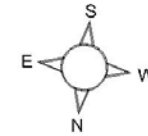


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8566486/DBN

Floorplans
House internal area 4,626 sq ft (430 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8566486/DBN

Directions

The postcode EX31 4NQ will take you to the property using a satellite navigation system.

General

Local Authority: North Devon Council

Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations

Council Tax: Band D

Tenure: Freehold

Rights of way: Please note there is a public bridleway that crosses part of the land

Mobile and Broadband Checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Guide Price: £1,500,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

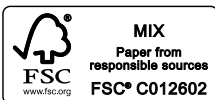
01392 215631

exeter@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2023. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited