



Jackson-Stops & Staff

Indiwell Farm

Swimbridge, Barnstaple, North Devon

Barnstaple 5 miles South Molton 7 miles M5 motorway 35 miles

A delightfully located former farmhouse together with studio and outbuildings standing in the heart of its own grounds amounting to approximately 25 acres

Hall • Sitting Room • Drawing Room • Kitchen/Diner • Pantry
5 Bedrooms – 1 with en suite Bathroom • Family Bathroom
Studio/Workshop • Barn • Outbuildings • Ponds • Stream • Fields • Woodland • Orchard

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Indiwell Farm

Swimbridge, Barnstaple, North Devon

The house is located in a wonderful setting, being virtually in the heart of its own curtilage, in a sunny position on the side of a hill, with predominantly south facing views over its own grounds and the adjoining countryside.

The village of Swimbridge lies about 1 mile to the west and provides a local school, pub, stores and post office. The attractive market town of South Molton is within easy reach to the east and Barnstaple, the commercial centre for North Devon, offers wider shopping facilities including retail parks, further education establishments and entertainments. The M5 motorway (junction 27) and Tiverton Parkway mainline railway station are both within 45 minutes travelling distance

and provide fast road and rail links to the rest of the country and the motorway also gives easy access to Bristol and Exeter airports.

With the borders of Exmoor National Park lying a few miles to the north east of the property the surrounding countryside offers ample opportunities for wonderful walks, riding and other rural pursuits. The rivers Taw and Torridge offer excellent fishing and boating, sailing and bathing can be enjoyed on the lower reaches. North Devon's renowned and spectacular coastline is within easy reach and boasts miles of sandy surfing beaches at locations such as Saunton, Westward Ho!, Croyde and Woolacombe as well as secluded coves and inlets where streams and waterfalls tumble down wooded combs to the sea.

THE PROPERTY

Indiwell Farm – Indiwell is understood to mean “end well” meaning the well at the end of the village – was originally a Devon long house which was partly destroyed by fire at the beginning of the last century. The building was rebuilt and more recently extended into the adjoining barn whilst retaining some of the original features including beams, stone floors, open fireplaces and a bread oven. The property now provides a comfortably appointed home, with flexible accommodation and all of the principal rooms enjoying wonderful views over the grounds and countryside.

To the east of the house a former barn has been converted into a contemporary Studio/Workshop which could alternatively be used as further accommodation, a holiday cottage/guest annexe or possibly offices, subject to any necessary consents being obtained.

The gardens and grounds are one of the most outstanding features of the property with a long wooded drive bounded by daffodils, bluebells and ferns giving access to the house and barns, through a ford which leads to a forecourt. The house is surrounded by its own fields, woodland and small orchard and to the front a stream feeds 3 ponds before it runs on down the valley to the village.

GROUND FLOOR

Entrance Porch: Part glazed front door opening to
Entrance Hall

Sitting Room: 4.10m x 3.36m (13'5" x 11'max)
Attractive fireplace with raised brick hearth, cast iron wood burning stove and bressummer beam over. Shelved recess to side.

Drawing Room: 8.18m x 4.12m (26'10" x 13'6")
plus built in cupboard under stairs. Beamed ceiling.

Magnificent fireplace with raised brick and stone hearth, bread oven and canopy over. Further brick fireplace with fitted cast iron wood burning stove.

Inner Hall: Beamed ceiling. Tiled floor.

Freezer Room: 3.52m x 1.23m (11'6" x 4')

Side Entrance Hall: Tiled floor. Door to front garden. Shelved recess. Communicating door to Drawing Room. Eurostar automatic oil fired boiler with programmer. Belfast porcelain sink.

Kitchen/Diner: 7.91m x 4.94m (25'11" x 16'2")
Double aspect (north and south). Beamed ceiling. Tiled floor. Fitted in matching natural wood units comprising one and a half bowl single drainer sink unit set in L shaped worktop with range of drawers and cupboards under and wall cupboards over. Further worktop with drawers and cupboards under and glass fronted display cabinet over. Third worktop with drawers and cupboards under. Oil fired Aga cooker. French doors to garden.

Pantry: 2.47m x 1.86m (8'1" x 6'1") Tiled floor. Stainless steel single drainer sink unit set in full length L shaped tiled worktop with cupboards and plumbing for washing machine under and fitted storage shelving over.

Cloakroom: Close coupled wc. Pedestal wash basin.

A staircase leads from the Entrance Hall to

FIRST FLOOR

Landing: Access to loft.

Bedroom 3: (west) 4.07m x 3.62m (13'4" x 11'10") Attractive cast iron fireplace.

Bedroom 4: 3.84m x 3.06m (12'7" x 10') Built in storage cupboard.

Bedroom 5: 3.06m x 2.68m (10' x 8'9") Built in storage cupboard.

Spacious Family Bathroom: Half panelled walls. Panelled bath with mixer taps and shower fitment. Pedestal wash basin. Low level wc.

A further staircase leads from the Kitchen/Diner to

Further Landing:

Principal Bedroom Suite comprising:

Bedroom 1: 6.11m x 3.68m (20' max x 12' max) Built in wardrobe cupboard.

Door to

Bathroom 1 En Suite: Panelled bath. Pedestal wash basin. Close coupled wc.

L Shaped Bedroom 2: 5.17m x 3.07m (16'11" max x 10') plus door recess. Double aspect (south and east).

OUTSIDE

On the eastern side of the house there is a detached former barn of brick and stone construction under a pantiled roof which has been converted to now provide a superb contemporary designed

Studio/Workshop comprising:-

A glazed door opens onto the **Upper Level** with **Office:** 7.27m x 3.46m (23'10" x 11'4") Double aspect (south and west) Full length wave shaped oak built in desktop. Oak flooring.

Stairs lead down to **Studio/Workshop:** 5.75m x 4.26m (18'10" x 14') including staircase. Tiled floor. Door to gardens. Sliding doors leading to

Store room: 4.39m x 3.86m (14'4" x 12'8" min) plus storage area. Double doors opening to garden. Tiled floor.

Lobby with a stainless steel wood burning stove leads to

Kitchen Area: 2.97m x 2.85m (9'9" x 9'4") Porcelain sink set on full width oak worktop.

Cloakroom: Mosaic tiled walls. Tiled floor. Close coupled wc. Wash hand basin.

N.B. It is considered that this building could easily be adapted for alternate uses such as guest accommodation, holiday cottage or possibly even offices, subject to any necessary consents being obtained.

On the eastern end of the house there is a lean to **Store** housing the filtration plant for the private water supply.

Gardens and Grounds: The property is approached by a long drive which runs down from the Swimbridge road to the valley bottom, through a ford, which gives access to a brick paved parking area and forecourt to the studio. This parking area also gives access to a **Garden Store** and leads to further substantial timber built **agricultural building** measuring approximately 36.5m x 8.84m (120' x 29') including **open fronted store** and fully enclosed former **sheep shed** with sliding entrance doors. A drive continues around to a useful storage area and returns around the upper pond to the entrance drive.

To the front of the house there are attractive sloping gardens which are lawned and bordered by flowerbeds

stocked with a variety of ornamental trees, shrubs and flowering plants which run down to an ornamental pond which is fed by two upper ponds which are linked by the ford and which in turn runs down through further lawned gardens and fields towards Swimbridge. The grounds include 7 fields and paddocks as well as 2 areas of woodland, an orchard and the pond areas.

On the western side of the house there is a paved area of garden which was used for a former swimming pool.

The whole amounting to approximately **25 acres**

OTHER INFORMATION

Services: Mains electricity including 3 phase. Drainage to a septic tank. Water is from a private supply. Central heating is from an oil fired boiler.

Note: It is understood that the vendors have renewed the electricity supply, plumbing, drainage and boiler since taking over the property

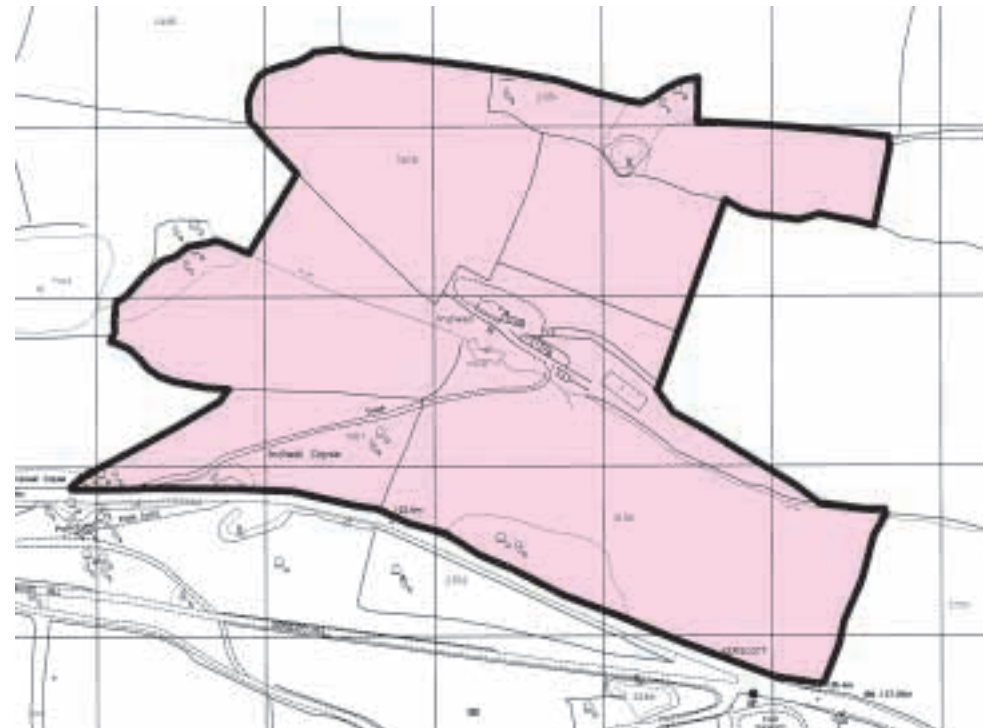
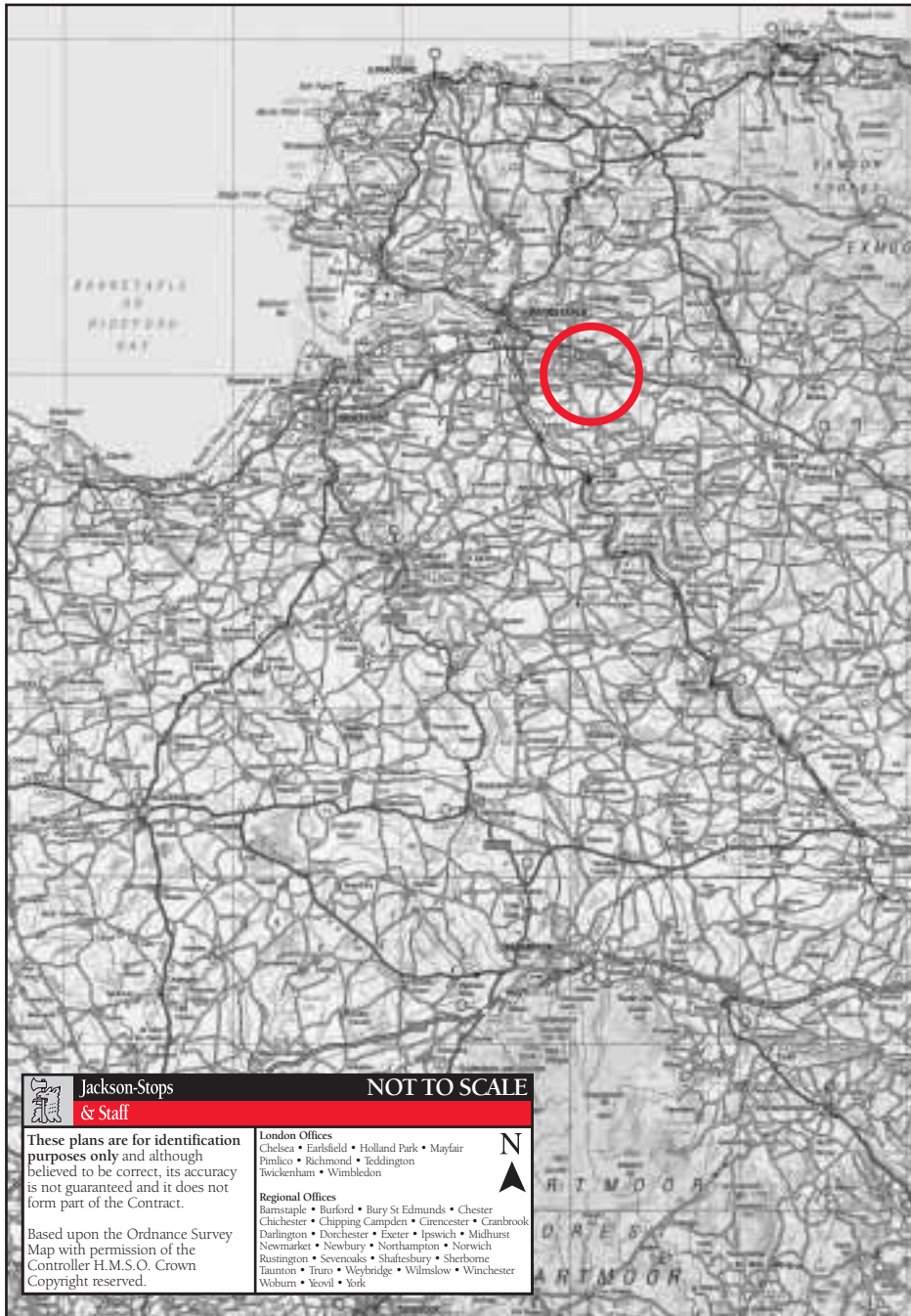
Council Tax: Band E. The studio/workshop is separately rated

Local Authority: North Devon District Council, Civic Centre, North Walk, Barnstaple, EX31 1EA

Viewing: By appointment through the sole agents

Directions to the property From Junction 27 of the M5 motorway take the A361 north Devon link road towards Barnstaple. Just before Barnstaple turn left towards the village of Landkey and proceed through Landkey to Swimbridge. After passing through Swimbridge continue for approximately 1 mile up the hill and the drive to Indiwell Farm is clearly marked on the left hand side.





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We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.

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	Jackson-Stops & Staff	NOT TO SCALE
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