



The Barton, Sampford Courtenay, Devon







An **enchanting farmhouse** set in a pretty village with views of the parish church and surrounding countryside.

Summary of accommodation

Hall | Sitting room | Music room | Study | Dining room | Rear hall | Kitchen/breakfast room | Pantry | Laundry/cloakroom | Cellar

Four double bedrooms | Single bedroom | Two bathrooms | Shower room | WC

Parking | Potting shed | Pond | Garden

Additional orchard and bothy are available as Lot 2 by separate negotiation.

Distances

North Tawton 2.4 miles, Exbourne 2.6 miles, Okehampton 5.3 miles, Exeter city centre/Exeter St. David's station (Paddington 2 hours) 22 miles, Tavistock (Mount Kelly) 22.3 miles, Junction 31 M5 24.6 miles, Tiverton (Blundells) 25.5 miles, Exeter Airport 31.2 miles (London City Airport 1 hour)
(All distances and times are approximate)



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Location

The Barton is situated on the edge of the pretty village of Sampford Courtenay, which has a church, pub (The New Inn) and village hall and is surrounded by unspoilt, lush countryside, a few miles north of Dartmoor.

The nearby, small town of North Tawton has a convenient Spar supermarket, whilst Okehampton is within easy reach for most day-to-day requirements including Waitrose and a selection of local shops. The cathedral city of Exeter is also close at hand offering a wide range of shopping and cultural facilities.

A regular train service runs between Okehampton and Exeter St David's (34 minutes), with connections to Paddington (2 hours 4 minutes). Exeter Airport has a daily flight to London City Airport as well as offering flights to other domestic and international destinations.

There is a wide choice of schools locally both from the state and independent sectors. The two nearest primary schools in Exbourne and North Tawton are both OFSTED rated 2(Good) and from the independent sector there are some excellent schools close by including Exeter School, The Maynard School and Mount Kelly.





The property

Built originally as a traditional longhouse in the 15th century, which was open to the roof from end-to-end and heated from an open-hearth fire, The Barton was subsequently altered over the following two centuries as building styles developed. Then in about the mid-19th century the southern end of the house was replaced by an elegant, south-facing range built of granite with a symmetrical front and a central entrance hall, relegating the old house to a rear service wing and forming an overall T-shaped plan.

The house has retained many interesting features from all these periods and is little altered since the 19th century. These include the smoke-blackened Medieval roof structure, a variety of original fireplaces, deeply chamfered 17th century beams, 12-pane sash windows, an open-well staircase with intact balustrade, a wealth of other joinery including plank and panelled doors and servants' bells. The house also has a lovely position off a lane leading out of the village, with unspoilt countryside to the rear and with a charming outlook towards the grand 15th century parish church, which was the epicentre of the Prayer Book Rebellion in 1549.



Today The Barton is a charming and characterful family home and is very well presented. It has four good-sized reception rooms arranged around the entrance and rear halls and a brick-floored kitchen/breakfast room fitted

with free-standing, farmhouse-style units, an oil-fired, two oven AGA and a large window overlooking the rear garden. Off it is a north-facing, walk-in pantry that remains cool all year round and is fitted with floor to ceiling shelving and an original slate slab.

Upstairs in the early Victorian extension are a pair of double bedrooms that share a bathroom between them and look out over the front garden towards the church. In the older part of the house are three further bedrooms, large family bathroom, shower room and separate WC. The bedrooms have lovely timber floors as well as attractive, Victorian fireplaces.

Garden

The garden extends around two sides of the house, where there is a small parking area close to the back door and access to the kitchen. A stone wall, in parts topped with wrought iron railings, separates the front area of garden from the lane, with a pedestrian access gate and path to the front door. The formal garden stretches round behind the house and is lawned and planted with a rich variety of trees including a mature magnolia alongside borders stocked with flowering shrubs and herbaceous perennials. The formal garden also looks out towards the church and accommodates a private, outside dining area and a lean-to timber and glazed potting shed.

Lot 2

To the other side of the lane is an orchard and adjoining bothy, Barton Cottage. The orchard has access off a track that is not owned.

Barton Cottage is a single storey wooden structure that, subject to gaining the necessary planning consents, could be developed into a one bedroom annexe.

Services

Mains water and spring water. Mains electricity. Private drainage.
Oil-fired central heating & electric AGA.



Property Information

Tenure: Freehold

Local Authority & Council Tax Band: West Devon Borough Council

(www.westdevon.gov.uk). Tax Band G.

EPC: E

Guide Price: £925,000 for Lot 1

Directions (Postcode EX20 2SY)

[what3words///enveloped.convert.stitching](https://www.what3words.com/enveloped.convert.stitching)

From Exeter head north-west on the A377 towards Crediton. Continue on the A377, passing through Crediton, for just over ten miles to the village of Coplestone. In the village veer left onto Beers Hill/A3072, signed to Okehampton. Stay on the A3072 for 9 miles until Sampford Courtenay. On reaching the mini-roundabout by The New Inn, take the third exit and the property will be found on the right about 50 yards beyond the church.



Approximate Gross Internal Floor Area

House: 3374.4 sq ft / 313.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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