



## SWIMBRIDGE, BARNSTAPLE, DEVON, EX32 OFFERS OVER £1,400,000 FREEHOLD

**A significant Grade II\* detached period farmhouse with a fascinating history, set in quiet, unspoilt surroundings of approximately 14 acres.**

The property is ideally situated just outside the village of Swimbridge. This Grade II\* Listed former farmhouse, of Architectural and Historical importance is EPC Exempt and surrounded by its own land. Believed to date back to the early 16th Century, the property was owned initially by the Bedford Estate then remained in the same family ownership for some 250 years. This would go a long way to explaining how so many of the character features have been beautifully retained.

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## DESCRIPTION:

This very substantial, unique and well maintained wisteria clad property offers an adaptable six/seven bedrooms in the main house and six/five spacious reception rooms and three bathrooms and two cloakrooms. Moreover, accessed via a separate drive, there are two well-presented cottages, which have most recently been used for additional visiting family accommodation, and used as holiday letting by a previous owner. Each cottage benefits from characterful two bedroom accommodation, with vaulted ceilings and exposed beams, both with their own parking area and garden.

Attached to the holiday cottages is a further large barn, which is being used as a games room presently housing a table tennis table and pool table, there is potential for this to be converted into further accommodation (subject to any necessary planning permissions). This property is a wonderful family home with ample potential and flexibility for multi-generational living, home-based businesses or as a large family home with income, along with the possibilities for further income in the future.

The accommodation in the main house is well proportioned with versatile and exceptionally adaptable accommodation. There is a bespoke traditional farmhouse style kitchen/breakfast room with a range of hand built oak units with granite work surfaces and an Aga. The snug has an inglenook fireplace with a wood burning stove, bread oven, oak flooring and a beamed ceiling. The dining room boasts an exceptional rare ornate plaster moulded ceiling and feature roll-top fireplace with wood burning stove, bread oven, oak flooring and a beamed ceiling. The dining room boasts exceptional ornate plaster moulded ceiling

and feature roll-top fireplace, with original features and access to the oak framed conservatory that overlooks the gardens, there is a large office with another feature fireplace and slate floor, the sitting room is a stunning room with another feature fireplace, with wood burning stove with original features and access to the oak framed conservatory that overlooks the gardens, a further reception with another feature fireplace and original slate floor is presently being used as an very spacious office. The sitting room is a stunning room with yet another feature fireplace, with wood burning stove and slate floor and beamed ceiling. Beyond this room is another large reception room, a boot room and further reception room that could be used for many purposes including a ground floor bedroom as there is a further bathroom off this room. The first floor has six bedrooms, one of which has another rare original plaster ceiling, and three other have original beams, there is also a large linen room on this floor. Completing the accommodation in the main house is a playroom/storage room on the second floor and easy access to an additional large loft area. The main house exterior was redecorated last year and a raft of other improvements including updated electrical installations and a newly installed waste treatment plant have been undertaken in the last few years.

The main house enjoys complete privacy, with the separate dedicated vehicular access for the two cottages helping to ensure this.

### Outside

The property is approached through double timber gates with a beautiful mature Eucalyptus tree. To the right of the entrance to the driveway is a large double garage, the roof on this has been replaced in recent years and is well insulated. One section of the garage is fitted out as a workshop. The garage has a remote controlled roller door and power and light

connected. There are solar PV panels on the garage roof. An inner door then leads through to the workshop, whilst at the rear, there is an attached lean-to greenhouse with water connected.

The drive leads into an extensive yard where there is ample parking and turning space for several vehicles, Caravans or even a Boat. To the right of the yard is the Atcost barn, which is 60'0 x 28'0, a very useful building, currently providing storage, and housing three timber stables and a tractor shed. Behind the atcost is an enclosed area that would have been part of the original farmyard, this now provides a sheltered and private area for storage and further parking. To the left of the yard is a large two story barn approximately 36'0 x 18'0, which is an incredibly useful barn with potential for a variety of uses (subject to any necessary planning permissions), currently the lower floor is divided into various sections with useful storage, and a further workshop. The first floor is open plan and runs the length of the barn which is ideal for a studio or an exceptionally large home office, this area has electricity, heating, and water attached. The area also enjoys delightful vistas over the gardens and grounds.

It is understood that when the gardens have been opened to the public in the past, part of this building and courtyard has been used to serve cream teas. There is also a useful outside 'gardeners' WC with a water heater.

The formal gardens surrounding the property are delightful and have been planted to create interest all year round with many specimen trees and plants. There is a good sized wildlife pond, woodland, areas of sweeping lawn and areas of meadow. Tucked away towards the wooded area is a large purpose built BBQ Lodge which can seat up to 25 people with paved and gravel seating area outside.





## Gardens and Grounds

The gardens and grounds of this well presented residence are a particular feature, having been developed by former owners, and maintained by the existing owners. The gardens have been arranged to blend into the surrounding landscape, exemplified by the 'borrowed view' of a scenic hill through a circular frame set in a boundary hedge. This view has featured as a cover on the RHS 'The Garden' magazine and other publications. The collection of unusual trees and shrubs is complemented by largely native planting in the various garden areas, providing interest and enjoyment all year round.

In total, there is approximately 14 acres at Kerscott House, 2.8 acres of which comprises a paddock at the north of the property. To the western boundary there are landscaped woodlands, with a water meadow and spring fed ponds. The remainder of the gardens and grounds have been designed to create idyllic vistas across the grounds and to encourage wildlife. Surrounding the property are more formal gardens, which enjoy seclusion and complete privacy. The BBQ Lodge is the perfect place for alfresco dining all year round. There is also an orchard with a superb range of apple trees, pear trees, damson, plum and greengage, mazzards, a medlar, a mulberry tree and gooseberry bushes. Throughout the garden there are many different seating areas to sit and enjoy the fabulous surroundings.





# Kerscott House, Swimbridge, Barnstaple, EX32

Approximate Area = 4268 sq ft / 396.4 sq m

Limited Use Area(s) = 290 sq ft / 26.9 sq m

Annexes = 3308 sq ft / 307.3 sq m

Outbuildings = 2290 sq ft / 212.7 sq m

Garage = 853 sq ft / 79.2 sq m

Total = 11009 sq ft / 1022.7 sq m

For identification only - Not to scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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