



# Vennbrook Varley Farm

Prixford, Barnstaple, Devon, EX31 4DX





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- 100 acre residential and stock farm.
- Attractive three bedroom bungalow, with an Agricultural Occupancy Condition.
- Compact range of useful farm buildings.
- Ring fenced land.
- Stunning far reaching views.

Guide Price **£1,800,000**





### Situation

Vennbrook Varley Farm is located just off a parish road on the southern edge of the rural hamlet of Prieford in North Devon. The holding sits within an elevated rural valley and enjoys open countryside views.

The market town of Barnstaple lies approximately 2.5 miles to the south west and offers a wide range of amenities. Braunton is around 6 miles to the west, while Bideford is approximately 15 miles to the south west. The A39 is about 3 miles to the south west, providing access to Bideford and Cornwall. The A361 North Devon Link Road is approximately 4 miles to the south east, offering direct connections to the M5 motorway.

### Description

A wonderful opportunity to acquire a versatile rural holding featuring a well presented and thoughtfully laid out bungalow, positioned to take full advantage of the superb views across the surrounding countryside over the town to the coast and beyond.

Set in just under 100 acres of rolling Devonshire countryside, the farm also benefits from a compact range of livestock buildings which offer a range of options for agricultural, equestrian or lifestyle use, with ample scope for further development or diversification (subject to necessary consents).

### The Bungalow

Built in 2009, this well proportioned property takes full advantage of its hill top position and has the most amazing views over the town of Barnstaple. Benefitting from double glazing, oil fired central heating and underfloor heating, it is also energy efficient with a small solar array on the roof which supplies electricity and FIT. The accommodation comprises;

Front entrance door into **Hallway** with a built in cupboard with hot water tank and shelving. Further cupboard with underfloor heating controls and a staircase gives access to the first floor.

Fitted with a range of oak units including a breakfast bar, the **Kitchen/Dining Room** has ample work surfaces including a sink and drainer, integral induction hob, eye level electric oven and dishwasher. Range style cooker with extractor hood over and space for American style fridge freezer. The dining area leads into a super **Conservatory**, hexagonal in shape which has the most fantastic far reaching, near panoramic views.

Leading from the kitchen is a **Utility Room** with a small range of fitted cupboards with work tops and sink. Plumbing for washing machine. Door to outside and Separate **WC**. The **Office** is fitted with a small range of cupboards (including gun cabinets) and shelving.

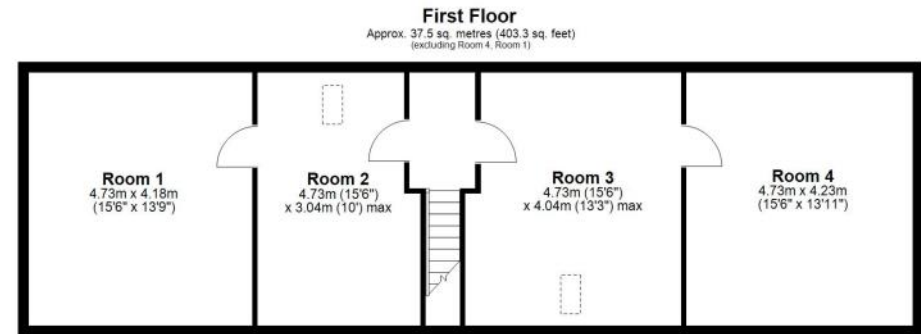
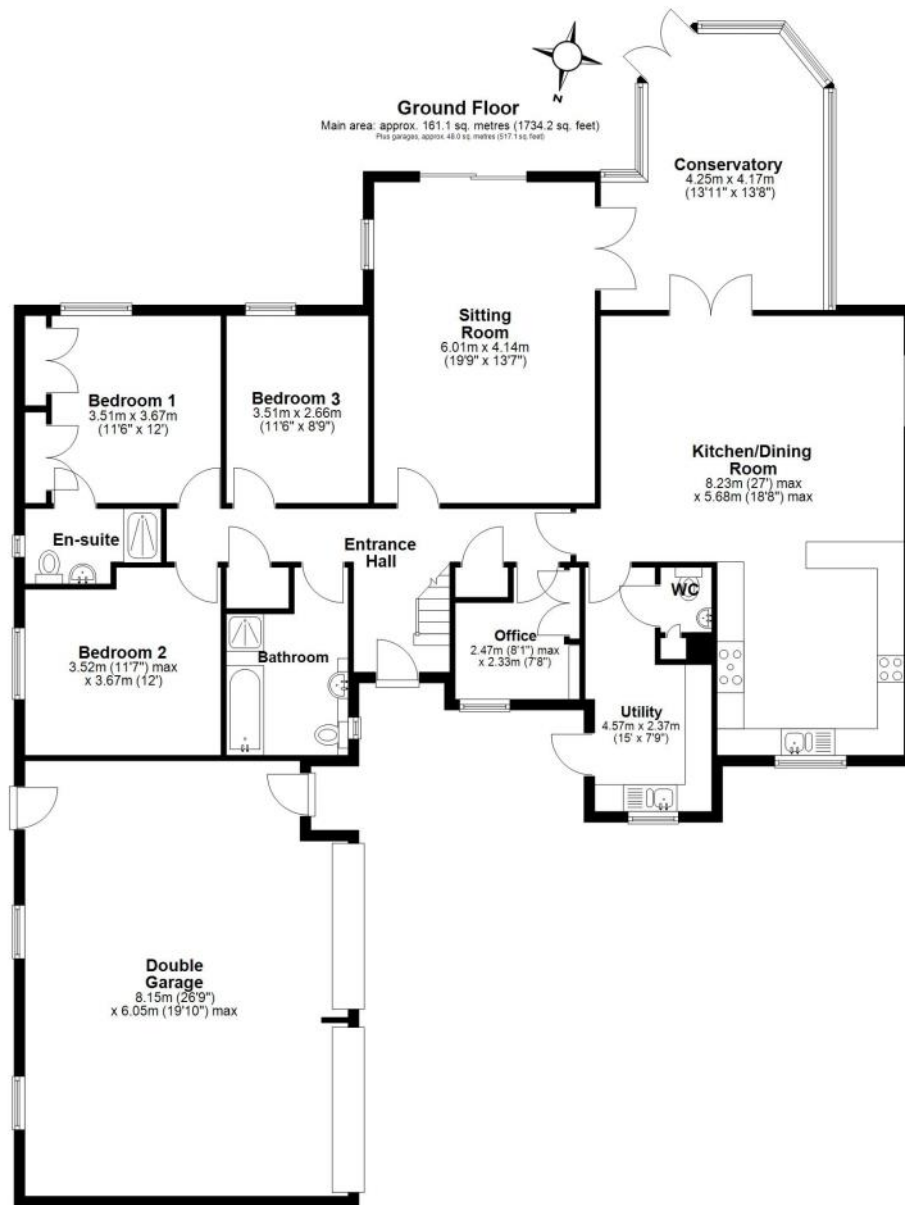
The **Sitting Room** leads off the dining area and has patio doors to the garden and again takes advantage of the views. It also has a cylindrical wood burner set on a slate hearth.

The well appointed **Family Bathroom** offers a jacuzzi bath, WC, vanity unit with inset wash basin, and separate shower cubicle. There are three double **Bedrooms**, one with an **En- Suite Wet Room** which has a shower, wash basin and WC.

The **First Floor/Attic Store** is divided into two principal rooms, both with further storage rooms off. Please note, the staircase leading to these rooms is not building regulation compliant.

## Floor Plan

Floor plan for identification purposes only, not to scale.



Main area: Approx. 198.6 sq. metres (2137.6 sq. feet)  
Plus garages, approx. 48.0 sq. metres (517.1 sq. feet)

## The Gardens & Grounds

The property is approached from the parish road over a shared entrance lane which leads to a large gravelled parking area to the rear of the bungalow and a large **Double Garage** with up and over doors (remotely operated) and pedestrian doors to front and rear. The garage houses a grey water harvesting pump (tank in garden) and is also site of solar panel controls. A timber **Garden/Potting Shed**, greenhouse and oil tank is also located to the side of the parking and turning area.

The lawned gardens sit behind the bungalow and are south facing, taking full advantage of the wonderful views. There is also a vegetable garden with raised beds, a fruit cage and small orchard. The external oil fired combi boiler is located to the rear of the garage.

## The Farm Buildings

Conveniently located a short distance from the property is a range of modern and semi-modern farm buildings complimented by ample concreted yards.

DESCRIPTION	SIZE
Shipping Container	19'4" x 7'10" (5.9m x 2.4m)
Workshop & Machinery Store	58'9" x 39'4" (17.9m x 12m) Steel frame with profile sheet elevations and roof with roller shutter door.
Former Parlour	17'1" x 14'9" (5.2m x 4.5m)
Stone & Slate Workshop	
General Purpose Building	90'3" x 100'7" (27.52 m x 30.66 m). Steel frame with block elevations, concrete floor, under an asbestos sheet roof.
General Purpose Building	90'3" x 89'3" (27.52m x 27.20m) Steel portal frame, Yorkshire board cladding and cement fibre roof.
General Purpose Building	58'6" x 49'10" (17.82m x 15.19m) Timber frame, with timber boarding, space boarding over.

## The Land

The land at Vennbrook is accessed from the farm yard or on its western boundary from the adjoining parish road. Extending to approximately **99.49 acres (40.26 hectares) and** comprising a ring fenced block of permanent pasture, which is south facing and free draining in nature. There is a small parcel, just under 1½ acres of native woodland on the lands western boundary. The land is divided into good sized, well fenced enclosures which benefit from an internal hardcore track.

PLEASE NOTE: The land is occupied under month by month grazing agreement and vacant possession will be given on completion.

## Important Information

**Tenure:** The farm is freehold with vacant possession upon completion.

**Farm Plan:** The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy them selves as to their accuracy.

**Boundaries:** Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

**Nitrate Vulnerable Zone (NVZ):** The farm sits in the Taw Estuary Nitrate Vulnerable Zone. The implication of this designation is that there are closed periods of the year when the application of inorganic nitrogen and organic manures are prohibited and there are overall limits of annual nitrogen applications. This normally has an impact on intensive farming units, such as pig units, where there is not a sufficient area of land to spread the manure produced. Six months slurry storage is also required.

**Planning Permissions:** Planning permission was granted on 13th February 2009 for the Erection of Agricultural Workers Dwelling & Garage at Vennbrook Varley Farm (Application Number 46799). The occupation of this dwelling shall be limited to a person solely or mainly employed in agriculture as defined in section 336 of the Town & Country Planning Act (1990) (as amended) or in forestry or such a dependant of such a person residing with him or her, or a widow or widower of such a person.

In conjunction with the above planning permission is a Section 106 Agreement. The dwelling and agricultural holding must be held together in one ownership. Please see full planning history.

**Photographs:** Taken in April 2026.

**Local Authorities:** North Devon Council, Barnstaple.

**Council Tax:** Band D.

**Energy Performance Certificates:** Energy Efficiency Rating C [77]

## Services

**Bungalow -** Mains water and mains electricity, private foul drainage.

Note: the property benefits from Airband Fixed Wireless Broadband .

**Farm Buildings -** Mains water and electricity connected.

**Land -** Mains water troughs through out.

## Directions

**Postcode:** EX31 4DX. **What3words:** decay.insert.violin.

## Contact Us

**Kivells Farms & Land Department**

**Tel: 01409 259547 or email farms@kivells.com.**





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