



**Stone Barn & 1 Acre, Mill Lane, Bratton Fleming, Barnstaple, Devon, EX31 4RT**

**Price guide £89,000**

A TRADITIONAL STONE BARN (NO PP) WITH APPROX ONE ACRE OF PASTURE LAND SET IN A PICTURESQUE QUIET VALLEY LOCATION CLOSE TO THE EDGE OF THE EXMOOR NATIONAL PARK 1 MILE FROM BRATTON FLEMING VILLAGE. THIS IS A WONDERFUL PEACEFUL LOCATION WITH LONG TERM POTENTIAL.



#### VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### DILAPIDATED BUILDINGS

The buildings are dilapidated and all viewers inspect the property at their own risk.

#### DIRECTIONS

From Bratton Fleming village take the turning into Mill lane at the lower end of the village and drive down to the bottom of the hill passing two properties on the left where the barn will be found on the left hand side.

#### LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA  
Tel. 01271 327711. <http://www.northdevon.gov.uk>

#### MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### SERVICES

There are no mains services connected to the site.

#### TENURE

The property is freehold and will be offered for sale with vacant possession.

#### FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

#### THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

#### WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

#### IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:  
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

