



Bickenbridge Farm







# Bickenbridge Farm

Mullacott Cross, Ilfracombe, Devon, EX34 8NZ

Ilfracombe, Woolacombe & Braunton - all within 15 minutes. Exmoor, Barnstaple & the Link Road - about 30 minutes

A small country estate, close to the coast, comprising period farmhouse, stone barn & round house, other buildings with potential & 42 acres of pasture/woodland



- Detached 3 bedroom period farmhouse
- Stone barn/round house with potential to convert stpp.
- Other buildings with potential
- Sea views from some fields
- Council Tax Band E
- Scope to extend/improve (stpp)
- Stabling for 4/5. Car port & extensive parking
- 42 acres of pasture/woodland
- No upward chain. Sealed Bid date 7th August
- Freehold

Informal Tender £1,050,000

## Stags Barnstaple

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01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

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020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION & AMENITIES

Bickenbridge Farm is situated towards the end of a long, private no-through lane (shared with one other neighbour). The property overlooks its own garden and land. From some of the fields there are sea views. The land/woodland also abuts the Tarka Trail, providing many miles of cycle path/footpath/bridleway. The nearest town of Ilfracombe lies approximately 2 miles away, whilst the famous coastal resort of Woolacombe is around 3 miles. Croyde, Putsborough and Saunton (also with Championship Golf Course) are a little further afield. The regional centre of Barnstaple is about 14 miles and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre, Pannier Market and district hospital. At Barnstaple there is access to the North Devon Link Road (A361) which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where nearby Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The area is well served by excellent state and private schools, including the renowned West Buckland private school with local pick-up points. Exmoor National Park is within easy reach. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

Bickenbridge Farm comprises a number of elements which include:

The Farmhouse – a detached character property which presents rendered elevations with some double-glazed windows, beneath a slate roof. The property is of period origin but was extended to the rear during the latest vendor's 37-year tenure. The accommodation is arranged over two storeys and includes: on the Ground Floor – HALL, SITTING ROOM, DINING ROOM, STUDY/MUSIC ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM and CLOAKROOM. On the First Floor – LANDING, 3 DOUBLE BEDROOMS and spacious BATH/SHOWER ROOM. The property would benefit from general modernisation and improvement. Externally, there are mature gardens which surround the house.

The Barn and Roundhouse – a detached two storey period stone barn with attached single storey roundhouse – also in stone with a slate roof. Adjacent are 2/3 stone stables and nearby a dilapidated single storey Nissen hut. Other buildings include 3 further stables and a car port. In addition, there are also a detached single storey lodge in the woods, 4 dilapidated former stables and 2 detached stone buildings.

The Land – this comprises undulating pasture fields and an area of woodland – in all about 42 acres (approximately 10 acres of this is woodland).

This is a rare opportunity to create a bespoke home, or two, and various potential businesses with a superb parcel of land close to North Devon's famous coastline.

## PLANNING HISTORY/POTENTIAL USES

There is potential to extend the farmhouse further, subject to planning permission. The stone barn & roundhouse has potential for conversion as ancillary accommodation, holiday let or even a separate dwelling subject to planning permission. There is a separate grass track already leading to the barn from an upper car park. There is potential to replace the single storey Nissen hut, subject to planning permission. The single storey timber building in the woods (where services once appear to have been connected) was apparently utilised as a lodge and bar, supporting the clay pigeon shoot, which the property had consent for at one time. There may be potential to redevelop this as a holiday lodge or similar, once again subject to planning permission. Alternatively, this would make an ideal studio or similar. We understand that the property operated as a riding school in the 1970s. There may be potential for holiday-orientated businesses, such as camping, etc. There is scope for dual occupation by parts of the same family, if the stone barn were to be converted. There is potential for equestrian use, given the off-road riding opportunity, as well as the convenience of a veterinary practice at the top of the access drive. Given the stand-alone location and proximity to Ilfracombe, etc, there may be scope for use as kennels, cattery, etc (subject to planning permission).

## METHOD OF SALE

The property is being offered for sale by informal tender (sealed bids). The target date for the tender process is 12noon on Friday 7th August 2026, unless sold prior. Tender forms are available from Stags Barnstaple office or (01271) 322833 – barnstaple@stags.co.uk.





## ACCOMMODATION

### THE FARMHOUSE GROUND FLOOR

Replacement UPVC front door to ENTRANCE LOBBY. Glazed inner door to ENTRANCE HALL cupboard understairs. SITTING ROOM a double aspect room with tiled fireplace, STOREROOM off. This is also approached via the ENTRANCE HALL. CLOAKROOM pedestal wash basin, low level wc. DINING ROOM Inglenook fireplace with exposed stone surround, stone shelved recess to right, timber shelved recess to left, tiled flooring. STUDY/MUSIC ROOM one wall panelled incorporating shelving, fitted cupboard below, walk-in shelved PANTRY. Open archway to KITCHEN/BREAKFAST ROOM/FAMILY ROOM a double aspect room arranged in three distinct zones. Within the KITCHEN ZONE there is a good range of units in oak with rolled edge work surfaces incorporating single drainer double-bowl stainless steel sink unit, Zanussi double oven, Creda hob, plumbing for washing machine, quarry tiled flooring, space for fridge/freezer. DINING/FAMILY ZONE sliding UPVC double glazed doors to GARDEN. UTILITY ROOM single drainer stainless steel sink, adjoining work surfaces, drawers and cupboards beneath, plumbing for washing machine, Grant oil-fired boiler for central heating and domestic hot water, wall cupboard, UPVC door to OUTSIDE.

### FIRST FLOOR

LANDING. BEDROOM 1 ornamental fireplace. BEDROOM 2. BEDROOM 3 pedestal wash basin. Spacious BATH/SHOWER ROOM panelled bath, shower cubicle, low level wc, wash hand basin, vanity cupboard, AIRING CUPBOARD.

### OUTSIDE

To the front of the property is an attractive WALLED GARDEN, laid to lawn with path meandering to the front door. To the right is an area of ORCHARD with stone tool store and further lawns leading round to the REAR GARDEN. Once again, this is lawned and interspersed with mature shrubs and trees. A pedestrian gate leads from the FRONT GARDEN into the main range of outbuildings, where there is the DETACHED STONE BARN with Dovecotes – partially converted internally into two STABLES. There is an attached ROUNDHOUSE and a dilapidated NISSEN HUT to the rear. To the left of the barn there is an attached STONE STABLE BLOCK with corrugated roofing and adjacent to this the CAR PORT with STONE STORE off and three further STABLES. There is a central CAR PARK providing parking and turning for a multiple vehicles. Steps lead up to an UPPER GARDEN which is overgrown. The 'Estate' is approached from the highway through an access which is initially shared with Charter Vets but is owned by Bickenbridge Farm. This then runs down to a private, gated access and the continuation of the lane is shared by Bickenbridge Farm and one other (as previously mentioned). Before reaching the dwelling and barn there is a car park area just off the access track, which was utilised when the clay pigeon shoot was in operation and people would park and wander down to the lodge. This track leads from the car park down to one side of the stone barn, and then onward to the lodge.

### OTHER

Outbuildings on the farm include a dilapidated former STONE SHEPHERDS HUT, another dilapidated STONE STORE and a range of 4 dilapidated former STABLES. The majority of the pasture fields are arranged above and below the farmhouse. There is then a central area of woodland, which also runs parallel to the Tarka Trail. There are several further pasture fields beyond – as shown on the land plan accompanying these particulars (for identification purposes only).

### SERVICES

Mains electricity and water. Central heating is oil-fired. Drainage is to a septic tank.

### LOCAL AUTHORITY

North Devon District Council ([www.northdevon.gov.uk](http://www.northdevon.gov.uk))

### SPORTING & MINERAL RIGHTS

The Sporting and Mineral Rights insofar as they are owned are included with the freehold.

### WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. There is a bridleway which passes over the land and beyond.

### VIEWINGS

Viewings are strictly by appointment only via the Sole Selling Agents Stags by contacting us on (01271) 322833 or via [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

### DIRECTIONS

From Mullacott Cross roundabout, follow the B3343 towards Woolacombe and after about ¾ mile turn right into the entrance to Charter Vets. Continue straight ahead, taking the central gate and on down the track. The property will eventually be found on the right. The access is into the courtyard in front of the stables and stone barn, the farmhouse is below this..

### AGENT'S NOTE

Since launching, the agents have been made aware that Japanese Knotweed was present in two specific areas and is currently mid treatment. The affected areas are currently cordoned off.

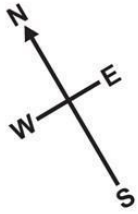
Approximate Area = 1979 sq ft / 183.8 sq m (excludes carport 1 / 2 & stable & covered area)

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Outbuildings = 1773 sq ft / 164.7 sq m

Total = 3770 sq ft / 350.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:che.com 2026. Produced for Stags. REF: 1469227



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Area: 42.031 acres

