



BRAY MILL

Brayford- Devon



BRAY MILL

Brayford— Barnstaple - Devon - EX32 7QJ

South Molton 7.2 miles; Barnstaple 9.1 miles; M5 31 miles; Exeter 40 miles



A beautiful period home full of character, enjoying an edge of village setting and a wonderful rural outlook. Having been substantially extended and renovated, the property now offers spacious, contemporary accommodation, whilst retaining its historic charm. Set within approximately 8.34 acres, including attractive river meadows, the property enjoys delightful countryside views and is complemented by outbuildings, offering excellent versatility and potential.

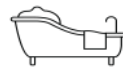
Freehold Guide Price £795,000



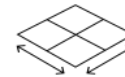
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4



3



234sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

INTRODUCTION

Bray Mill presents a rare opportunity to acquire a beautifully renovated and substantially extended period home, occupying a desirable position within a sought-after village of Brayford whilst enjoying delightful views over adjoining countryside and river meadows. Combining character and charm with the comforts of modern living, the property offers spacious and versatile accommodation finished to an exceptional standard throughout. Extending to approximately 8.34 acres, including river meadow pasture and a range of traditional outbuildings, the property is ideally suited to those seeking a lifestyle home with smallholding, equestrian or amenity potential, all within an accessible and convenient location.

DESCRIPTION

Bray Mill comprises an impressive residential smallholding centered around a beautifully renovated and substantially extended period farmhouse, enjoying an attractive village setting with delightful views across its own land and the surrounding Devon countryside. The property offers an excellent combination of character, modern living and lifestyle appeal, complemented by a stone outbuilding, field shelter and approximately 8.34 acres of river meadow pasture and woodland.

The original farmhouse has been extensively renovated and enlarged, by the current vendors resulting in a great family home that blends period charm with contemporary design. The accommodation is both spacious and versatile, presented to an exceptional standard throughout.

The outbuildings provide flexibility for a variety of uses, including storage, workshop space. The surrounding land is well suited to grazing, smallholding or equestrian interests. The attractive countryside setting create a wonderful environment for those seeking a rural lifestyle.

The House

The property is entered via an open fronted porch leading to the entrance hallway. To the left is the lounge, a great family room, centred around a striking exposed stone inglenook fireplace housing a wood-burning stove, creating a wonderful focal point and complementing the character of the original farmhouse. A





large window overlooks the front of the property, allowing ample natural light to flow through the room.

Across the hall, the dining room provides an excellent space for both formal entertaining. The beautifully presented room enjoys a feature fireplace with exposed stone surround and wood-burning stove.

Undoubtedly the heart of the home is the impressive kitchen/dining room. This exceptional open-plan space has been beautifully appointed with a comprehensive range of shaker-style wall and base units with quartz work surfaces and a central island incorporating a breakfast bar. Integrated oven, dishwasher and an induction hob. The room enjoys an abundance of natural light from multiple windows and double doors opening directly onto the raised decked terrace. There is ample space for a dining table and chairs or additional entertaining areas. This rear extension also benefits from underfloor heating.



Adjoining the kitchen is a useful utility room with space and plumbing for washing machine and door to the rear, together with a well-appointed shower room.

To complete the downstairs accommodation is a substantial games room, which is flooded with natural light from the triple aspect windows and double doors providing side access and also benefits from underfloor heating. This room offers exceptional versatility.

Stairs rise to the first floor landing providing access to all four bedrooms, airing cupboard and the family bathroom. Bedroom one is a spacious double room which benefits from a well-appointed en-suite shower room comprising a shower cubicle, WC and wash hand basin.

Bedrooms two, three and four are all double rooms, each enjoying attractive views.

Completing the first floor is a family bathroom fitted with a contemporary suite comprising a freestanding bath, separate shower enclosure, wash hand basin and WC.

For approximate room dimensions and layout please refer to the enclosed floorplan.

Outside

The property enjoys an attractive position on the edge of Brayford, set back from the road behind a part stone wall and picket fencing enhancing the property's character. To the left of the property is a gate and track which provides access to the paddocks and garden. To

the right of the property is parking together with a detached double garage, providing excellent vehicle storage and workshop potential.

Immediately to the rear of the farmhouse is a raised decked terrace, creating a superb space for al fresco dining. Elevated above the surrounding land, the terrace enjoys far-reaching views.

The garden leads down the to the paddock beyond.

The Outbuildings

The property benefits from two useful outbuildings. A traditional stone-built store, roofed in slate and retaining considerable character, provides useful storage. Situated below the garden is a timber field shelter.

The Land

This comprises an attractive and gently sloping pasture. Bordered by mature hedgerows, trees and river, the land enjoys a peaceful and private setting whilst remaining readily accessible from the farmhouse. The pasture is well suited to grazing livestock or horses, smallholding interests and a variety of amenity uses. All in about 8.34 acres

SERVICES & OUTGOINGS

The farmhouse has the benefit of mains electricity, water and drainage, with an air source heat pump for the central heating.

Council Tax: North Devon Council Band D

SITUATION

Bray Mill enjoys a delightful position at the edge of the sought after village of Brayford, situated close to the western edge of the Exmoor National Park. Brayford itself provides a thriving local community offering pre and primary schooling, a village hall, Methodist Chapel and nearby High Bray Church. Public Schooling is available at the renowned West Buckland School which lies about 4 miles to the south west. The bustling North Devon market town of South Molton is approximately 7 miles to the south, providing a good range of local services, including shops, cafes, recreational facilities, primary and secondary schooling. The larger centre of Barnstaple lies about 9 miles to the west affording a more extensive range of commercial, educational and recreational facilities benefitting those of an important regional centre. From South Molton the A361 North Devon link road provides easy access to Tiverton and the M5 motorway (Junction 27) with mainline Intercity rail connections available at Tiverton Parkway (London, Paddington





approx. 2 hours) and international airports at Exeter and Bristol. The surrounding picturesque North Devon countryside provides a wealth of recreational activities including walking, horse riding, cycling, fishing on the rivers Bray, Mole and Taw, hunting, shooting and golf courses at Mole Resort and Portmore, Barnstaple and Tiverton. The nearby Exmoor National Park offers glorious moorland scenery and the popular coastal towns and sandy beaches of Combe Martin, Ilfracombe, Woolacombe, Putsborough and Croyde are within easy reach.

DIRECTIONS

What3Words:- For the exact location download the App and enter:
- give.trickle.vegetable

FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale.

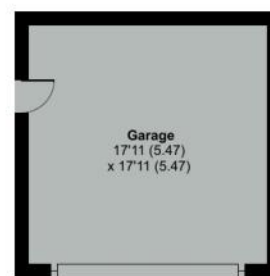
RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

We understand the fishing rights are not included in the freehold sale.

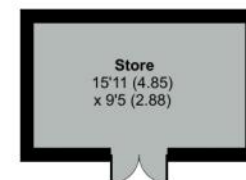
ADDITIONAL INFORMATION

Broadband: Full fibre broadband available, up to 1600 mbps download speed and up to 115 mbps upload speed (Based on Openreach data).

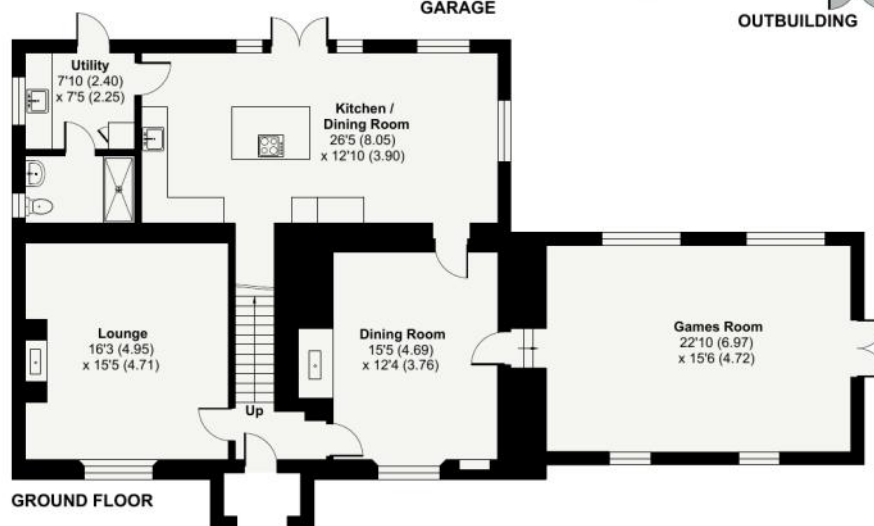
Mobile Coverage: Variable outdoor coverage available via EE and THREE. For an indication of specific speeds and supply or coverage



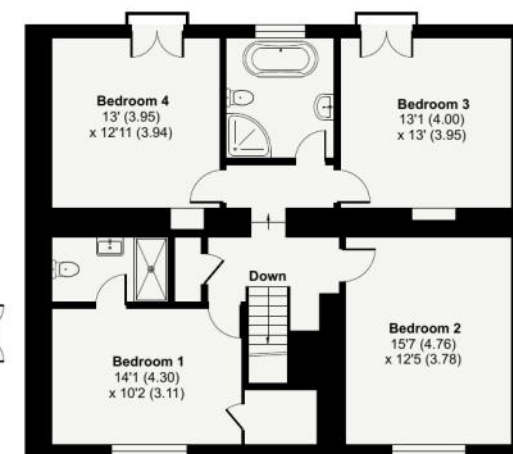
GARAGE



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1494371



in the area we recommend contacting your own provider. (Based on Ofcom data).

Flooding: According to the Gov.uk website the property is in an area at a very low risk of flooding from Surface Water or River/Sea (defined as the chance of flooding each year as less than 0.1%).

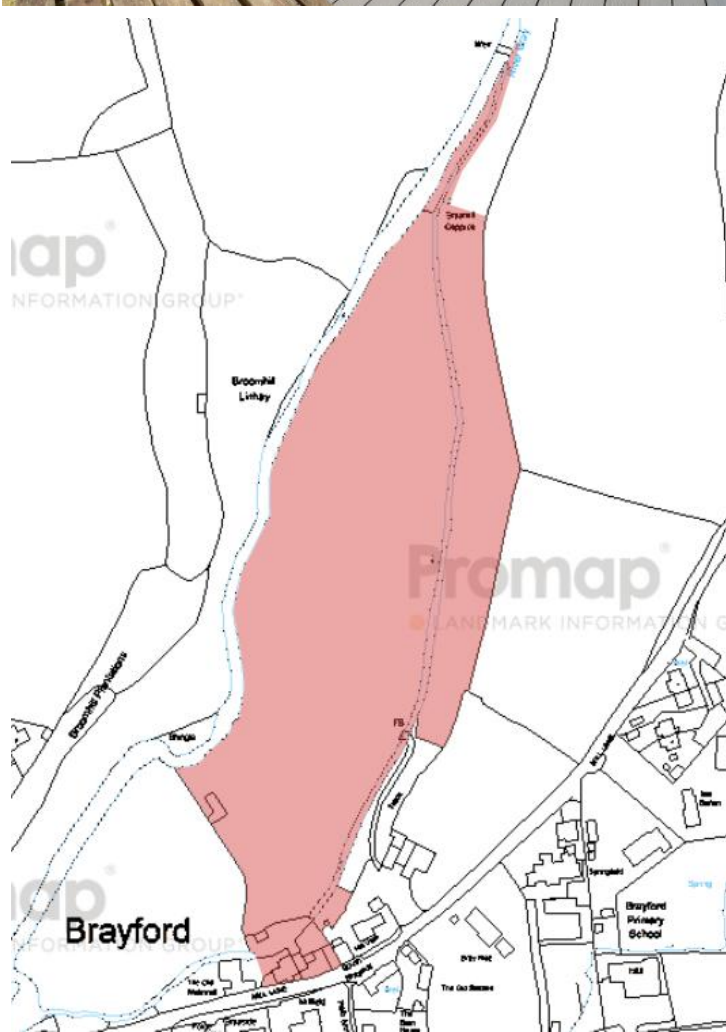
Construction: Predominately stone and block.

IMPORTANT NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A working farm is a potentially hazardous environment and

for prospective purchasers own personal safety, please be vigilant when viewing, particularly around the farmyard and in fields containing stock. All persons viewing the property are asked to observe the country code and close all gates.

Ref: STM260059



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