



MICHAEL ADEY
PROPERTY





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THE OAKS
BRAYFORD





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BRAYFORD - DEVON

EX32 7QF

ABOUT THE PROPERTY

The Oaks represents a superb smallholding comprising an attractive four bedroomed detached modern country style home extending to almost **7 acres** in all, with pasture paddocks and gardens, enjoying delightful village and rural views. The current vendors have adapted the property as an ideal equestrian set up with a range of stabling and outbuildings, nestled on the edge of this popular rural village just 7 miles from the market town of South Molton.

The Oaks offers a wonderful balance of peaceful countryside living with convenient access to local amenities and transport links, making it an ideal home for families, equestrian/agricultural appeal or those seeking a tranquil village lifestyle. The property is available as a whole, or with less land at a lower guide price, if required.

The spacious accommodation which enjoys lots of natural light, briefly comprises, a veranda, large open-plan kitchen/dining room, boot room/utility and cloakroom together with a large living room on the ground floor. On the first floor are four bedrooms, master with en-suite shower room and a family bathroom. Benefitting from double glazing and oil fired central heating with underfloor heating to the ground floor and radiators to the first.

The property is offered with no onward chain.

The property is available with **5.38 Acres** as shown shaded blue on the enclosed identification land plan. Or as a whole, with the additional **1.49 Acres** shaded yellow. In all, The Oaks extends to about **6.87 Acres**

Please refer to the enclosed Floorplan. Virtual Tour available.





THE GARDENS & LAND

The Oaks is initially approached via a shared driveway, which leads to a private gated sweeping entrance wrapping around the property providing ample off road parking with a large car port to the rear. A further gated spur from the entrance drive leads to the stable block, outbuilding and pastureland divided into multiple enclosures. A real feature of the gardens are the two mature oak trees. Adjoining the rear garden and patio area is an enclosed lawned garden. A further gated entrance from the country lane to the north provides access to the separately enclosed **1.49 Acre** paddock. The current vendors investigated the opportunity under an exemption for up to 5 mobile units for holiday use. We understand mains water crosses the land. Further details are available upon request.

In all, the property extends to **6.87 Acres** and is available with less land, if required.

THE AREA

Brayford has a thriving local community, including a highly regarded pre and primary school, village hall, methodist chapel and the nearby High Bray Church. The village is located close to the western edge of Exmoor National Park and the beautiful North Devon countryside and coastline are also within easy driving distance. Renowned West Buckland School is just 4 miles distant with the market town of South Molton just 7 miles.

The market town of South Molton, offers an excellent range of everyday services including shops, schools, restaurants, together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





South Molton - **7 miles**
Barnstaple - **9 miles**
Exmoor National Park - **2 miles**
Tiverton - **26 miles**



Brayford Primary - **0.3 miles**
South Molton - **7 miles**
West Buckland - **4 miles**



Instow Beach - **15 miles**
Saunton Sands - **17 miles**
Westward Ho! - **19 miles**
Croyde Bay - **18 miles**
Woolacombe & Putsborough - **20 miles**



Barnstaple Station - **9 miles**
Tiverton Parkway - **32 miles**



A361 North Devon Link Road - **6.8 miles**
Junction 27 (M5) - **32 miles**



Exeter Airport - **45 miles**
Bristol Airport - **79 miles**

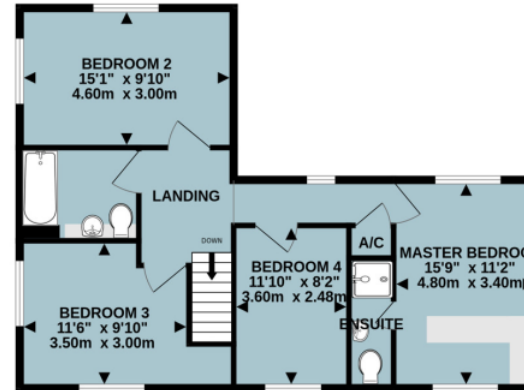




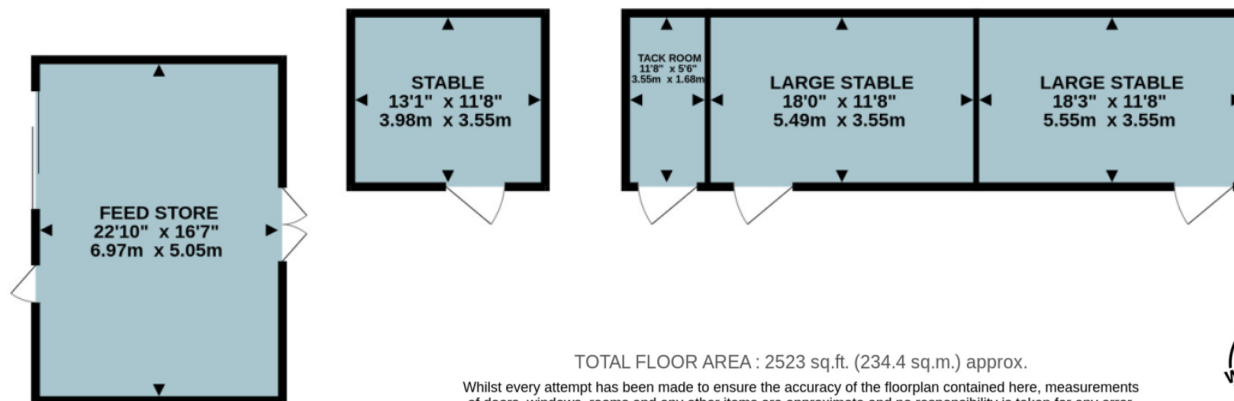
GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



FIRST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



OUTBUILDINGS
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES & OUTGOINGS

We understand that the property is connected to mains water and electricity. Oil fired boiler providing the central heating system. Drainage is to a private system.

North Devon Council – Band E (approx. £3,073 per annum)

EPC - F 52/80

Tenure - Freehold

Internet & Mobile - [OFCOM](#)

We understand that high speed fibre is available.

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.









DIRECTIONS

Travelling on the A361 at North Aller Roundabout near South Molton, take the A399 turning signed Brayford/Blackmoor Gate and stay on this road for 5 miles turning right into the village of Brayford. Take the next left turning onto Little Bray Lane and the entrance to The Oaks is the last property on the left hand side before you leave the village.

What 3 Words Location - [///smoker.conductor.monument](https://www.what3words.com/#!/en/smoker.conductor.monument)

DIGITAL MEDIA LINKS

[VIRTUAL TOUR](#)

[VIDEO](#)

Property Reference #RS0751

VIEWING & CONTACT

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