Bond Oxborough Phillips

Changing Lifestyles

Trew Farmhouse
Higher Clovelly
Bideford
Devon
EX39 5SJ

Guide Price: £795,000 Freehold







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Trew Farmhouse, Higher Clovelly, Bideford, Devon, EX39 5SJ

A SUBSTANTIAL DETACHED FARMHOUSE & 2 HOLIDAY LETTING COTTAGES

- 5 Bedrooms
- Spacious, partly renovated Kitchen / Diner
- 3 generous Reception Rooms
- 1 x 3 Bedroom & 1 x 1 Bedroom renovated holiday letting cottages
- Approximately 12 acres including paddock & fields
- Extensive outbuildings for conversion potential
- Large garden with countryside & Dartmoor views
- Private rural location near Woolsery village
- Ideal for equestrian use, smallholding or business











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Overview

Trew Farmhouse is a substantial 5 Bedroom detached property occupying a truly secluded position with no immediate neighbours, set within approximately 12 acres of picturesque grounds. Situated near the desirable village of Woolsery, this property offers extensive accommodation, including 2 attractive holiday letting cottages, multiple traditional and modern outbuildings that are ripe for conversion or alternative usage, and beautiful far-reaching countryside views stretching as far as Dartmoor on clear days.

Perfectly suited to buyers seeking privacy and flexibility, Trew Farmhouse offers fantastic potential as an equestrian property, smallholding, business venture or an impressive family home. Two charming holiday cottages, recently updated by the current owners, already provide income potential, while several traditional stone barns offer ample scope for further accommodation or even glamping opportunities.

The farmhouse, itself, requires modernisation to reach its full potential. The spacious Kitchen / Diner, partly renovated, includes 3 Velux roof lights, fitted cupboards, space for a dishwasher and fridge freezer, and features a 7-ring Belling cooker included in the sale. A generous central Hallway leads to 3 large Reception Rooms: a welcoming Living Room with an attractive stone fireplace, a grand formal Dining Room and a third Reception Room currently used as a gym. The Ground Floor also includes a practical Bathroom, Pantry, Utility / Boot Room housing the oil fired boiler and providing direct access to the rear garden.

Upstairs, 5 well-proportioned bedrooms offer superb views over the gardens and countryside. The Main Bedroom, originally 2 rooms, provides flexibility to revert to a 6 Bedroom configuration if desired. There's potential to create en-suite bathrooms and utilise the spacious loft. Additionally, the Landing includes a small room with external steps down to the side of the property.

Holiday Let Cottages:
Jessie's Cottage is a beautifully presented 3 Bedroom, 2 Bathroom stone-built cottage with a modern Kitchen / Diner, a charming private garden, beamed ceilings, Velux windows and wonderful rural views.

Will's Barn, also renovated to a high standard, offers spacious 1 Bedroom accommodation with a vaulted ceiling, exposed beams, a contemporary open-plan Kitchen, and a Shower Room. We do not have any internal photos of Will's Barn as it was let at the time marketing was captured.

Outside:
A large, level, lawned rear garden with patio area provides an idyllic spot to enjoy the property's peaceful setting and exceptional views. Surrounding land includes a 3-acre paddock to the south and an additional 6-acre field to the west.

Outbuildings:
Front barn (18'2" x 27'1") with power and adjoining garage of similar size / Old dairy barn (63'5" x 15'4") / Barn (39'5" x 18') / Additional barn (18'6" x 13'3") with adjoining barn (30'1" x 15'3") / Main barn (80' x 125") currently let on a maintenance agreement
- **Several smaller barns and outbuildings, including a dilapidated barn, additional garage and shed**

Approached via a private drive flanked by open fields, Trew Farm has ample parking in the large yard, conveniently separating the house and cottages from the majority of outbuildings.

Location:
Trew Farm is approximately 3 miles from Woolsery village centre, which offers extensive amenities including the renowned Farmers Arms Inn, a primary school, village store and fish and chip shop.

Agents Notes

The property's water is currently sourced from a borehole located on neighbouring land via an informal arrangement in exchange for barn usage. Purchasers are advised to establish an independent water supply. Two septic tanks serve the property; 1 located on the 6-acre field serving both cottages and another adjacent to the main house.

Council Tax Bands

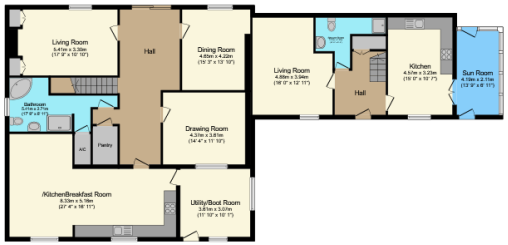
Trew Farmhouse – C - Torridge District Council

Jessies Cottage – B - Torridge District Council

Trew Farm – A - Torridge District Council

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Ground Floor
Floor area 195.6 m² (2,106 sq.ft.)



First Floor
Floor area 144.6 m² (1,556 sq.ft.)



Wall Cottage
Floor area
44.2 m²
(476 sq.ft.)

TOTAL: 384.4 m² (4,138 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

Clovelly is North Devon's most famous location. Even members of the most Amazonian tribes have an Auntie that visited Clovelly and rode a donkey up one of its steep streets called Up Along and Down Along.

One of the most picturesque villages in the whole country, Clovelly doubles as a working village and fishing harbour, as well as a very successful tourist attraction. It hangs on a 400ft cliff less than five minutes drive from the main road. Follow the Atlantic Highway (A39) from Bideford towards Hartland and Bude. Turn right at Clovelly Cross Garage, this is Higher Clovelly and the road winds down, down past Clovelly Court, the ancient manor house of the estate, and the parish church of All Saints which dates mainly from the 13th century. The author Charles Kingsley lived here as a child over 150 years ago. He returned here to write the novel Westward Ho! and find inspiration for The Water Babies.

The village is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

From the A39 Heywood Road roundabout at Bideford, head west towards Bude. Upon reaching Clovelly Cross roundabout, take the first exit and then take the next left hand turning signposted Woolfardisworthy / Woolsery. Continue straight on and cross the crossroads. Pass between 2 farms and, at the fork, bear right following signs for Trew Farmhouse and Trew View. Continue along this lane until reaching the property.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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