



Bond
Oxborough
Phillips

Changing Lifestyles

Higher Killatree Farm, Holsworthy EX22 6LP



Offers Over - £700,000



Changing Lifestyles

01822 600700

Higher Killatree Farm, Holsworthy, EX22 6LP



A unique opportunity to acquire an 15th Century Detached Farmhouse with Approx 4 Acres of Land, Shippon and 6 Stables

- Fully Refurbished Detached, Rural, Equestrian Property
- Three Bedrooms, Three Reception Rooms
- Courtyard with Shippon
- Attractive stone work throughout
- Range of Outbuildings
- Two inglenook fireplaces
- Approx 0.75 acres of Mature gardens & Orchard
- Approximately 4 acres of Land
- Barn with 4 Lodden Stables, 2 further Stables & Tackroom



"Higher Killatree Farm" has been sympathetically restored to an idyllic three bedroom family home. Dating back to 1542 with an earlier settlement referred to on the Domesday book this Cob & Stone property exudes an array of original features including two inglenook fireplaces with bread oven, flagstone flooring, exposed beams and even a bible cupboard.

The large kitchen/breakfast room boasts a Rangemaster cooker with integral units, a Belfast sink all installed in 2023. In the Drawing room you're eyes are drawn to the beautiful Inglenook Fire place and window seat with views out to the garden. The flag stoned Snug has an equally impressive stone Inglenook fireplace complete with bread oven and a bible cupboard, which leads into a spacious dining room. The luxurious downstairs bathroom benefits from a roll top bath all fitted in 2023. A quaint wooden spiral staircase takes you to the first floor which offers two good sized Double Bedrooms and a single bedroom.

The landscaped garden covers approx. 0.75 acres including an orchard with an abundance of fruit trees, a vegetable patch and on a clear day views to Bodmin moor. The barn contains stable block with 4 Lodden loose boxes and separate tack room with WC. There is an adjoining barn with two further stables. The shippon offers a multi use space equipped with electrics and there is an further array of outbuildings, together with approximately 4 acres of level grazing.



A beautifully presented, historic home boasting an array of features from a sizeable garden, paddocks, useful Shippon, stable block & plentiful parking.



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Higher Killatree Farm is situated on the outskirts of the bustling market town of Holsworthy with its weekly pannier market, good range of national and local shops together with a Waitrose, BP filling station, Marks & Spencers, Simply Foods & Wild Bean Cafe. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club and 18 hole golf course. Bude on the North Cornish coast is some 6 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant. Holsworthy is in the heart of "Ruby County" named after the famous Ruby Red Cattle.



Property Description

Steeped in history and brimming with character, Higher Killatree Farm is a truly exceptional period farmhouse that has been sympathetically restored to create an idyllic three bedroom family home. Believed to date back to 1542, with an even earlier settlement recorded in the Domesday Book, this remarkable residence seamlessly blends centuries of heritage with carefully considered modern comforts, offering a rare opportunity to own a piece of Devon history.

Throughout the home, an abundance of original period features have been lovingly preserved, including magnificent inglenook fireplaces, one complete with its original bread oven, exposed ceiling beams, traditional flagstone flooring, deep-set window seats and the charming original Bible cupboard. These timeless details combine to create a home of exceptional warmth, character and authenticity.

The heart of the property is the beautifully appointed kitchen/breakfast room, thoughtfully renovated in 2023. Designed with both family living and entertaining in mind, it features a classic Rangemaster cooker, quality integrated cabinetry, solid Wood work surfaces and a traditional Belfast sink, all complementing the farmhouse's historic charm while providing contemporary convenience.

The elegant drawing room is a welcoming and atmospheric space, centred around a stunning inglenook fireplace and enhanced by a delightful window seat overlooking the beautifully landscaped gardens. Adjacent to this is the cosy snug, where original flagstone flooring and an impressive stone inglenook fireplace with its original bread oven create a wonderfully intimate setting. The historic Bible cupboard serves as a fascinating reminder of the property's rich heritage. Flowing naturally from the snug is a generous dining room, perfectly suited to family gatherings and entertaining on a larger scale.

Completing the ground floor is a luxurious family bathroom, also refurbished in 2023, featuring a freestanding roll-top bath and high-quality fittings, creating an elegant sanctuary in keeping with the property's character.

A charming wooden spiral staircase rises to the first floor, where three beautifully presented bedrooms all retain exposed beams and a wealth of original character. The principal bedroom enjoys delightful views across the gardens and surrounding countryside, extending towards Bodmin Moor on clear days, providing an ever-changing rural backdrop.

Outside, the property is equally impressive. The beautifully landscaped gardens extend to approximately 0.75 acres, offering an idyllic setting for relaxation and outdoor entertaining. An established orchard is home to a variety of mature fruit trees, while a productive vegetable garden provides the opportunity for a true country lifestyle.

For equestrian enthusiasts or those seeking extensive outbuildings, Higher Killatree Farm offers exceptional facilities. The traditional stable block comprises four Lodden loose boxes together with a separate tack room, while an adjoining barn provides two additional stables. The former shippoon has been fitted with electricity and offers highly versatile accommodation suitable for use as a workshop, hobby space, home office or further storage, subject to any necessary consents. A range of additional outbuildings further enhances the property's flexibility.

Beyond the gardens lie approximately 4 acres of level grazing land, making the property ideally suited to equestrian pursuits, smallholding aspirations or simply enjoying an enviable rural lifestyle. Combining outstanding historical significance, beautifully restored accommodation, excellent equestrian facilities and glorious countryside surroundings, Higher Killatree Farm represents a rare opportunity to acquire a truly special country home in an enchanting setting.

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on this property.



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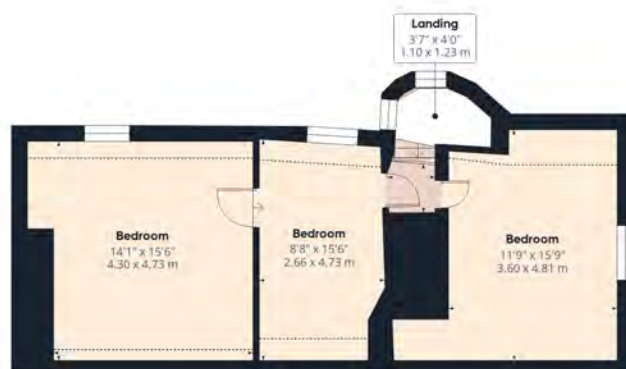
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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