



Bond
Oxborough
Phillips

Changing Lifestyles

Higher Darracott
Torrington
Devon
EX38 7HL

Offers in excess of: £1,250,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Higher Darracott, Torrington, Devon, EX38 7HL

- 15th Century farm house set in 6.6 acres
- Character features throughout
- Three reception rooms
- Four double bedrooms
- Two ensuites
- Two separate two bedroom holiday cottages
- 0.5 acre Caravan field with electric hook-up
- Large garage / Workshop
- Barn in excess of 100' in length
- EPC: TBC
- Council Tax Band: E



Nestled in a beautiful picturesque rural setting providing far reaching views across the adjoining countryside to the glorious North Devon coastline with Hartland point and Lundy Island in the distance. This charming 15th century detached farm house with separate holiday cottages offers a unique opportunity for those seeking a peaceful and private lifestyle whilst earning a living. The main house boasts four spacious double bedrooms, two with ensuite bathrooms that help to provide ample accommodation for a growing family or those who enjoy hosting guests. The current owners have also run a very successful bed and breakfast business from the house but in latter years have concentrated more so on the holiday cottage side of the business. The property exudes a sense of sophistication and style whilst retaining the stunning character features of yesteryear adding yet further to its charm. With well-maintained interiors and its inviting atmosphere there's an awful lot to like.

The old barn has been converted into two holiday cottages, each having two bedrooms on the ground floor and an open plan living on the first floor allowing panoramic views of the countryside from a more elevated position, they also have outside garden / patio areas.

If you are looking to maximise the income potential on site, there is a ring fenced 0.5 acre Motorhome and Caravan Club CL site used for touring caravans and motor homes complete with five electric hook-up points.

Changing Lifestyles

01805 624 426
torrington@bopproperty.com



There is lots to do for your guests both regionally and locally to help attract booking year round. Within just a mile and a half you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" a little further on. Within a couple of miles you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline at Westward Ho! is only a short car journey away and is very popular with surfers and body boards alike.

All in all this is a fantastic opportunity for your dream move to the country allowing you to enjoy everything our wonderful County has to offer whilst earning a living. Please contact the office to book your viewing tour promptly as opportunities like this don't present themselves to the market often.

Higher Darracott, Torrington, Devon, EX38 7HL

Changing Lifestyles



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Higher Darracott, Torrington, Devon, EX38 7HL



Changing Lifestyles

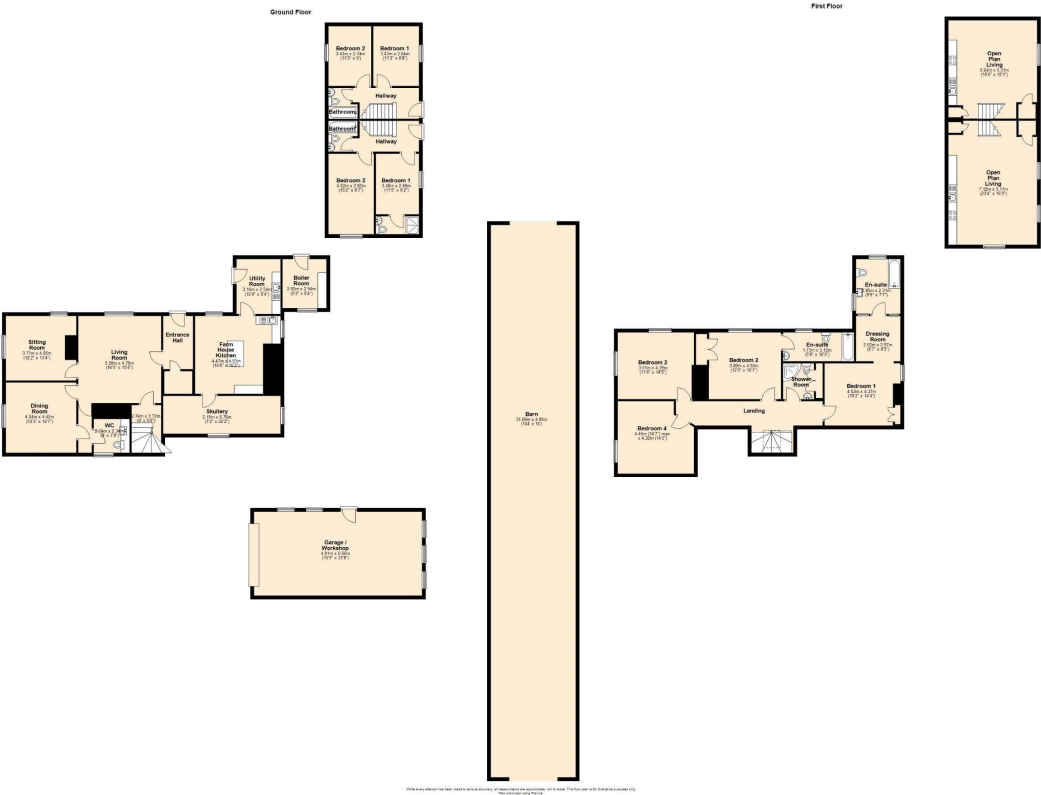
01805 624 426
torrington@bopproperty.com

Higher Darracott, Torrington, Devon, EX38 7HL



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



Directions

From our office, continue down Well Street turning left onto New Road. At the mini roundabout take the first exit sign posted Bideford. From hear take the second turning right into School Lane and continue down the hill out of the town. Turn right at the junction sign posted Huntshaw and Gammaton and follow this road for approximately one mile before turning left sign posted Huntshaw Mill. The property is located on your left hand side after a short distance.

What3words: expiring.branched.dripped

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

01805 624 426

for a free conveyancing
quote and mortgage advice.

