



Bond
Oxborough
Phillips

Changing Lifestyles

Lake Farm House
Sheepwash
Beaworthy
Devon
EX21 5PE

Asking Price: £795,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Lake Farm House, Sheepwash, Beaworthy, Devon, EX21 5PE

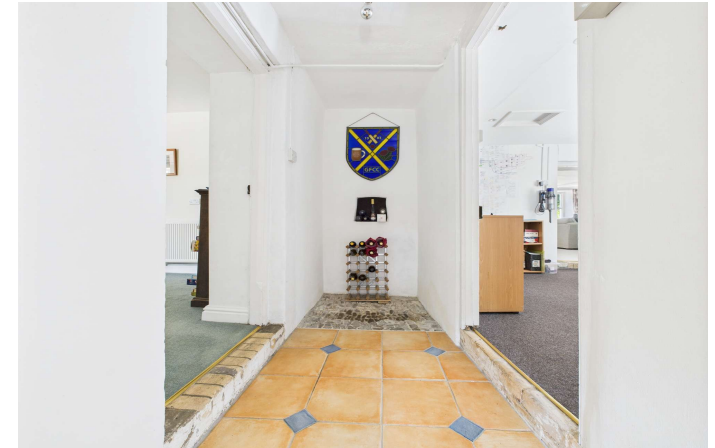


- PERIOD DEVON LONGHOUSE
- 5 BEDROOMS
- 2 ENSUITES
- 3 RECEPTION ROOMS
- STUDY & OFFICE
- APPROXIMATELY 2.6 ACRES OF LAND
- FORMAL LANDSCAPED GARDENS
- 2 PADDOCKS AND A SMALL COPSE
- DETACHED BARN WITH PLANNING GRANTED FOR 2 DWELLINGS
- STUNNING RURAL POSITION
- HEATED SWIMMING POOL
- EPC: TBC
- Council Tax Band: E



Location

The picturesque village of Sheepwash is widely considered by many to be the quintessential Devon village. There is a well stocked village store featuring local produce with coffee shop, and the highly acclaimed Half Moon Inn offers excellent hospitality/dining along with some fly fishing available on the River Torridge. The ancient village Church is located just off the pretty square. Neighbouring villages include Black Torrington, Highampton, and Shebbear with its well known public school of Shebbear College. A wider range of shopping/schooling and recreational facilities are available from the market towns of Great Torrington, Hatherleigh and Holsworthy, whilst for those wishing to travel further afield, Okehampton and the A30 is about 10 miles distant.



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

An Exceptional South-Facing Period Farmhouse with Land, Gardens, and Development Potential



Nestled within a tranquil and secluded hamlet, this remarkable five-bedroom detached farmhouse offers an impressive combination of historic charm, expansive accommodation, and lifestyle amenities. Believed to date back to the 13th century and originally constructed as a traditional longhouse, the property is of stone and cob construction and steeped in heritage, having once formed part of the Buckland Filleigh Estate until 1952.

Idyllic rural retreat set within approximately 2.6 acres. Beautifully landscaped gardens with extensive lawns. Heated outdoor swimming pool with generous sun terrace. Productive vegetable garden and orchard. Fenced and gated paddocks extending to around 1.5 acres, ideal for equestrian or smallholding use.

Internally, the property offers exceptional living space with five double bedrooms, three bathrooms (two en suite), and five versatile reception rooms, which all feature original working fireplaces. The accommodation flows effortlessly from the welcoming boot room entrance through to a bespoke, handmade kitchen with Aga and vaulted ceiling, opening into a spacious living room with a large open fireplace. Additional reception rooms include a dining room, a snug, a study, and a home office, providing flexible living and working arrangements.



Upstairs, the master suite occupies a generous 20ft x 20ft footprint and enjoys its own en suite bathroom. A further guest bedroom with en suite, three additional double bedrooms, and a stylish family bathroom complete the first-floor accommodation. The house benefits from oil-fired central heating and a layout that reflects its evolution over the centuries—including visible evidence of the original shippon and inner hall.

A substantial detached barn is included with the property, offering exciting development potential with approved planning permission for conversion into two residential dwellings—ideal for multi-generational living, guest accommodation, or investment purposes. Or alternatively providing great storage and a workshop space as it is currently. A former stable is currently used as a wood store.

Steeped in rich Devon heritage, with former occupants recorded as early as 1585, this property enjoys a rare combination of rural seclusion, historical significance, and modern practicality. A truly special home in a sought-after and unspoiled setting. An internal viewings is a must to be fully appreciated. EPC rating TBC

Lake Farm House, Sheepwash, Beaworthy, Devon, EX21 5PE

Swimming Pool - A heated swimming pool is surrounded by wide paved sun terrace providing a fantastic place to sit and relax. The pool is approximately 32'x16' and slopes from 1 metre deep to 2 metres at its deepest. Heated by air-source heat pump.

The Barn - Stone and cob construction with electric sockets and lighting. Planning permission for conversion to two residential dwellings, which would have great income potential. The enclosed two-storey barn (approx. 40'x18') has: double doors facing house, internal workshop with mezzanine above, and original oak jetty. The open-fronted barn (approx. 40'x22') offers ample covered parking and storage.

Services - Mains electricity and water, private drainage. Oil fired central heating.

Agents Notes - The property is not listed.

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

what3words - ///serves.proofs.scarecrow

Directions From Holsworthy proceed on the A3072 Hatherleigh road for just under 9 miles and upon reaching the village of Highampton, turn left signed Sheepwash. Follow this road for just over a mile and upon reaching the village square, continue through the square for approximately 1.3 miles, reaching the turning to Lake Farm on the left hand side. Follow the lane down for a short distance forking left into the property.



Changing Lifestyles

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



The Barn



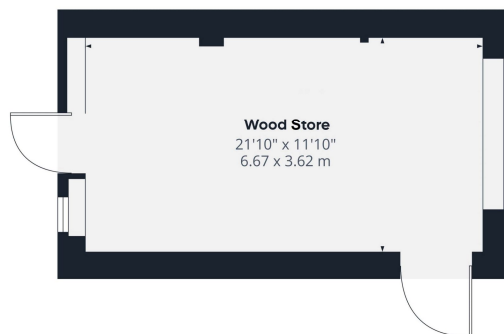
Lake Farm House, Sheepwash, Beaworthy, Devon, EX21 5PE



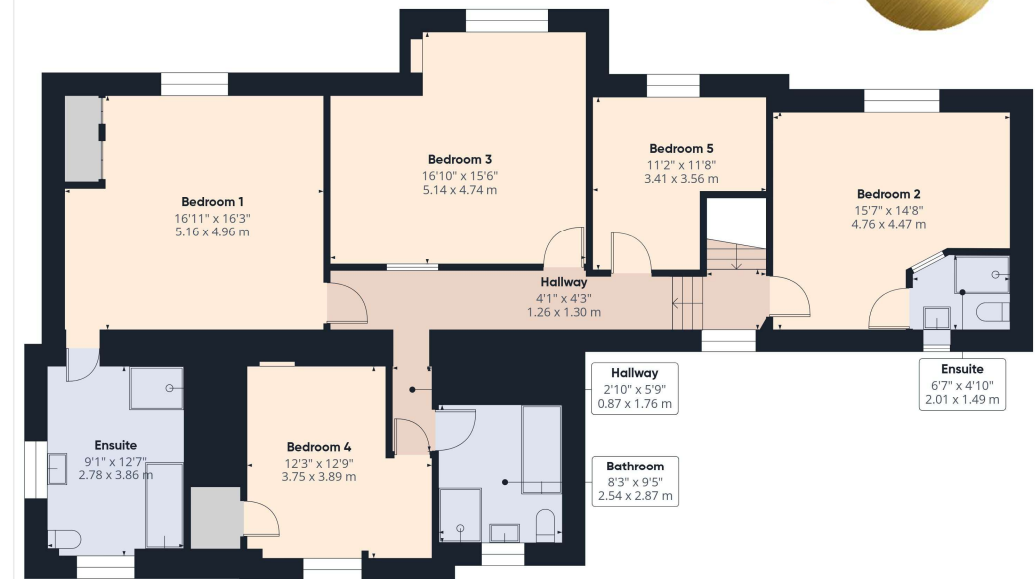
Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Lake Farm House, Sheepwash, Beaworthy, Devon, EX21 5PE



The Barn



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.

Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

