



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Mountjoys Farm  
Chilsworthy  
Holsworthy  
Devon  
EX22 7JJ

**Asking Price: £875,000**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)





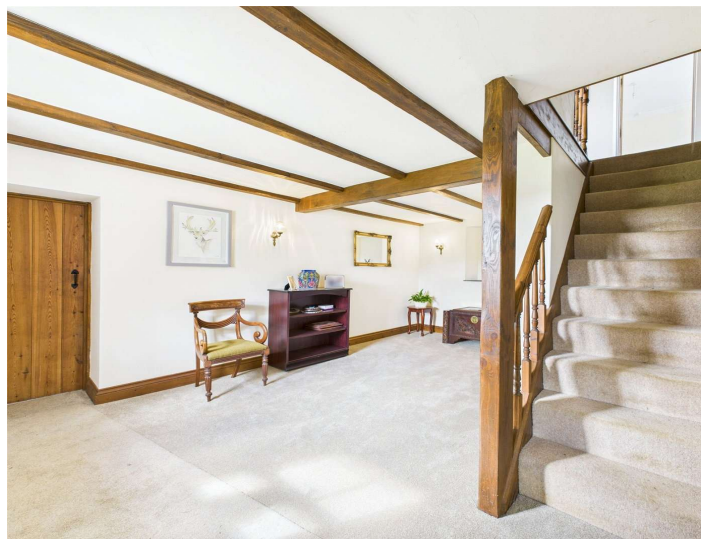
- DETACHED 5 BEDROOM (1 EN-SUITE) FARMHOUSE
- ARRAY OF USEFUL OUTBUILDINGS - INCLUDES MULTIPLE STABLES
- APPROXIMATELY 12 ACRES OF LAND
- PICTERESQUE COUNTRYSIDE VIEWS
  - SPACIOUS AND VERSATILE ACCOMODATION THROUGHOUT
  - POTENTIAL DEVELOPMENT OPPORTUNITIES







Mountjoys Farm occupies a convenient rural setting only approximately 3 miles from the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.



Bond Oxborough Phillips are delighted to present this exceptional five-bedroom detached farmhouse, beautifully set within approximately 12 acres of stunning Devonshire countryside. Offering a rare opportunity to acquire a substantial rural residence with extensive land, this property combines timeless character with generous living spaces—ideal for those seeking peace, privacy, and a true country lifestyle.

Accessed via a charming and spacious sunroom that enjoys panoramic views across the surrounding acreage, the home opens into a wonderfully light and airy living room. This inviting space is enhanced by dual-aspect windows and centred around a feature log burner, beautifully set within an exposed stone fireplace with a solid timber mantle and stone hearth—perfect for cosy evenings.

Adjoining the living room is a second reception room, which offers flexible use as a snug or formal sitting room. This room also features the property's traditional front entrance and porch, adding to its rural charm and functionality.

At the heart of the home lies a generously proportioned open-plan dining area, ideal for entertaining, which flows seamlessly into the kitchen. The kitchen itself is fitted with an extensive range of wraparound base units and complementary wall-mounted cabinetry, all finished with worktops over. Dual-aspect windows flood the space with natural light and offer uninterrupted views of the picturesque grounds.

A practical utility room completes the ground floor, providing useful space for white goods and offering additional external access—a must-have for a working rural home.

Upstairs, the property boasts five well-appointed bedrooms, including one with a private en-suite. The principal bedrooms are spacious doubles, while the remaining rooms provide ideal spaces for guests, children, or a home office. All rooms are accessed via a generous central landing, maintaining the light and open feel throughout the upper floor.

The stylish en-suite features a walk-in shower, pedestal hand basin, and low-level WC. A large family bathroom services the remaining bedrooms and is fitted with a freestanding bathtub, pedestal hand basin, low-level WC, and wall-mounted towel rail—perfectly blending contemporary comfort with country charm.

Externally, this outstanding property continues to impress with a superb range of versatile outbuildings and approximately 12 acres of well-maintained land—ideal for equestrian use, smallholding, or those simply seeking space and privacy.

A substantial agricultural barn, measuring approximately 60ft x 40ft, offers an exciting opportunity for future development or conversion (subject to the necessary planning consents). This expansive structure provides excellent storage or business potential, making it a valuable asset for a variety of lifestyle or commercial pursuits.

Just a short distance from the main residence and adjacent paddocks, you'll find a collection of stables comprising both traditional block-built and more modern timber structures. These stables are perfectly positioned for ease of access to the land and are well-suited for equestrian use or livestock housing.

Surrounding the barn and stables is a generous yard area, offering ample off-road parking for multiple vehicles, horseboxes, or agricultural equipment.

The land itself is laid out across three well-proportioned paddocks, extending to approximately 12 acres in total. The gently rolling pasture is ideal for grazing, recreation, or further agricultural use and enjoys a private and peaceful setting within the surrounding countryside.

In summary, this exceptional countryside residence offers a rare blend of spacious and characterful living, extensive outbuildings, and superb acreage—making it the perfect choice for those seeking a lifestyle property with incredible potential. Whether you're looking for a family home, equestrian setup, or a rural retreat with scope for further development, this remarkable farmhouse and its stunning surroundings present an opportunity not to be missed.



**Agent Notes** - 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.

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

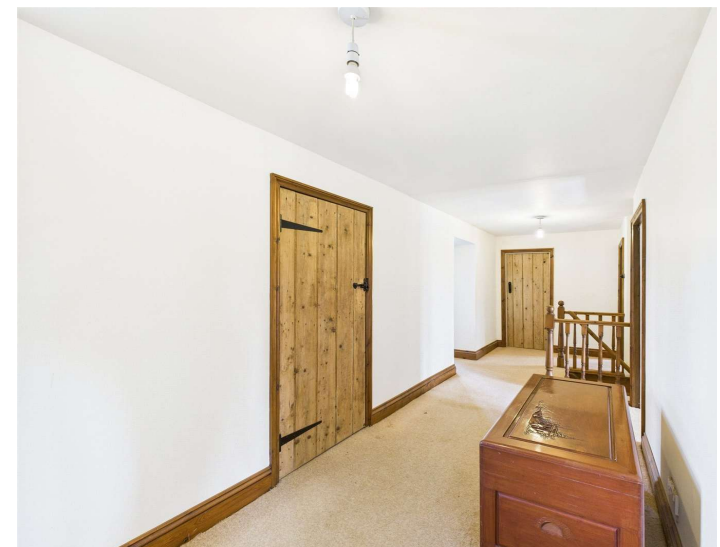
**EPC Rating** - The EPC Rating for Mountjoys Farm is currently an 'E' (54) with potential to increase to a 'B' (83). Valid until July 2026.

**Council Tax Band** - The council tax band for Mountjoys farm is a 'D' (please note this council band may be subject to reassessment).



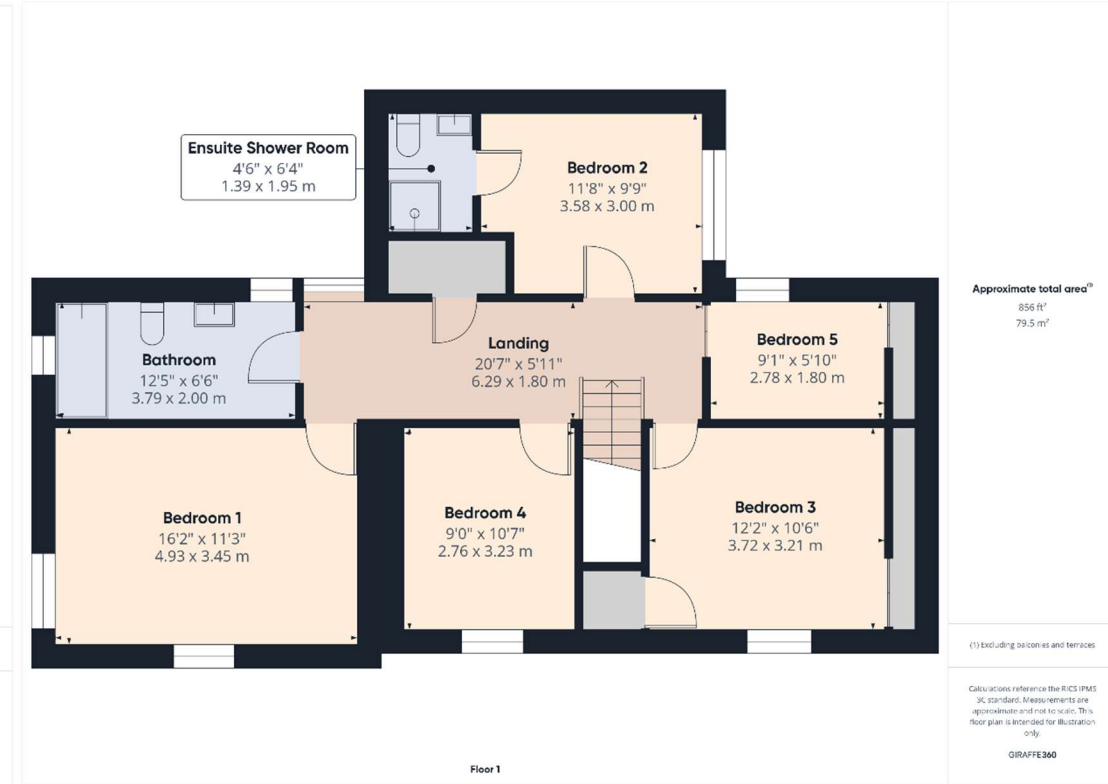


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## Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for approximately 3 miles, passing through the village of Chilsworthy, where Mountjoys Farm will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice displayed.

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.

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to provide you with a free valuation of your home.

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the team at Bond Oxborough  
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for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

