

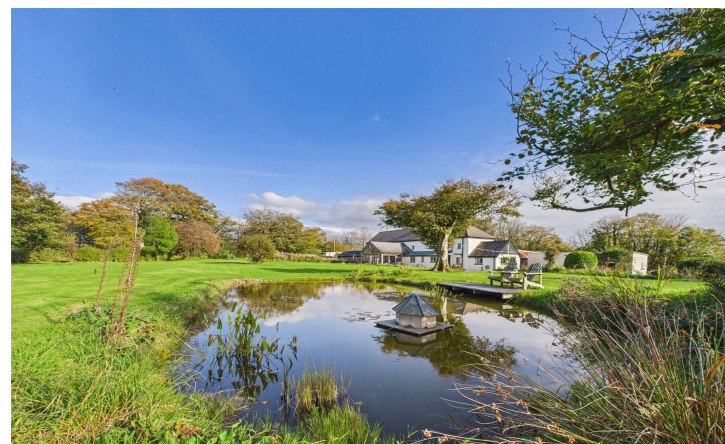


Bond
Oxborough
Phillips

Changing Lifestyles

Honeycroft Farmhouse
Holsworthy Beacon
Holsworthy
Devon
EX22 7NH

Asking Price: £895,000 Freehold



Changing Lifestyles

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Honeycroft Farmhouse, Holsworthy Beacon, Holsworthy, Devon, EX22 7NH

- 4/5 BEDROOM DETACHED RESIDENCE
- 2 ENSUITES
- 1 BEDROOM SINGLE STOREY ANNEXE
- CHARACTERFUL DEVON LONGHOUSE
- STUNNING LANDSCAPED GARDENS OF APPROX 2 ACRES
- EXCELLENT RANGE OF TRADITIONAL OUTBUILDINGS
- DEVELOPMENT POTENTIAL CONSIDERED
- FANTASTIC TUCKED AWAY POSITION
- SYMPATHETICALLY AND COMPREHENSIVELY RENOVATED
- EPC: TBC
- Council Tax Band: E



Tucked away along a tranquil country lane near the highly sought-after village of Chilsworthy, Honeycroft Farmhouse presents a rare opportunity to acquire a beautifully restored Devon longhouse with an adjoining self-contained annexe.

This impressive and versatile property comprises a 4/5-bedroom farmhouse together with a 1 bedroom single-storey annexe, ideal for generating additional income through holiday letting or providing comfortable accommodation for extended family or dependants.

The main residence exudes traditional character and charm throughout, showcasing original period features such as inglenook fireplaces, window seats, and exposed beams. Set within its own tree-lined grounds and beautifully landscaped gardens, the property enjoys a truly idyllic countryside setting — perfect for those seeking a lifestyle change, with potential for a smallholding or market garden.

The farmhouse has been sympathetically and comprehensively renovated by the current owners, blending modern comforts with timeless appeal. On entering, a welcoming boot room with a utility area and cloakroom leads into a high-quality fitted kitchen complete with a central island and space for informal dining. A formal dining room with an original stone fireplace offers the perfect setting for entertaining, while the spacious living room forms the heart of the home — featuring a wood-burning stove within a striking feature fireplace and opening into an oak-framed extension that enjoys delightful views over the gardens. A further reception room or ground-floor double bedroom completes the main level.

Upstairs, the property offers four generous double bedrooms, including two with en-suite facilities, together with a family bathroom.

The self-contained annexe, formerly used as a successful holiday let, can be configured as either a one or two-bedroom dwelling. It provides a spacious living area, fitted kitchen, and its own enclosed garden with a hot tub, ensuring privacy and comfort for guests or relatives alike.

An extensive range of outbuildings provides ample storage and offers exciting potential for conversion, subject to the necessary planning consents. The property also benefits from an efficient wood-pellet central heating system complemented by solar panels.

In all, Honeycroft Farmhouse represents a wonderful opportunity to acquire a substantial and characterful country residence set in peaceful surroundings — all within just 20 minutes' drive of the North Devon coast.



Location

Honeycroft occupies a superb rural setting only approximately 4 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.

Directions

From Bude town centre proceed towards Stratton and take the A3072 towards Holsworthy. Continue for approximately 7 miles and upon reaching Burnards House take the left hand turning towards Bradworthy. Continue for approximately 1½ miles and at the T-Junction with the Holsworthy/Bradworthy road, turn left towards Bradworthy. Proceed towards the end of this straight section of road and take the right hand turning signposted Honeycroft. Continue for approximately 1 mile whereupon Honeycroft Farmhouse will be found on the left hand side



Outbuildings –

BARN 1 44' 0 x 18' 0 (13.41m x 5.49m)

Adjacent to the main entrance and parish road.

GARAGE/WORKSHOP 35' 0 x 15' 0 (10.67m x 4.57m)

Double opening entrance doors.

STONE BARN 66' 0 x 10' 0 (20.12m x 3.05m) (Overall Dimensions)

This building is currently subdivided into smaller units.

GARAGE/WORKSHOP 29' 0 x 16' 5 (8.84m x 5.00m)

Double opening entrance doors and open access to the rear gardens.

Agents Notes

It is understood that a public footpath runs along the eastern boundary. The property has mains water and the benefit of a private well in the front garden. Private drainage. Solar panels.

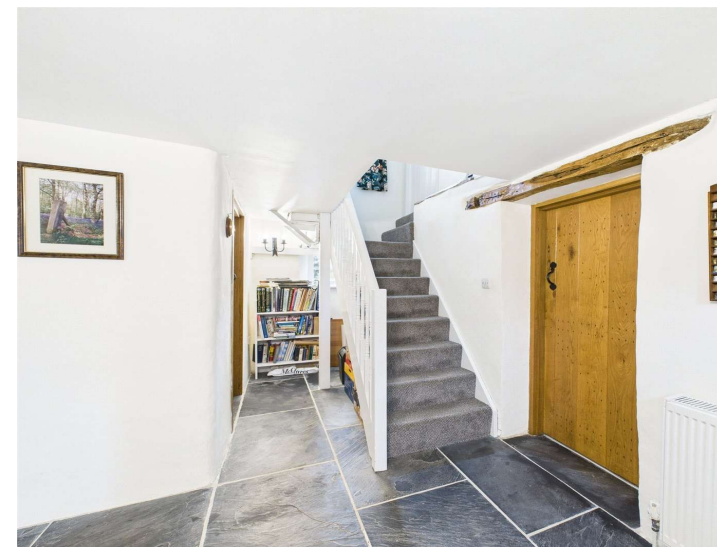
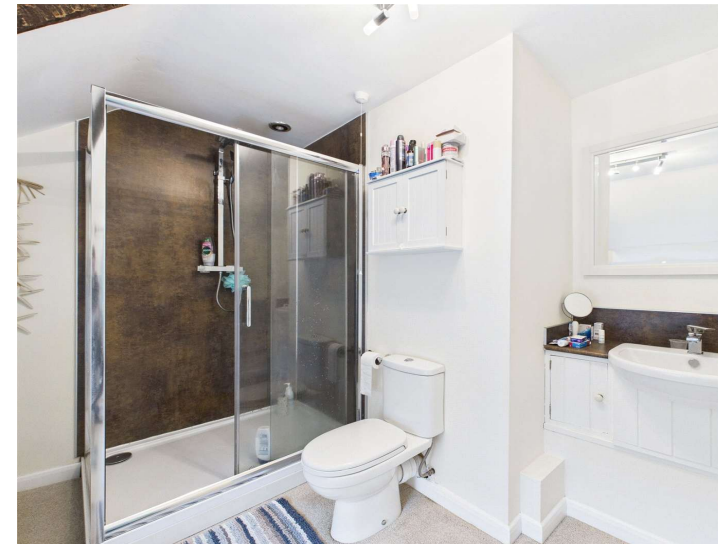
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through 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.



The Annexe



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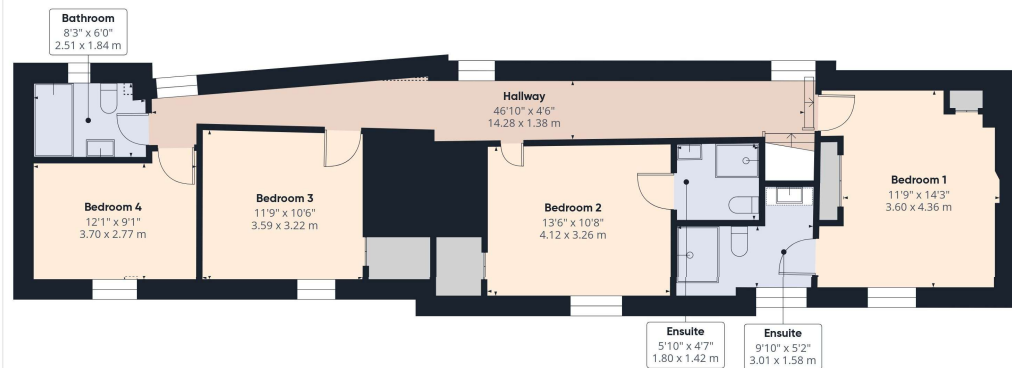
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Floorplan



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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