



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Hole Farm  
Holsworthy Beacon  
Holsworthy  
Devon  
EX22 7NL

**Asking Price: £925,000 Freehold**



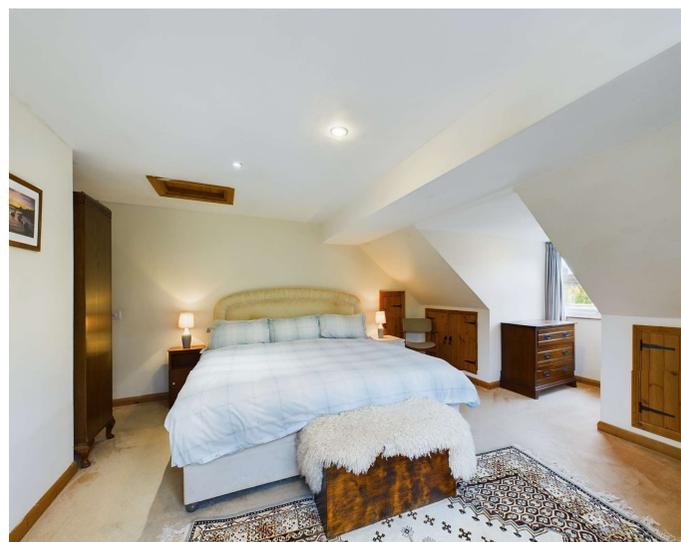
Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# Hole Farm, Holsworthy Beacon, Holsworthy, Devon, EX22 7NL



- 4 BEDROOM DEVON LONGHOUSE
- 3 RECEPTION ROOMS
- 1 ENSUITE
- APPROXIMATELY 16 ACRES OF PASTURELAND
- EXCELLENT RANGE OF OUTBUILDINGS
- 2 ESTABLISHED HOLIDAY COTTAGES
- SET IN THE ROLLING DEVON COUNTRYSIDE
- SUITED FOR EQUESTRIAN OR AS A SMALLHOLDING
- EPC: TBC



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## Changing Lifestyles

**Location** The property is situated in the heart of the Devon Countryside in between Holsworthy Beacon and the self-contained village of Bradworthy which caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches some 10 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional and North Devon centre of Barnstaple is some 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.



## Overview :

**Situated amidst the beautiful Devon countryside down a long private lane is this charming and characterful 4 bedroom (1 ensuite) 3 reception room detached longhouse thought to date back to the early 1800's. The property benefits from 2 established holiday cottages and land, of approximately 16 acres, which is thought to suit a variety of uses, including those looking for a small holding or an equestrian set up. Within the grounds there are a good range of useful outbuildings, some with development potential subject to gaining the necessary consents.**

**Directions** From Holsworthy Proceed on the A388 Bideford Road, and upon reaching Holsworthy Beacon turn left signed Sutcombe at the next junction turn left again and then bear right around a sharp bend and after about 200 yards upon reaching High Barrow Cross the entrance lane leading to "Hole Farm" is directly opposite name plaque clearly displayed. Proceed along this long stone/concrete lane right to the end, whereupon the property will be found.

**Agents Note** - 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.



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## Hole Farm, Holsworthy Beacon, Holsworthy, Devon, EX22 7NL

**Entrance Porch** - 11'10" x 10' (3.6m x 3.05m)

**WC** - 6'1" x 4'4" (1.85m x 1.32m)

Close coupled WC and wash hand basin.

**Kitchen/ Breakfast Room** - 17'7" x 15'6" (5.36m x 4.72m)

A superbly presented farmhouse kitchen comprising a range of base and wall mounted units with granite work surfaces over incorporating an inset 'Belfast sink' with mixer taps. Oil fired Aga with timber mantle over. Recess for cooker. Plumbing and recess for dishwasher. Kitchen island. Ample space for a dining table and chairs. Window to front elevation.

**Pantry** - 8'4" x 7'4" (2.54m x 2.24m)

A walk in pantry cupboard with open shelving and space for a tall fridge/ freezer and additional under counter freezer.

**Utility Room** - 7'4" x 4'6" (2.24m x 1.37m)

Base mounted and wall mounted units with work surfaces over incorporating a stainless steel sink. Plumbing and recess for washing machine and tumble dryer. Floor mounted oil fired central heating boiler. Window to side elevation.

**Dining Room** - 15'8" x 13'9" (4.78m x 4.2m)

Ample space for a dining table and chairs. Feature fireplace housing an open fire. French glazed doors into-

**Sunroom** - 12'9" x 10'1" (3.89m x 3.07m)

A fully glazed room with windows to front and bi fold doors to the side, opening out onto a paved patio area providing the ideal spot for alfresco dining.

**Sitting Room** - 16' x 14'7" (4.88m x 4.45m)

A comfortable room currently used as a office/ hobbies room. A stone feature fireplace houses a double sided wood burning stove with a brick heath and a timber mantle. Window to front elevation.

**Living Room** - 22'6" x 13'1" (6.86m x 4m)

A spacious, light and airy, triple aspect room with windows to front and side elevations. A feature fireplace houses a double sided wood burning stove.

**Bedroom 1** - 15' x 14'1" (4.57m x 4.3m)

A large, dual aspect master bedroom with windows to front and side elevations.

**Ensuite** - 10'2" x 3'6" (3.1m x 1.07m)

Enclosed shower cubicle with a mains fed shower, close coupled WC and wash hand basin.

**Bedroom 2** - 12'8" x 12'4" (3.86m x 3.76m)

A generous size double bedroom with access to the 'Jack and Jill' bathroom. Twin windows to front elevation.

**Bedroom 3** - 13'4" x 10'4" (4.06m x 3.15m)

A double bedroom with window to front elevation.

**Bedroom 4** - 12'10" x 10' (3.9m x 3.05m)

A double bedroom with window to front elevation.

**Bathroom** - 12'8" x 7'11" (3.86m x 2.41m)

A generous size bathroom with a fitted suite comprising an enclosed panelled bath, separate shower cubicle, wash hand basin and close coupled WC, accessed via the hallway or bedroom 2.

**Bramble Barn** - A superbly presented and characterful barn conversion offering 3 bedrooms (1 ensuite) and an

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open plan kitchen living area with a vaulted ceiling and woodburning stove. Enclosed rear garden with a level lawn and a paved patio area.

**Willow Barn** - A charming and comfortable detached barn conversion with open plan living and a double bedroom. Enclosed rear garden.

**The Outbuildings** - A traditional range of farm outbuildings, suiting a variety of purposes, some with development potential subject to gaining the necessary consents.

Buildings include-

**Stone Piggery** - 30' x 11'4" consisting of 4 stalls. Tiled roof.

**Open fronted tractor store** - 16'11" x 15'11"

**Games Room** - 16'5" x 16'2"

**Stables** - consisting of 3 loose boxes of 13'11" x 12'6", and a **workshop/tack room** - 14'1" x 12'2."

**Former parlour** - 48'3" x 14'4"

**Cattle shed** - 48'7" x 20'5"

**The Land** - The land at Hole farm totals approximately 16 acres, comprising a private entrance lane, 4 paddocks, a traditional farmstead yard and formal gardens. The land has been used for agricultural grazing in the past and is thought to suit a variety of uses including equestrian. A footpath runs across the top of the largest field to the north. The land is bordered by a mix of stock proof fencing and mature Devon Hedging.

**Outside** - The property is approached via a long driveway giving access to a traditional central farmstead yard. The main house and cottages have their own enclosed formal gardens.

**Services** - Mains electricity and water. The property uses a dual system of oil fired and Lpg gas fired central heating with two separate boilers. Private drainage.

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## The Cottages



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## Floorplan – Hole Farm

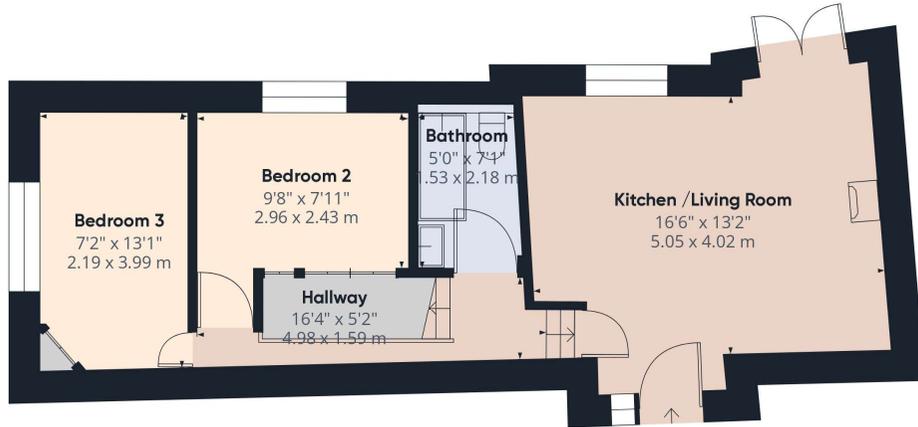


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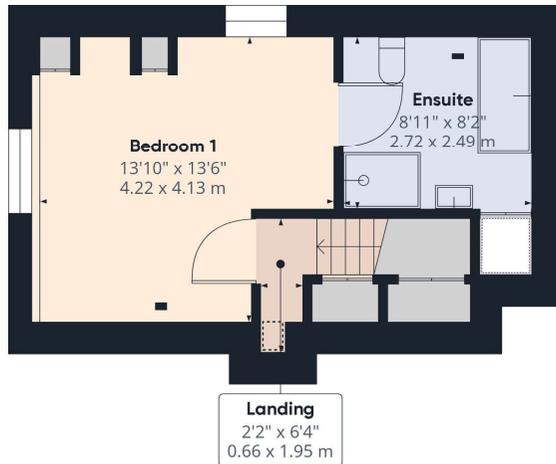
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## The Cottages

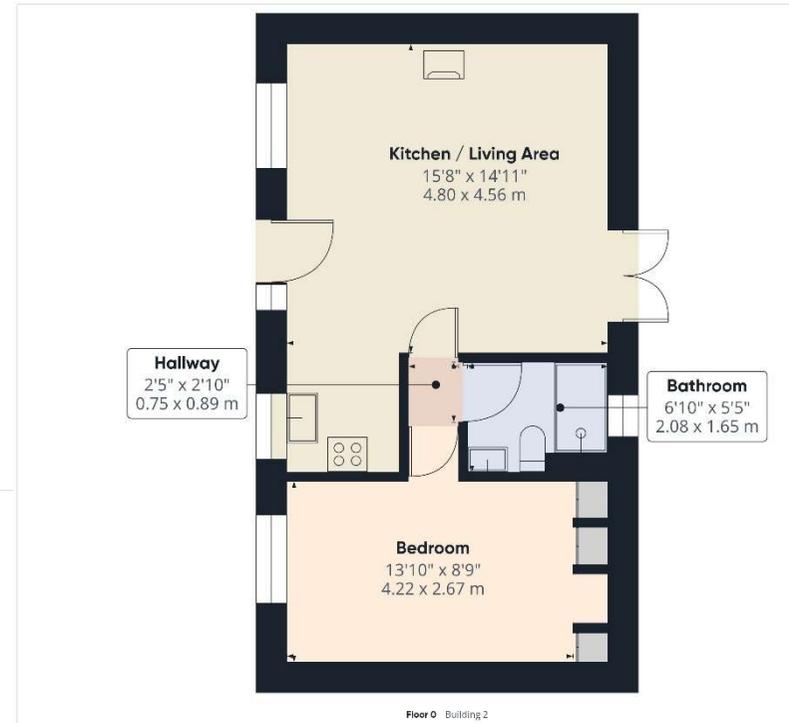
### Bramble Barn



Floor 0 Building 1



### Willow Barn



Floor 0 Building 2