



Bond
Oxborough
Phillips

Changing Lifestyles

Hole Farm
Holsworthy Beacon
Holsworthy
Devon
EX22 7NL

Asking Price: £895,000 Freehold



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01409 254 238
holsworthy@bopproperty.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: E
- COUNCIL TAX BAND E (MAIN HOUSE)
- DEVELOPMENT POTENTIAL CONSIDERED



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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.

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.



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

Overview

Nestled amidst the picturesque Devon countryside and approached via a long private lane, this charming and characterful Devon Longhouse is believed to date back to the early 1800s. Hole Farm comprises the principal residence together with two established holiday cottages, a superbly presented three-bedroom detached barn conversion and a further one-bedroom detached barn conversion, both thoughtfully equipped to a high standard.

Set within approximately 16 acres, the property offers exceptional versatility and is well suited to a variety of lifestyle uses, including those seeking a smallholding or equestrian setup. An excellent range of outbuildings further enhances the offering, some of which may present future development potential, subject to the necessary planning consents.

The main residence provides spacious and flexible accommodation, featuring four bedrooms (one with ensuite) and three reception rooms. At the heart of the home is a generous living and dining room, centred around a striking double-sided wood-burning stove. A further reception room offers an ideal sitting room or home office, complemented by a bright and airy conservatory to the front. The farmhouse-style kitchen forms the hub of the home and benefits from an AGA range, a walk-in pantry and adjoining utility room.

Externally, a delightful seating terrace provides a sunny and sheltered space, perfect for al fresco dining, while an enclosed formal garden lies to the side, creating a peaceful and attractive outdoor setting.

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

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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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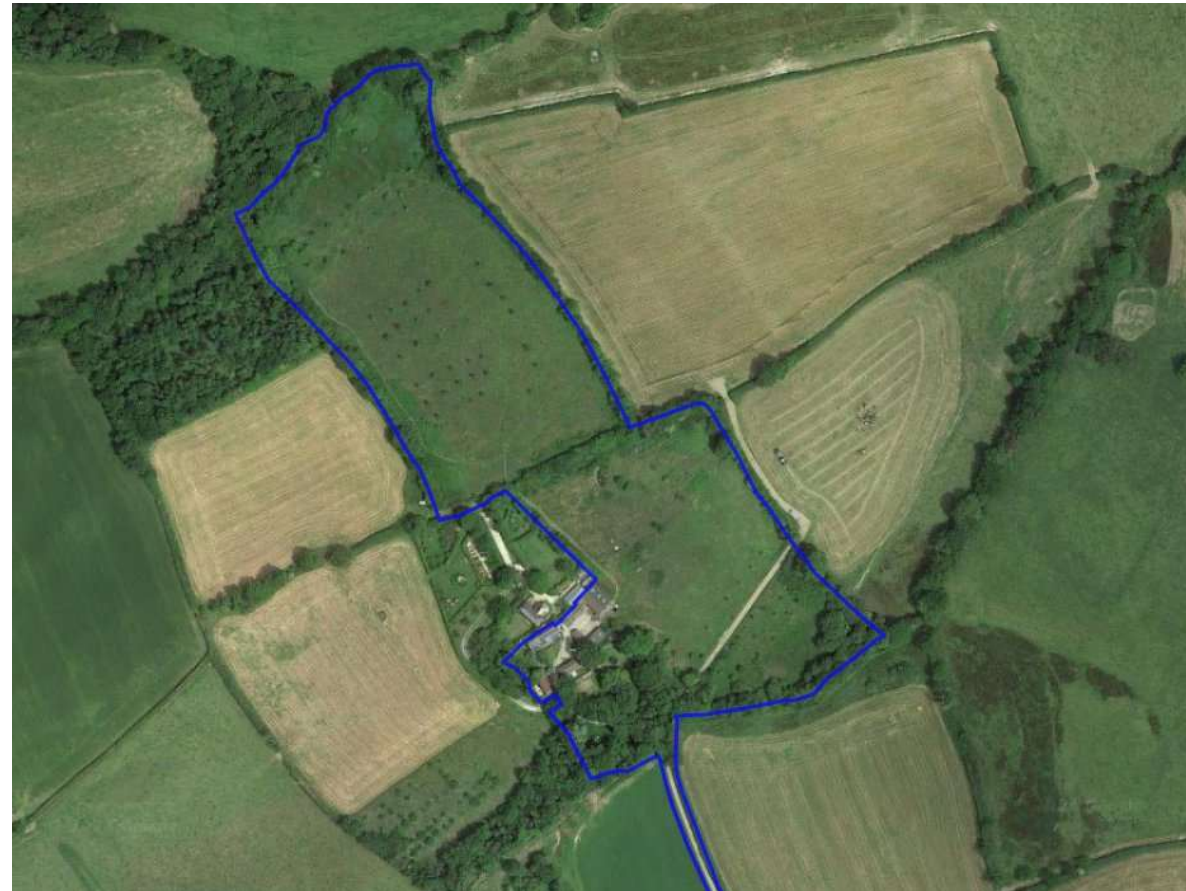
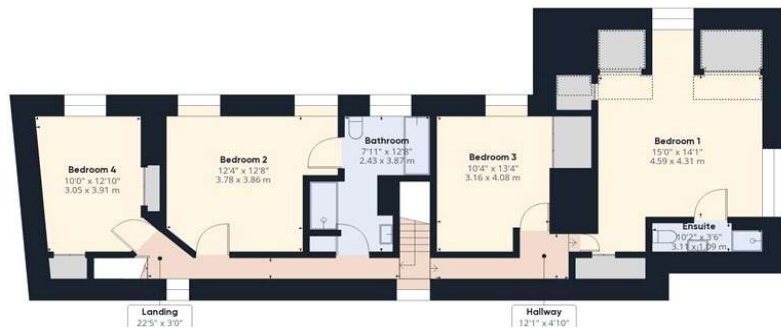
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Floorplan – Hole Farm



Floor 0

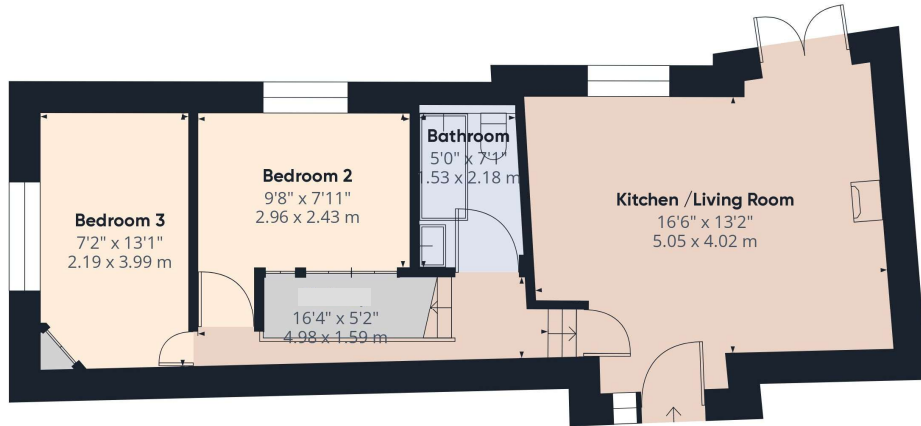


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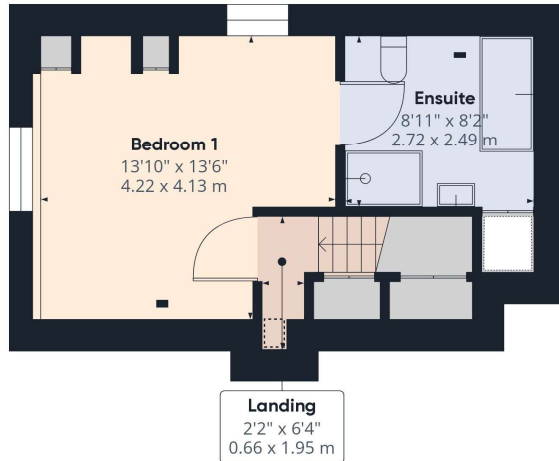
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The Cottages

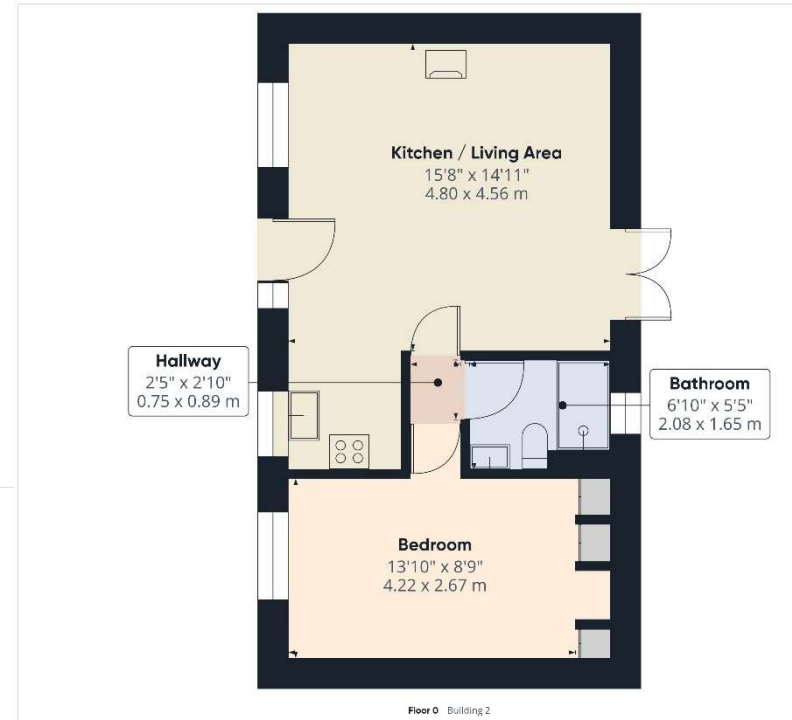
Bramble Barn



Floor 0 Building 1



Willow Barn



Floor 0 Building 2