



Bond
Oxborough
Phillips

Changing Lifestyles

Waldon View
Milton Damerel
Holsworthy
Devon
EX22 7DP

Asking Price: £750,000 Freehold



Changing Lifestyles

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- 3 BEDROOMS
- DETACHED RESIDENCE
- 2 RECEPTION ROOMS
- EXCELLENT EQUESTRIAN FACILITIES
- SAND SCHOOL
- STABLES
- TRACTOR STORE
- APPROXIMATELY 8 ACRES
- RIVER FRONTAGE WITH SINGLE BANK FISHING RIGHTS
- NO ONWARD CHAIN
- EPC: C
- Council Tax Band: D

Overview

An exceptional opportunity to acquire this impressive equestrian property, set within a picturesque rural location yet conveniently positioned just 5 miles from the thriving market town of Holsworthy. The town offers a comprehensive range of amenities, including primary and secondary schooling, a well-regarded golf club, and a selection of shops including Waitrose and Marks & Spencer Foodhall.

The residence provides spacious and highly versatile accommodation, comprising three generous double bedrooms, each enjoying delightful views over the surrounding Devon countryside and the property's land. There are two well-proportioned reception rooms, along with a superb family kitchen/dining room, complemented by a useful utility room and integral garage. Planning permission has been granted to remodel and extend the property, offering the potential to create an additional en-suite bedroom if required.

The equestrian facilities are of a high standard, featuring a fibre and sand riding arena with a surrounding bark turnout area, alongside a modern stable block incorporating three loose boxes, a feed store, wash bay, and adjoining tack room. The land extends to approximately 8 acres, predominantly laid to a large, gently sloping paddock that leads down to the River Waldon, where the property benefits from around 300 yards of single bank fishing rights. A further enclosed paddock is situated above the stable yard.

The stable yard itself benefits from its own private access, providing excellent access for lorries and horseboxes. To the rear of the stables is an additional turnout area with a woodchip surface, enclosed by post and rail fencing.

Offered to the market with no onward chain.





Location

The residence is most conveniently located between the market towns of Holsworthy, Bideford and Torrington. These offer an excellent range of local/national shops, professional services, leisure amenities and schooling to secondary level. The nearby filling station/convenience store at Horrelsford also provides the day to day essentials. The regional North Devon's Centre of Barnstaple with its acclaimed shopping centre is about 45 minute drive and has a wider range of amenities and via the North Devon link road gives access to the M5 near Tiverton. This area of Devon is still largely unspoilt with the Rivers Waldon and Torridge meandering through rolling farmland. The nearby prestigious "Woodford Bridge Country Club" offers some of the finest leisure/sporting facilities in the region whilst the very popular farm shop, Lizzie's Larder, is within walking distance of the property. The spectacular North Devon/Cornwall Coast, Dartmoor and Exmoor are within easy driving distance, whilst the local rivers offer superb opportunities for the keen game fisherman.

Directions

From Holsworthy proceed on the A388 Bideford road for some 5 miles until reaching Venn Green. Here turn right signed Milton Damerel, follow this country road for approximately 1/2 mile until reaching the Church on the left hand side, there turn right signposted Holsworthy, proceed for approximately 1/4 mile turning left signposted Thornbury, proceed up the hill whereupon the property will be found on the left hand side with a name plaque clearly displayed.

What3words - ///contoured.draw.detect



Stable Yard - The stable yard enjoys its own private access, allowing excellent access for lorries and horseboxes. To the rear of the stables is a further turnout area with a woodchip surface, enclosed by post and rail fencing.

A range of stables, storage and garages are arranged around a level, concreted yard, comprising:

Sand School Area - Fibre sand mix school within post and rail fencing, Woodchip surface turnout area surrounding

Feed Store - 13'11" x 12' (4.24m x 3.66m)

Adjoining Tack Room - 11'11" x 7'6" (3.63m x 2.29m)

Stables - 3 stable looseboxes two measuring 13'11" x 11'9", one measuring 11'9" x 11'9".

Wash Box - 11'9" x 8' (3.58m x 2.44m)
Heat lamps and heated shower.

Muck bunker - Open fronted concrete bunker on the edge of the yard.

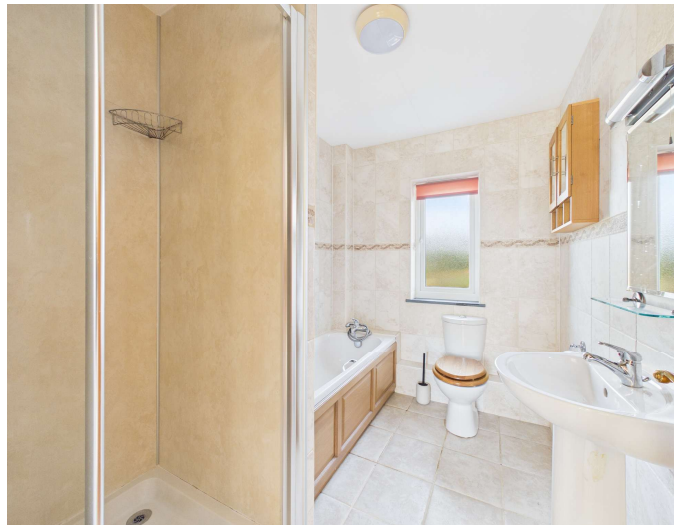
Tractor / Implement Store - 33'5" x 21'3" (10.19m x 6.48m)
Power and light connected, three vehicle access doors to the front with loft area above.

The Land - The land comprises of approximately 8 acres of level or gently sloping land, with a large paddock bordering the River, which benefits from single bank riparian fishing on the River Waldon of approximately 300 yards, and provides a wonderful opportunity to fly fish for wild Brown Trout in their native environment in this tranquil and nature rich landscape. The river meanders

and twists offering a good combination of deep pools linked by runs and stickles. For the discerning fly fisher this is a truly exceptional opportunity. A paddock to the south of the property is located above the stable yard, both with good access off the road.

Services - Mains electricity, mains water and private water via a borehole, private drainage via a treatment plant. Oil fired central heating and a wood burning stove.

Agents 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.





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Floorplan



Land Plan



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.

