



Bond
Oxborough
Phillips

Changing Lifestyles

Crockwood Farm
Stibb
Bude
EX23 9HL

Asking Price: £1,600,000 Freehold



Changing Lifestyles

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Crockwood Farm, Stibb, Bude, EX23 9HL



- Lifestyle property with income stream options
- Approaching 9 acres of gardens, grounds, woodland and ponds. Substantial four-bedroom farmhouse with two-storey extension
- Beautifully presented accommodation with character features
- Two 2-bedroom holiday cottages, one with full residential consent.
- One 1-bedroom holiday cottage
- 1-bedroom log-effect cabin
- Attractive courtyard setting
- Detached double garage and useful outbuildings
- Versatile use for income, multi-generational living or business
- Convenient rural position close to Bude and the A39



Crockwood Farm presents a rare and exciting opportunity to acquire a beautifully positioned and highly versatile lifestyle property, set within approaching 9 acres of gardens, grounds and woodland, whilst being conveniently located just a short distance from the popular coastal town of Bude.

At the heart of the property is the substantial four-bedroom (1 ensuite) detached farmhouse, which has been significantly enhanced by the current owners, including the addition of a two-storey extension. The accommodation is both spacious and well-balanced, offering a superb blend of character and modern living. The ground floor comprises a stunning designer kitchen, a boot room, and utility room and a welcoming living room with two feature fireplaces, one incorporating a wood burner. A generous conservatory enjoys views over the surrounding grounds. To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with vaulted ceiling and superb countryside and sea views.

Arranged around an attractive courtyard setting are a range of additional dwellings, providing excellent income potential. These include two 2-bedroom cottages, both with holiday consent and one with additional residential consent, a one-bedroom cottage with holiday use consent, and a further 1-bedroom log-effect cabin. All the cottages are well equipped offering their own garden, patio and shed, well suited to continued letting or multi-generational living, depending on requirements.

The grounds are a particular feature of Crockwood Farm, extending to approximately nine acres and offering a wonderful mix of formal gardens, paddocks, established woodland and wildlife ponds, creating a peaceful and private environment with clear lifestyle appeal. Further benefits include a detached double garage and a range of useful outbuildings, providing excellent storage and additional potential.

The property occupies an accessible yet tranquil rural position, with easy access to the A39 and the stunning North Cornish coastline, with Bude being approximately 2.5 miles away, offering a wide range of amenities, beaches and leisure facilities.

EPC Rating: Farmhouse E, Coombe D, Foxdown D, Thistledown D, Chalet E. Council Tax: Farmhouse E, Chalet A. Foxdown, Thistledown and Coombe Cottages attract business rates relief.



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Crockwood Farm occupies a most pleasant position on the outskirts of the hamlet of Stibb being only 1½ miles from the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities etc. Together with many breathtaking clifftop coastal walks etc. Nearby beauty spots and places of interest include Sandymouth, Duckpool, Coombe Valley and Northcott Mouth. The village of Poughill is approx a mile away and Kilkhampton approximately 2½ miles distant and provide a useful range of local village amenities. The coastal town of Bude is some 2 miles away and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre.



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Property Description

Crockwood Farmhouse

Entrance Porch - 4'7" x 4'7" (1.4m x 1.4m)

WC - 4'8" x 3'1" (1.42m x 0.94m)

Hallway - 14'2" x 6'11" (4.32m x 2.1m)

Kitchen/Dining Room - 24'1" x 13'11" (7.34m x 4.24m)

Utility Room - 13'3" x 9'6" (4.04m x 2.9m)

Living Room - 29'2" x 12'10" (8.9m x 3.9m)

Conservatory - 18'1" x 8'8" (5.5m x 2.64m)

First Floor Landing

Walk in Wardrobe - 14' x 9'8" (4.27m x 2.95m)

Bedroom 1 - 13'10" x 13'3" (4.22m x 4.04m)

Balcony - 8'11" x 6'1" (2.72m x 1.85m)

Bedroom 2 - 13'7" x 13'2" (4.14m x 4.01m)

Ensuite Shower Room - 7'9" x 6'9" (2.36m x 2.06m)

Bathroom - 8'1" x 5'5" (2.46m x 1.65m)

Bedroom 3 - 12'11" x 6'10" (3.94m x 2.08m)

Bedroom 4/Study - 7'4" x 7'3" (2.24m x 2.2m)

WC - 6'8" x 2'11" (2.03m x 0.9m)

Foxdown Cottage

Entrance Hall

Living Room - 16'2" x 14'1" (4.93m x 4.3m)

Kitchen/Diner - 13'7" x 10'3" (4.14m x 3.12m)

First Floor Landing

Bedroom 1 - 13'11" x 9'11" (4.24m x 3.02m)

Bedroom 2 - 8'1" x 6'9" (2.46m x 2.06m)

Bathroom - 10'5" x 5'6" (3.18m x 1.68m)

Thistledown Cottage

Entrance Hall

Living Room - 18'1" x 13'10" (5.5m x 4.22m)

Kitchen/Breakfast Room - 13'8" x 9'2" (4.17m x 2.8m)

First Floor Landing

Bedroom 1 - 14'2" x 9'11" (4.32m x 3.02m)

Bedroom 2 - 10'7" x 10'1" (3.23m x 3.07m)

Bathroom - 8'1" x 5'9" (2.46m x 1.75m)

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Coombe Cottage

Kitchen/Living Area - 13'1" x 10'7" (4m x 3.23m)

Bedroom - 12'9" x 8'6" (3.89m x 2.6m)

Ensuite Shower - 7'6" x 4'9" (2.29m x 1.45m)

Chalet

Entrance Hall - 13'8" x 3' (4.17m x 0.91m)

Kitchen/Living Area - 19'5" x 15'10" (5.92m x 4.83m)

Bedroom - 9'6" x 9'5" (2.9m x 2.87m)

Study - 6' x 5'4" (1.83m x 1.63m)

Shower Room - 6' x 5'5" (1.83m x 1.65m)

Outside - The property is approached via a private entrance drive, which opens onto an attractive gravelled courtyard, providing ample parking and giving access to the detached garage and a range of useful outbuildings. The layout creates a charming and practical setting, ideally suited to both family occupation and the management of the additional accommodation.

To the rear and side of the main farmhouse, the gardens are principally laid to lawn and complemented by a generous patio seating area, perfectly positioned to enjoy the far-reaching views across the surrounding countryside and grounds. This area provides an ideal space for outdoor dining and entertaining, whilst taking full advantage of the peaceful rural setting.

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Property Description

Outside Continued –

The two cottages, Thistledown and Foxdown, each benefit from their own private lawned gardens to the rear, offering a good degree of separation and privacy, with direct access through to an enclosed paddock extending to approximately one acre—ideal for a variety of uses including smallholding, recreational or lifestyle purposes.

A particularly attractive feature of the grounds is the established area of woodland, interspersed with pathways, creating a wonderful natural environment to explore and enjoy. This leads through to a tractor store and an enclosed area of raised beds ideal as a vegetable and/or flower garden.

To the front of the main residence lies a further paddock incorporating nature ponds, which not only enhance the setting but also attract an abundance of local wildlife. The land supports a diverse habitat, regularly drawing birds, small mammals and a variety of native species, making it especially appealing for those seeking a more self-sufficient or nature-focused lifestyle.

In total, the gardens and grounds extend to just under nine acres, offering a superb balance of formal garden space, pasture, woodland and natural landscape, all combining to create a truly special and highly versatile environment.

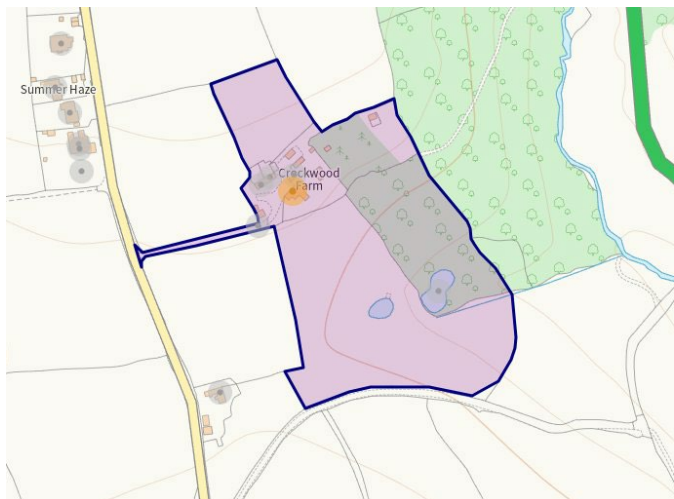
Double Garage - 17'8" x 17'3" (5.38m x 5.26m)

The Piggery - 9' x 6'4" (2.74m x 1.93m)

Outbuildings - Office 16'3 x 13'4 (4.95m x 4.06m) with adjoining Utility Room 14'1 x 6'11 (4.3m x 2.1m)
Workshop 15'1 x 13'9 (4.6m x 4.2m) with store room 14'9 x 7' (4.5m x 2.13m)
Tractor Store 21' x 13'4 (6.40 m x 4.06m)

Tenure - Freehold. Foxdown Cottage has full residential consent, Thistledown and Coombe Cottage are subject to holiday restricted use.

Services - Mains electricity, mains water, private drainage and oil-fired central heating.



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Coombe Cottage





Floor 0 Crockwood Farmhouse



Floor 1 Crockwood Farmhouse

Approximate total area⁽¹⁾

2038 ft²
189.4 m²

Balconies and terraces

55 ft²
5.1 m²

Reduced headroom

30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Chalet



Thistledown Cottage



Foxdown Cottage



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Directions

From the centre of Bude proceed up through town via Belle Vue, passing down through Golf Course Road. Continue on this road heading up to the village of Poughill, until you pass through the village and reach the crossroads at the top of the hill. Turn left signposted Stibb and again continue along this road for approximately 0.75 miles and the property will be located down a private drive on the right-hand side clearly identified by a name plaque.

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.

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We are here to help you find and buy your new home...

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