



Bond
Oxborough
Phillips

Changing Lifestyles

Old School House
Buckland Filleigh
Beaworthy
Devon
EX21 5PQ

Asking Price: £945,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com



- 3 BEDROOM MAIN RESIDENCE
- 2 BEDROOM DETACHED ANNEXE
- 5 ACRES OF PASTURE LAND
- 18 ACRES OF WOODLAND AVAILABLE BY SEPARATE NEGOTIATION
- AN EXCELLENT RANGE OF OUTBUILDINGS
- STUNNING HAMLET LOCATION
- SMALLHOLDING OR EQUINE POTENTIAL
- DEVELOPMENT POTENTIAL CONSIDERED
- EPC: TBC
- Council Tax Band: E

Overview

Nestled in the heart of the picturesque Devon countryside, within the charming hamlet of Buckland Filleigh, this exceptional smallholding offers a rare opportunity to acquire a truly idyllic rural retreat. Believed to have originally been constructed in the mid-19th century as a schoolhouse, the main residence was thoughtfully converted into a private dwelling in 1939 and now provides beautifully presented and comfortable accommodation throughout.

The principal house features a spacious farmhouse-style kitchen/dining room complete with a walk-in pantry, alongside a practical utility room and ground floor shower room with WC. To the first floor are three generous double bedrooms and a family bathroom.

Complementing the main residence is a superbly presented cottage/annexe, offering versatile accommodation with open-plan living space and a delightful sunroom to the ground floor, together with two bedrooms and a bathroom above. The annexe presents excellent potential for supplementary income, multigenerational living, or guest accommodation.

Enjoying an enviable position with far-reaching countryside views, the property benefits from an exceptional degree of privacy, peace, and tranquillity. Approximately five acres of pastureland, together with a useful range of outbuildings, create an ideal setting for those wishing to establish a smallholding or pursue a more self-sufficient lifestyle. Subject to the necessary consents, the barns may also offer future development potential.

Available by separate negotiation is approximately 18 acres of well-maintained adjoining woodland, offering opportunities for timber harvesting or simply a wonderful natural escape for leisurely walks and enjoyment of the surrounding landscape.

Properties of this calibre and setting rarely come to the market and this outstanding holding is perfectly suited to purchasers seeking a lifestyle change or the chance to own a unique corner of Devon.





Location

Buckland Filleigh is a very pretty Village adjoining the friendly Village of Shebbear, which lies amidst glorious unspoilt countryside, and offers a traditional range of village amenities including the well respected primary school, general stores, popular pub, place of worship, daily mobile Post Office etc. In addition the well known public school of Shebbear College is situated on the edge of the village. The picturesque village of Sheepwash is located nearby and is widely considered by many to be the quintessential Devon village, with the excellent and highly acclaimed Half Moon Inn offering excellent hospitality/dining along with some fly fishing available on the River Torridge. The ancient village Church is located just off the pretty square.

The busy market town of Holsworthy with its Waitrose supermarket is some 10 miles. Bude on the North Cornish Coast with its safe sandy surfing beaches is some 18 miles. The port and market town of Bideford is some 14 miles, whilst Okehampton, Dartmoor and the A30 dual carriageway is some 20 miles. The Cathedral and University City of Exeter with its motorway, rail and air links is some 40 miles distant.

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.

Directions

From Holsworthy proceed for approximately 4.5 miles on the A3072 Hatherleigh road, and upon reaching Brandis Corner turn left, and proceed along this road following the signs to Shebbear for some 4.5 miles. upon reaching Battledown Cross turn right signed Buckland Filleigh. (If you reach Shebbear College you have overshot Battledown Cross by approximately 0.25 miles). Follow this road for 0.5 miles, and upon reaching Sedgwell Cross proceed straight over signed Buckland Filleigh. Follow this country road for approximately 0.8 miles, turning left signposted West Heanton. Proceed up the hill for a short distance whereupon the property will be found on the right hand side.



Outside - The property is approached via a gated entrance leading to an extensive driveway and yard area, providing ample off-road parking for multiple vehicles. The driveway continues to the residences, which are surrounded by well-maintained lawns complemented by a variety of mature shrubs and established planting.

The impressive range of outbuildings includes former stables measuring approximately 11m x 11m, together with a substantial enclosed barn extending to approximately 30m x 11m, offering excellent versatility for agricultural, equestrian, or storage purposes.

Five-bar gated access leads directly to the paddocks and adjoining woodland beyond. The paddocks are predominantly stock-fenced and benefit from interconnecting gated access, making them ideally suited for livestock or smallholding use.

The adjoining woodland is available by separate negotiation is fantastic, with well-maintained tracks and pathways meandering through the trees and opening into a number of attractive clearings — perfect for enjoying the peace and beauty of the natural surroundings. The mature woodland is also considered to offer potential for timber harvesting, should purchasers wish to explore this opportunity.

Services - Mains electricity and water. Oil fired central heating via a combi boiler. Private drainage.





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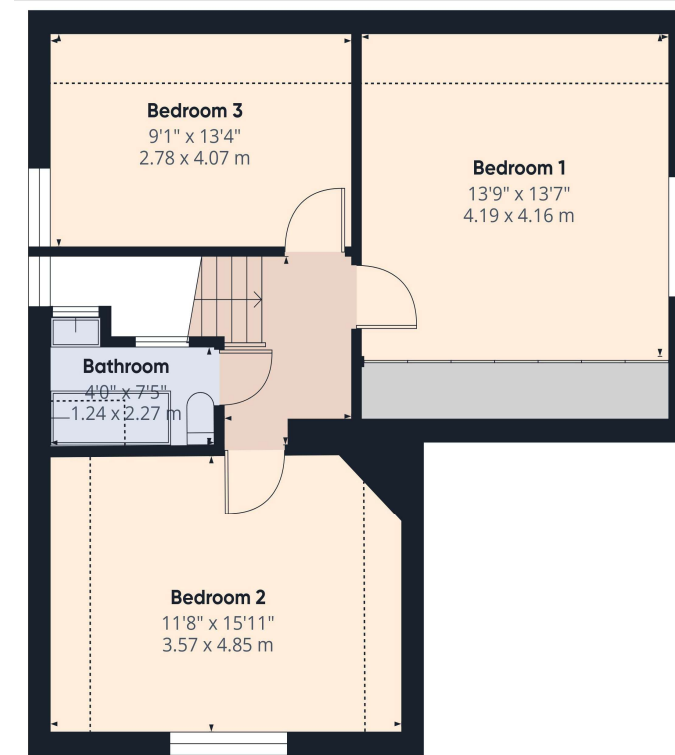


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Floorplan – Main House

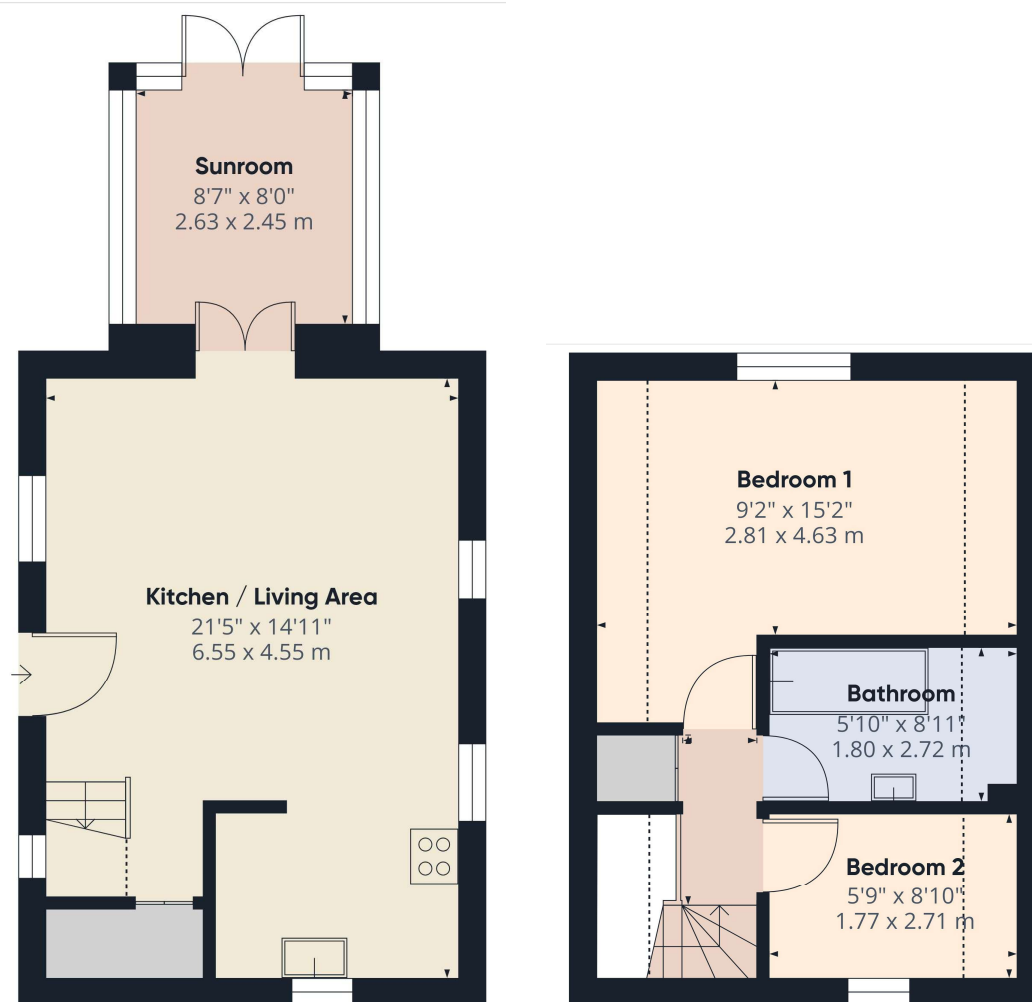


We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral 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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The Annexe



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