

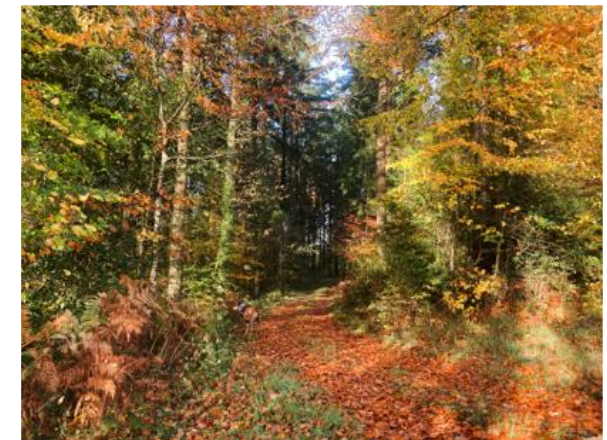


Bond
Oxborough
Phillips

Changing Lifestyles

Old School House
Buckland Filleigh
Devon
What3words:
goose.argue.longer

Guide Price: £1,150,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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- **Prime equestrian facilities including 4 loose boxes, dedicated tack room and concrete all-weather hard standing with direct access to grazing**
- **14 acres of land comprising 5 acres of pasture, two paddocks and 9 acres of amenity woodland with stone tracks – ideal for riding and cross-country schooling**
- **Further parcels of woodland available by separate negotiation offering excellent additional income opportunities**
- **Large agricultural shed with significant potential to create a medium indoor school and additional stabling for a livery business STPP**
- **Pastures ideally suited to a track grazing system – perfect for horse health and livery management**
- **Pigs, Sheep, Goats and chickens have all been raised on this wonderful smallholding**
- **Well-presented 3 double bedroom family house with scope to extend**
- **2 bedroom holiday cottage/annexe generating income (12 years) via Airbnb ([Airbnb.co.uk/rooms/4572974](https://www.airbnb.co.uk/rooms/4572974))**
- **Separate 2 bedroom cabin – watertight and ready to kit out, with full planning permission for holiday letting**
- **Peaceful and private – no near neighbours, no public rights of way and zero flood risk**
- **Excellent development potential for multi-generational living or further lifestyle enhancements - chemical-free pastures for the last 13 years**
- **Superfast Starlink satellite internet**
- **Tranquil, very rural lifestyle – perfect for those seeking a sustainable and peaceful way of life, yet villages, market towns, coastal towns and Dartmoor and Exmoor are within easy reach.**
- **No onward chain**
- **Motivated sellers, open to offers and ready to move!!**

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A note from the owners

When we decided to move back to the West Country, the Old School House was the second and only other place we viewed — we knew straight away it was the right place for us. It was being marketed as a “mini estate”, and the land really caught our eye.

We had a clear list of what we wanted: productive land and woodland that could generate a decent income, complete privacy with no public rights of way or near neighbours, no listed buildings, and zero risk of urban creep, solar farms or turbines. We were looking for a place where we could raise livestock, grow our own food, walk the dogs on our own land, and have room to extend if our family grew. A friendly community would be a bonus. Well, the community turned out to be the most welcoming we could ever have hoped for!!

This special place ticked every single box. We've created a wonderful life here.

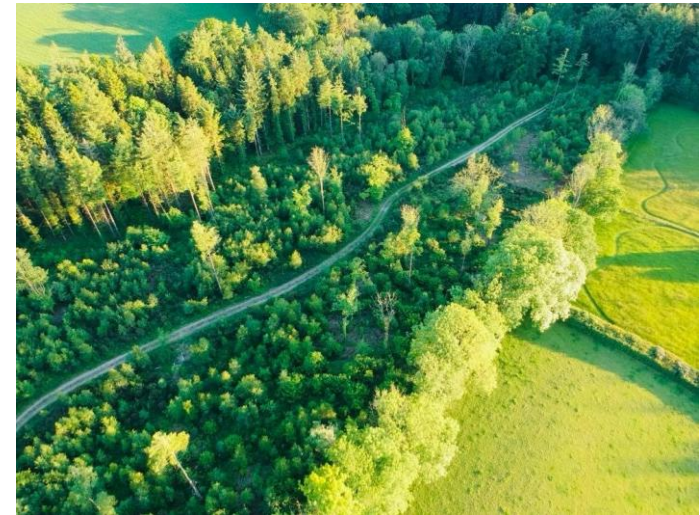
Working from home has never been easier with Starlink, that was a gamechanger.

We've also modernised the house over the years to make it a lovely sanctuary, but there is still scope to extend and add more value (STPP)

We're now ready to hand the keys over to the next family or couple who are looking for exactly the same thing: a peaceful, private, versatile small estate where you can live the good life and build whatever future you wish for.

Location

what3words: ///goose.argue.longer (essential for accurate location -google shows the address incorrectly)



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Additional information:

We strongly recommend using the What3Words location (details above) — search engines often show our property in the wrong place. Please avoid using the full address in maps or satnav.

Practical information:

Registered smallholding with a CPH number

Eligible for various government grants including woodland management plans, hedgerow restoration, fencing and more

Excellent local contractors available for woodland management if needed

Comprehensive information pack provided to anyone seriously interested after viewing

The parish of Buckland Filleigh and surrounding villages are genuinely welcoming. Community traditions remain strong and many people and families come together throughout the year to celebrate and support the village halls and local economy.

We're selling this wonderful equestrian smallholding because a great opportunity came up that we couldn't turn down. After two years of learning French and planning, we're moving to France.

This property would suit one, two or three generations of a family perfectly.

A big thank you to Mat (Senior Manager) at Bond Oxborough for letting us personalise these particulars.



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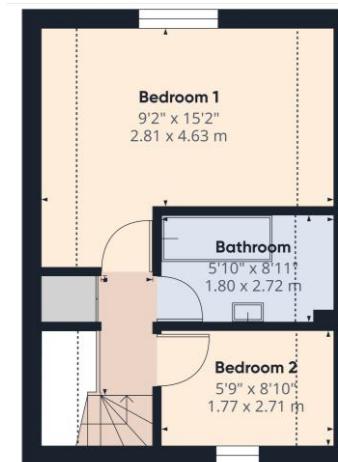
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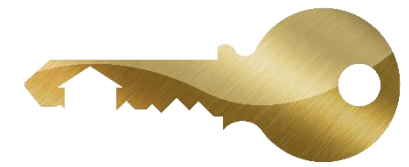
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Little Buckland Cottage, Buckland Filleigh, Beaworthy, Devon. (Annexe/ Holiday cottage to the Old School House) [Airbnb.co.uk/rooms/4572974](https://www.airbnb.co.uk/rooms/4572974)

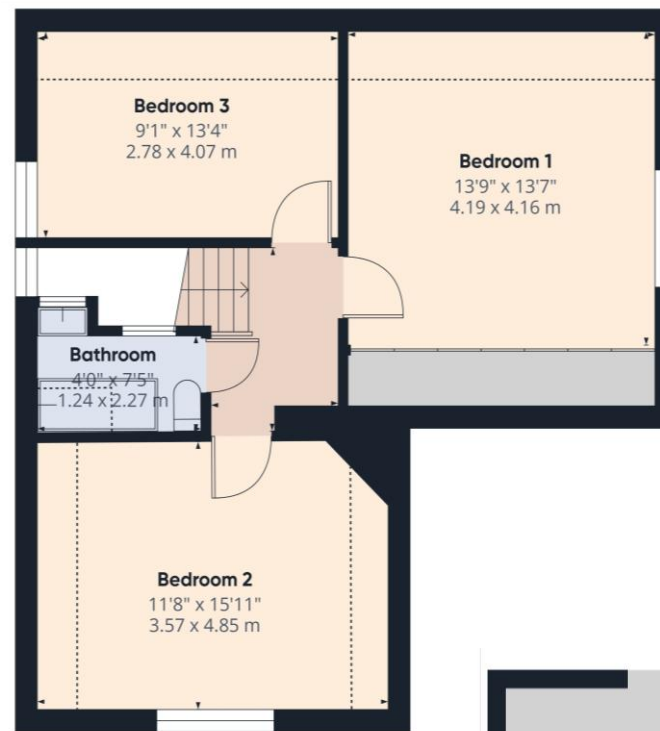
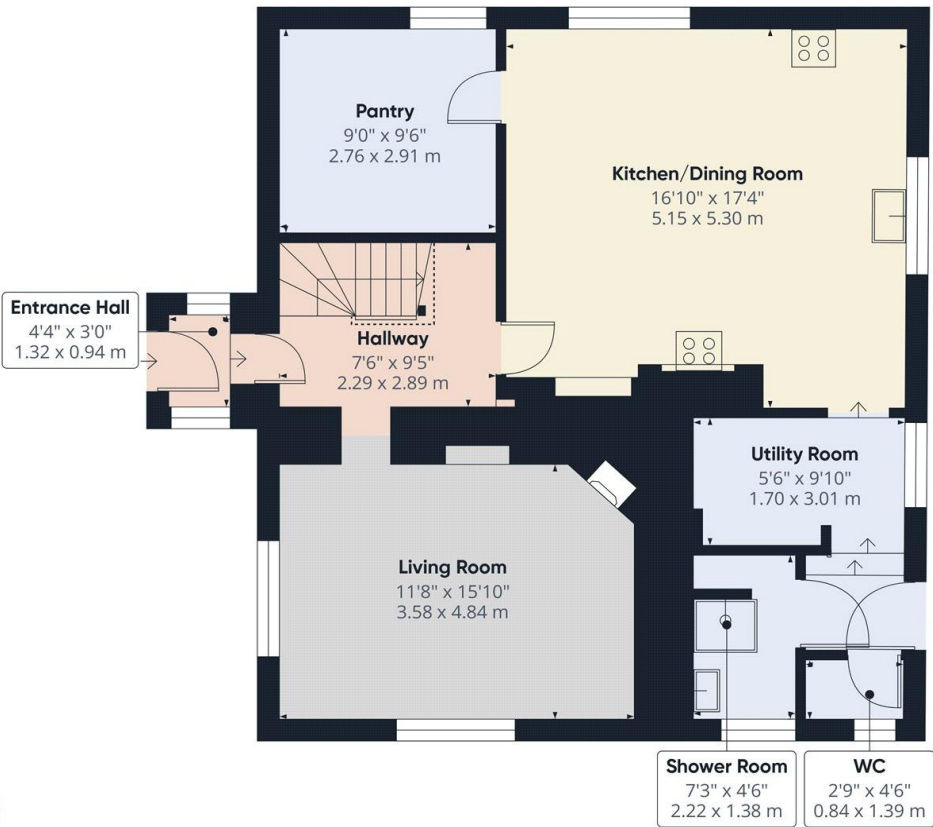


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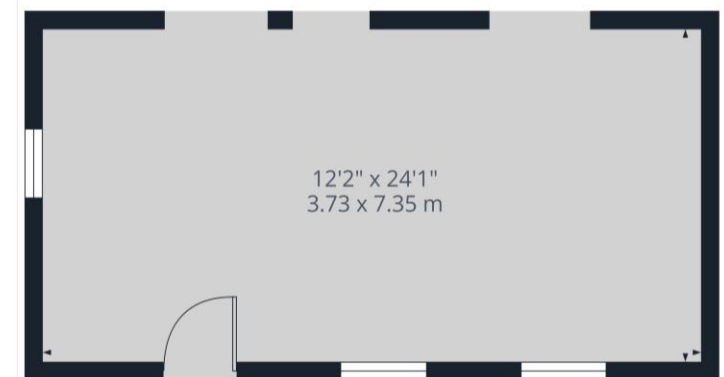
Floorplan – Main House



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.

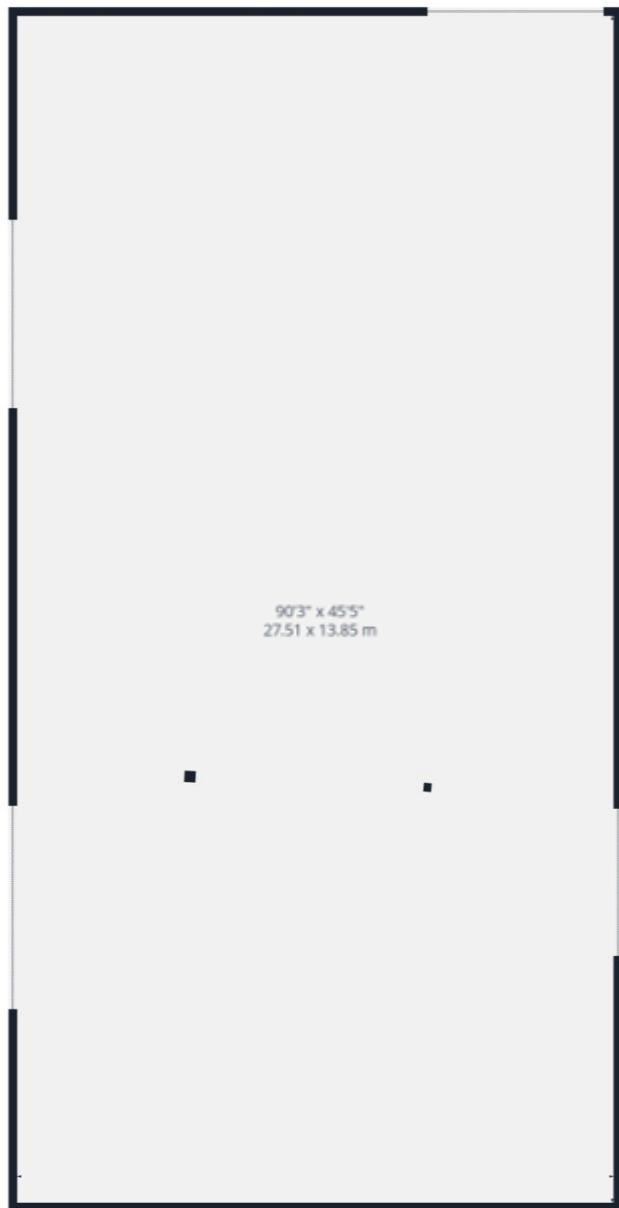
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The Cabin



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The Barn



The Stables

