

Tolley Farm Halwill EX21 5UQ



Guide Price - £895,000



Tolley Farm, Halwill, EX21 5UQ.



Exceptional Devon farmhouse offering equestrian facilities, three acres, stables, countryside views, superb hacking, and versatile character accommodation in a peaceful rural setting....

- Equestrian Lifestyle Opportunity
- Ideal Countryside Family Home
- American Style Stable Barn Facilities
- Four Stable Blocks With Tack Room
- Superb Local Hacking Routes Nearby
- Beautiful Rural Devon Countryside Views
- Extended Character Farmhouse
- Solar Panels Installed Already
- Flexible Multi Generational Living Space
- Approximately 3.3 Acres Of Grounds
- South Facing Private Garden Setting
- Council Tax Band - D
- EPC - D



Nestled within the peaceful rural surroundings of Halwill, this impressive extended character farmhouse offers a rare opportunity to embrace a Devon countryside lifestyle, with equestrian living at the heart of the property. Set within approximately 3.3 acres of grounds, this home combines traditional character, modern comfort, and excellent facilities for horse owners, surrounded by beautiful rural views.

The property has been thoughtfully extended and enhanced to create a spacious and adaptable home, while retaining many original character features including exposed beams, feature fireplaces, and traditional detailing. The accommodation offers a flexible layout ideal for family living, multi generational use, or those seeking the perfect balance between a comfortable home and countryside lifestyle.

Upon entering, the home immediately showcases its charm with welcoming reception spaces. The impressive dining room provides a wonderful entertaining area, featuring a striking inglenook fireplace, wood burning stove, exposed beams. The sitting room continues the theme of character and comfort, with a further feature fireplace and delightful views across the gardens.

The heart of the home is the generous kitchen and breakfast room, designed as a practical yet sociable space, with a central island, range style cooking facilities, and access towards the outside areas. Further accommodation includes a utility room, pantry, cloakroom, and additional reception rooms currently arranged as an additional bedroom or guest lounge.



The property offers four well proportioned bedrooms, with three of the four benefiting from their own en suite facilities. The principal bedrooms enjoy lovely rural views, while the ground floor bedroom provides excellent flexibility with direct access towards the gardens.

Externally, the property truly comes into its own. The grounds offer formal gardens, meadow, wooded areas, and open space providing a peaceful environment. A private driveway leads to ample parking, while the south facing aspect allows the gardens and surrounding land to be enjoyed throughout the day.

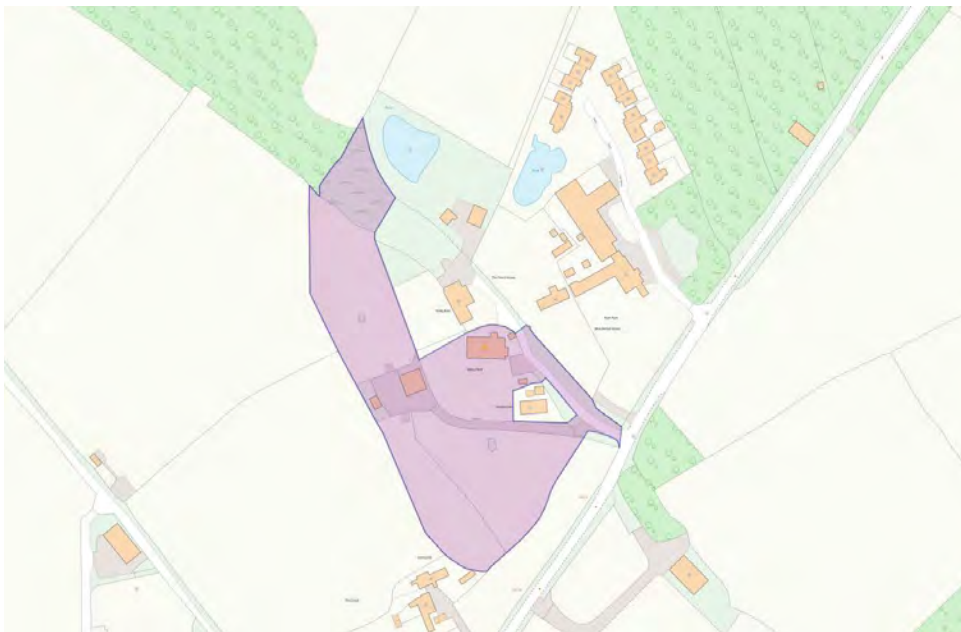
The equestrian facilities are a particular highlight. The acreage is exceptionally well suited for horse ownership, with the current owners comfortably keeping three horses within the grounds. The surrounding area offers superb hacking opportunities directly from the property through quiet country lanes, bridleways, and beautiful Devon countryside.

Further enhancing the equestrian appeal, the current owners have added an impressive American style stable barn, providing a high quality facility with four stable blocks, dedicated tack room, feed area, and rubber turnout area. This creates a fantastic setup for those looking to keep horses at home and enjoy an equestrian lifestyle.

Changing Lifestyles

Halwill, in mid Devon, is a small rural village set within the Torrridge district, offering a peaceful countryside lifestyle surrounded by rolling farmland and wooded valleys. Positioned close to the larger settlement of Halwill Junction, it retains a traditional Devon character with a strong sense of community and a quiet, unspoilt atmosphere. The village has historical roots linked to the former railway network that once connected the region, shaping its development and layout.

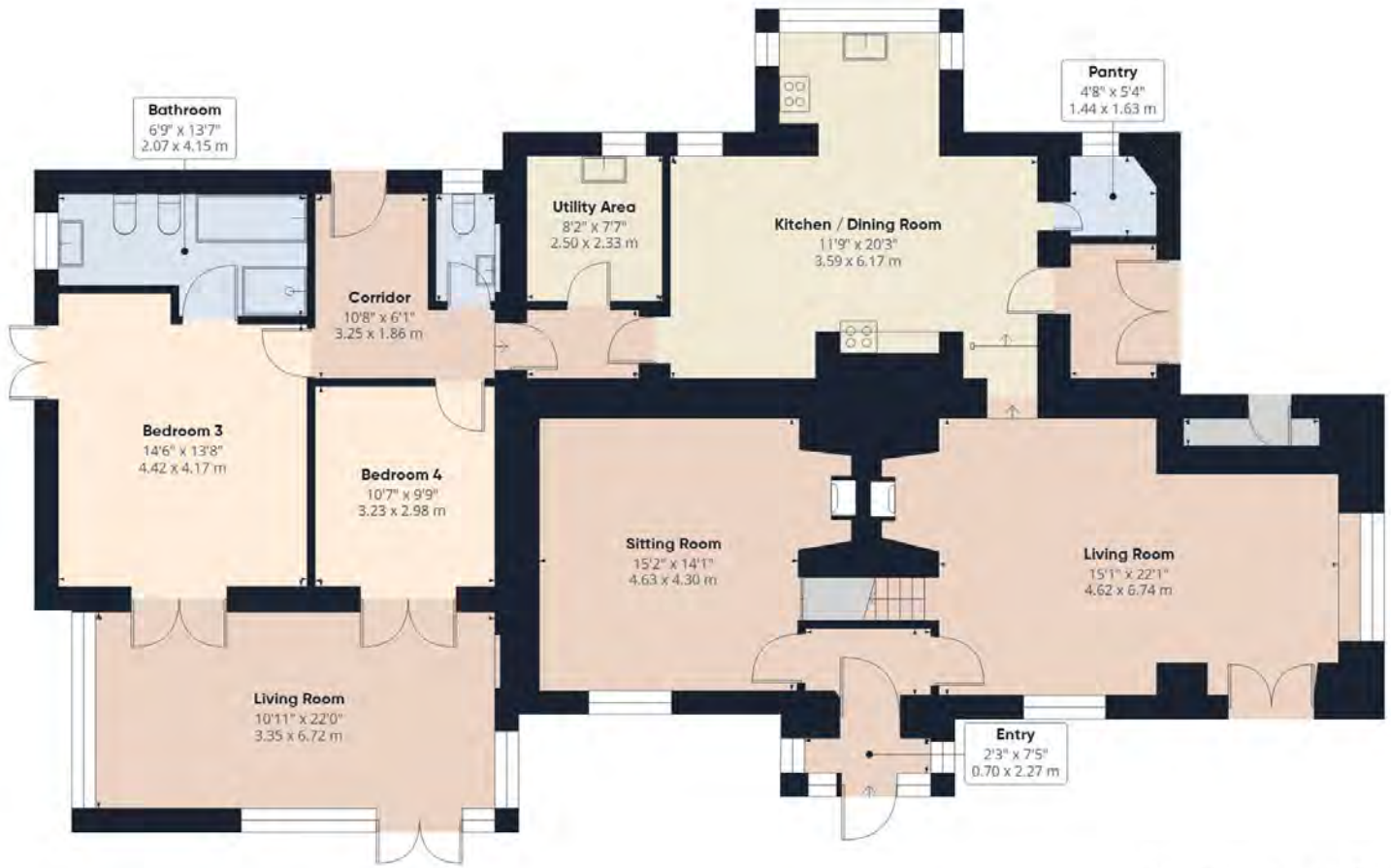
Today, Halwill is largely residential and agricultural in nature, appealing to those seeking space, privacy and access to open countryside. Local amenities include a village primary school, church, and nearby shops and services in surrounding settlements, ensuring day to day needs are within easy reach. The area is well placed for access to Okehampton, Holsworthy and the wider Devon road network, making it practical for commuting while maintaining a rural feel. Halwill remains popular with families, retirees and those drawn to a quieter pace of life in the heart of Devon.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

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Floor 0 Building 1

Approximate total area⁽¹⁾

2287 ft²

212.5 m²



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