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Changing Lifestyles

Ford Mill Farm
Woolsery
Bideford
Devon
EX39 5RF

Guide Price: £1,400,000 Freehold



Changing Lifestyles

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Ford Mill Farm, Woolsery, Bideford, Devon, EX39 5RF

A 4 BEDROOM FARMHOUSE WITH 2 HOLIDAY LETS ARRANGED OVER 8.75 ACRES



- Spectacular countryside setting with Outbuildings, meadows, paddocks & a lake
- Ideal for those who want to live a good & quiet life in privacy or those who may want to make use of the grounds
- Plenty of room to park all manner of vehicles in addition to a Double Garage
- We would highly recommend viewing this exceptional residence



This is a perfect opportunity to make your plans and aspirations of a dream lifestyle in a spectacular countryside setting in Devon come true.

Ford Mill Farm is arranged over approximately 8.75 acres of level land that incorporates the main Farmhouse, 2 adjoining Holiday Lets, a range of Outbuildings, meadows, paddocks and a lake.

This property will suit anyone who either wants to live a good and quiet life in privacy in their own kingdom or those who may want to make use of the grounds for equestrian purposes or, perhaps, to start a venture such as a fishery or a glamping business.

The 2 holiday lets are active and currently generate a yearly income of approximately £45,000. The main Farmhouse is beautifully presented throughout and expertly blends the characters and features of an older building with modern flourishes such as can be seen in the vaulted main Bedroom which has an En-suite and access to a Balcony.

The grounds are ideally altogether in one piece and the south-facing gardens can be viewed from the Farmhouse. There are lovely level lawns, fields and paddocks to wander at your leisure and a beautiful lake to sit beside. There is plenty of room to park all manner of vehicles at the site and the Outbuildings include a Stable, a Double Garage and Store and a partially finished 40' x 40' Barn.

We invite questions and viewings and hope to meet you at the property.



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Woolfardisworthy is known as the village with two names and lies inland approximately 600 feet above sea level. The country lanes are narrow and wind upwards and onwards through steep banked hedgerows. As you come down into Woolfardisworthy you can see the medieval tower of All Hallows Church on the skyline. Famous for its annual fair it's a really nice community that's earned its nickname as 'the friendly village' effortlessly. The village has an excellent school, shop, community hall and rebuilt pub. It's also close to the South West Coast Path for endlessly beautiful walks.

With short distance of the Atlantic Highway (A39), Woolfardisworthy is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A very good regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe with ease.



Internal Description

Entrance Porch

Double glazed door to property front. Radiator, cloaks hanging space. Door to attractive Ground Floor Bathroom.

Bathroom - 8'6" x 9' (2.6m x 2.74m)

UPVC obscure double glazed window. Bath, close couple WC, corner shower and pedestal wash hand basin. Tiled flooring, heated towel rail.

Dining Room - 15'8" x 7'9" (4.78m x 2.36m)

A charming Dining Room with ample space for dining table. Lovely beamed ceiling. Wall lights, radiator. Stairs to First Floor. UPVC double glazed window to property front.

Sitting Room - 17'5" x 16'8" (5.3m x 5.08m)

A grand Living Room with large stone fireplace housing wood burning stove. Professionally re-laid and insulated flagstone flooring (option to connect wet underfloor heating system). Beamed ceiling, radiator, wall lights, window seat. UPVC double glazed window to property front.

Study - 13'3" x 10'1" (4.04m x 3.07m)

A useful room perfect as a Home Office. Feature fireplace with stone surround. UPVC double glazed window to property front.

Sun Room - 14'4" x 15'6" (4.37m x 4.72m)

A new addition to the property providing a great space to enjoy the views over the grounds via the UPVC double glazed windows and doors. Tiled ceramic flooring with underfloor heating. Down lights. Roof light. Opening to Kitchen / Breakfast Room.

Kitchen / Breakfast Room - 14'6" x 13'8" (4.42m x 4.17m)

A sensational room equipped with blue base level cabinets, granite work surfaces with splashbacking and 1.5 bowl sink and drainer with mixer tap over. Breakfast Bar / Island with cabinets below. Built-in dishwasher and under-counter fridge. Rangemaster 6-ring cooker (included in the sale) with extractor canopy over. Tiled flooring with underfloor heating. Down lights, TV point. UPVC double glazed window to rear gardens.

Walk-in Pantry

Ideal for culinary enthusiasts.

Utility Room

UPVC double glazed window. Built-in cupboards. Sink and work surface. Tiled flooring, radiator.

Laundry / Shower Room - 6'9" x 7'6" (2.06m x 2.29m)

UPVC double glazed window. Close couple WC, pedestal wash hand basin and corner shower enclosure. Work surface with space and plumbing for washing machine and tumble dryer below. Heated towel rail. Built-in cupboards. Oil fired boiler.

Boot Room - 7'6" x 11'3" (2.29m x 3.43m)

UPVC double glazed window and door to gardens. Granite work surface with storage cabinets below.

First Floor Landing

Fitted carpet, radiator. Window seat. UPVC double glazed window.

Cloakroom

UPVC double glazed window. Close couple dual flush WC and wall mounted wash hand basin.

Bedroom 1 - 11'3" x 13'3" (3.43m x 4.04m)

A grand main Bedroom with window / door to Balcony space from which exceptional views over the grounds can be enjoyed and with steps leading down to the gardens. Door to airing cupboard housing hot water tank. Vaulted and beamed ceiling. Radiator. Opening through to En-suite Bathroom.

En-suite Bathroom - 12'7" x 9'6" (3.84m x 2.9m)

Victoria + Albert rolltop bath, low level WC and wash hand basin. Again, with vaulted ceiling. Underfloor heating, down lights, heated towel rail. UPVC double glazed window.

Bedroom 2 - 12'7" x 9'6" (3.84m x 2.9m)

A spacious room with UPVC double glazed window with window seat and roof light. Radiator. Opening to wardrobe space.

Bedroom 3 - 7'8" x 10'8" (2.34m x 3.25m)

UPVC double glazed window overlooking the rear garden. Fitted carpet, radiator, shelving. Open wardrobe.

Bedroom 4 - 6'7" x 11'3" (2m x 3.43m)

UPVC double glazed window overlooking the rear garden. Fitted carpet, radiator.

ADDITIONAL ACCOMMODATION

In addition to the main residence, Form Mill Farm also has 2 adjoining holiday lets that generate an income of approximately £45,000 per year.

The purchaser may wish to continue with the running of these businesses or may prefer to use the properties as annexe accommodation for a family member.

Ford Mill Dairy

Currently serves as a Holiday Cottage with 2 double Bedrooms (1 large En-suite) and a cosy Lounge with large stone fireplace housing wood burning stove. There is a separate Dining Room and a full Bathroom with a shelved cupboard housing a washing machine. The fully fitted Kitchen has granite work surfaces, an integrated dishwasher, integrated oven and 4-ring hob with extractor canopy over together with a freestanding fridge / freezer. The Dairy has its own fully enclosed private garden with seating area.

Ford Mill Shippen

Currently serves as a Holiday Cottage with 1 double Bedroom and an adjoining Wet Room. There is an open-plan Living / Dining / Kitchen area with a wood burning stove set on a granite hearth. The fully fitted Kitchen has granite work surfaces, a freestanding 4-ring hob cooker / oven / grill with extractor canopy over, a dishwasher, washing machine and fridge / freezer. The Shippen has its own outside seating area and parking.

Outside

Ford Mill Farm sits within approximately 8.75 acres of largely level grounds that are kept to a very high standard. The grounds are all conveniently situated within the boundary of the property and there is a high degree of privacy to be enjoyed.

Opposite the house is a block of 3 stables which measure 14' x 12', 13'4 x 11'5 and 13'8 x 12'3 - 1 of which has been turned into a training room. Attached to this is an old stone Barn which measures 60' x 17'.

There is plentiful parking to suit the largest of families as well as guests for the holiday lets. In addition to the Outbuildings is a Double Garage with a Store and a 40' x 40' partially constructed Barn.

The sweeping lawns provide an exceptional space to be enjoyed and there is a lake for fishing enthusiasts which is registered with certification in place. The River Torridge forms the southern border. There are a variety of areas to be enjoyed with much of the ground being bordered by a gentle river.

There is so much scope to these grounds that they really need to be explored to be fully appreciated but our aerial photos and videos will give a good indication.

Useful Information

This property has owned solar panels installed that greatly contribute to the cost of the bills for the main house and the holiday lets. An income of approximately £400 a year is also generated from them.

We have taken some photos of the commercial listings of these holiday properties and have added them to our current listing.

It should be noted that the Kitchen worktop surfaces have been upgraded since the photos were taken. Both of the holiday properties have outside spaces of their own.

Due to Ford Mill Dairy and Ford Mill Shippen being holiday let, we do not have any current photos to display. If you are interested to see some pre-existing photos then please contact the office.

Council Tax Band

E - Torridge District Council



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions

Directions to this property are a little bit convoluted however it can be easily found by using What3words: jazz.dislodge.zoos (<https://w3w.co/jazz.dislodge.zoos>). Satnavs are reliable to find the property as well.

From Bideford proceed on the A39 North Devon Link Road signposted Bude for approximately 7 miles. Upon reaching Bucks Cross, take the left hand turning signposted Woolfardisworthy (Woolsery). Continue on this road into the centre the village. At the crossroads, with the Farmers Arms Public house, on your left hand side, continue straight across passing the Primary School on your right hand side. After approximately 1 mile and upon reaching the crossroads, turn left signposted Bradworthy. Continue along this road for approximately 1.25 miles to where Ford Mill Farm will be situated on your left hand side clearly displaying a name plate.

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.

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

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

