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Changing Lifestyles

Glebe Farm Barn
West Putford
Holsworthy
Devon
EX22 7XE

Asking Price: £1,250,000 Freehold



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01409 254 238
holsworthy@boproperty.com

Glebe Farm Barn, West Putford, Holsworthy, Devon, EX22 7XE



- 3 BEDROOM NEWLY CONVERTED BARN
- 1 ENSUITE
- HIGH QUALITY & SYMPATHETIC CONVERSION
- 3 X 2 BEDROOM HOLIDAY COTTAGES
- ESTABLISHED AND LUCRATIVE LETTINGS
- LANDSCAPED GARDENS OF APPROXIMATELY 1.2 ACRES
- A GOOD RANGE OF OUTBUILDINGS
- SUPERBLY PRESENTED THROUGHOUT
- ARTISTS GALLERY BUILDING AND SHOP
- QUIET LOCATION WITHIN THE UNSPOILT DEVON COUNTRYSIDE
- SOLAR PANELS
- EPC: D
- Council Tax Band: D



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Location

The area of West Putford is convenient for a range of local amenities and leisure pursuits, being close to the Devon/Cornwall borders. The self-contained village of Bradworthy is a couple of miles away and offers a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches which is some 12 miles, and the port and market town of Bideford is also some 12 miles distant and both towns offer a wide range of facilities. The regional and North Devon centre of Barnstaple is some 21 miles and offers a wider range of national stores, and the North Devon link road continues to Tiverton where the M5 and the National Network can be accessed. Particular places of interest include outstanding National Trust coastline at Sandymouth, Clovelly, and Hartland, RHS Rosemoor, Dartington Crystal, Upper & Lower Tamar Lakes, The Plough Arts Centre, and numerous garden centres, pubs, and restaurants.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite Bude Road Garage, turn right signed Bradworthy. Follow this road for about 7 miles and upon reaching the village square turn right signed Bideford. Stay on this road for 2.3 miles and upon reaching Parsonage Cross take the right hand turning signed Milton Damerel/Gnome Reserve. Proceed along this country lane for about 300 yards and the entrance to Glebe Farm Barn will be found on the right hand side.

Overview :

Situated in the rolling Devon Countryside is the superb opportunity to acquire this stunning, newly converted 2/3 bedroom barn conversion, together with three 2 bedroom cottages, being used as an established and successful business, providing a lucrative income. The current owner is an artist and has a large gallery and shop on the site, which would suit a variety of uses, subject to gaining the necessary consents. Glebe Farm Barn provides an excellent chance for those looking to relocate to have a change of lifestyle, or those looking for multi generational occupancy or income potential. An internal viewing is highly recommended.



Open Plan Kitchen/ Living - 38'11" x 16'1" (11.86m x 4.9m)

A simply superb room bursting with natural light, with full height vaulted ceilings exposing timber beams and the glass walkway on the first floor. The room is spacious and well laid out with a generous size bespoke designer kitchen, comprising a range of base and wall mounted units with resin work surfaces over incorporating twin steel sinks with mixer tap over. 4 ring counter top induction hob with extractor system over. A range of fitted appliances includes a high level fan oven with microwave over, wine chiller, coffee machine, freezer and a dishwasher. Kitchen island with breakfast bar.

Ample space for a large dining room table and chairs, and a living room suite in front of a cosy multi fuel burning stove.

Hallway - 14'2" x 3'11" (4.32m x 1.2m)

Utility/ Boot Room - 11'5" x 6'10" (3.48m x 2.08m)

A fitted range of base and wall mounted units with granite worksurfaces over incorporating an inset 'Belfast Sink' with mixer taps over. Under stairs cupboard, Door to rear elevation. Built in washing machine.

Bedroom 2 - 12'3" x 9'9" (3.73m x 2.97m)

A ground floor double bedroom with window to side elevation,

Shower Room - 8'1" x 4'11" (2.46m x 1.5m)

A fully tiled wet room with mains fed shower with a rainwater shower head, concealed cistern WC and wall mounted wash hand basin.

First floor - Accessed via a superb granite stair case.

Bedroom 1 - 18'5" x 16'10" (5.61m x 5.13m)

A fantastic master bedroom with a vaulted ceiling exposing the beams. Window to front and skylights to front and rear elevations. Built in wardrobes and dressing area. Door to-

Ensuite - 9'10" x 7'9" (3m x 2.36m)

A fitted suite comprises an enclosed panelled bath, walk in, mains fed shower, concealed cistern WC and wash hand basin. Skylight to front elevation.

Bedroom 3/ first floor sitting room - 39' x 17'2" (11.89m x 5.23m)

This large, light and airy space would suit a variety of uses. Currently used as sitting room/ study area, equally suited as a bedroom. With alterations it is thought this space could provide 2 further bedrooms.



The Gallery Cottages

Sienna - A superbly presented and high quality Holiday Cottage, with 2 bedrooms arranged as a double and a twin room. The Cottage has polished concrete floors throughout, open plan living with a well presented kitchen and a comfortable living space with a wood burning stove. A stylish bathroom houses a 4 piece suite.

Ochre - A reverse mirror image to Sienna. As all the cottages have, Ochre has an enclosed garden to the rear, and comfortably sleeps 4 adults with pets.

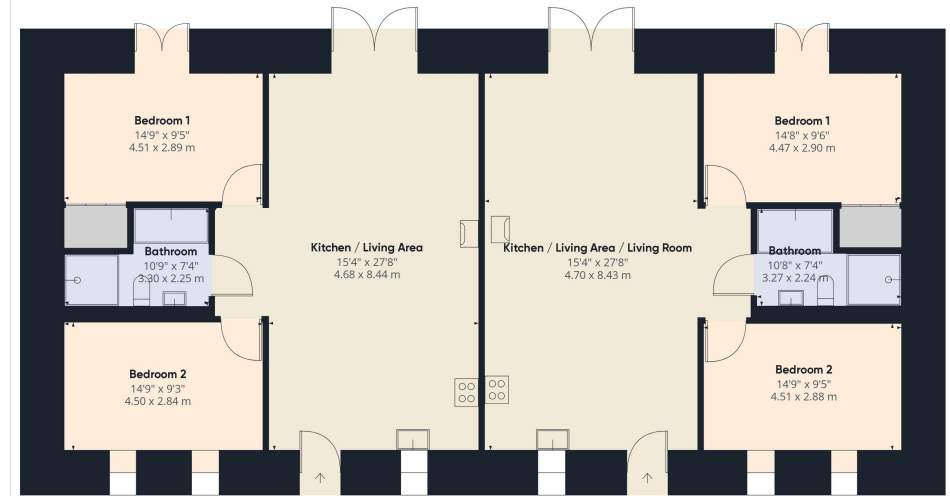
Umber - Umber is a stunning two bedroom barn conversion modern open-plan accommodation with polished concrete floors, wood burning stove, stylish wet room, contemporary decor and fully equipped kitchen.

The Art Gallery and Shop - 26'11" x 26' (8.2m x 7.92m)

Situated on the end the Gallery Cottages on the lane side. Is this stunning and exceptionally light area, is used by the current owner as a gallery/ workshop space with a shop front, store area and WC. This fantastic space would suit a variety of commercial uses, or further development potential to add a further cottage, subject to gaining the necessary consents.



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Laundry Room - 19'1" x 14'3" (5.82m x 4.34m)

A great and much needed space with washing machines, tumble dryers and an ironing area.

Store Room - 14'3" x 7' (4.34m x 2.13m)

A much needed storage area for the Gallery Cottages.

3 bay open fronted Oak framed garage - Oak framed with a tiled roof and louvre cupola. Adjoining workshop/store at the rear and wood store to side.

The detached workshop/ Machinery store - Located at the top of the garden, providing a useful building for garden machinery and workshop space.

Outside - The property is approached via brick entrance pillars, giving access to a gravel laid driveway dissecting the main house and the cottages, providing extensive off road parking. The Cottages all have their own enclosed gardens with paved patio areas and lawn, suitable for renting to guests with pets. The main house has beautifully landscaped gardens. A large circular patio area provides the ideal spot for alfresco dining, whilst overlooking the attractive lawns bordered by mature trees and Devon hedging. The fully enclosed pool garden enjoys stunning views over the surrounding countryside towards Dartmoor. The tranquil space houses a heated plunge pool with a garden pergola providing a great entertaining and relaxing area. Additionally a large lawned area provides an ideal space for sports and games.

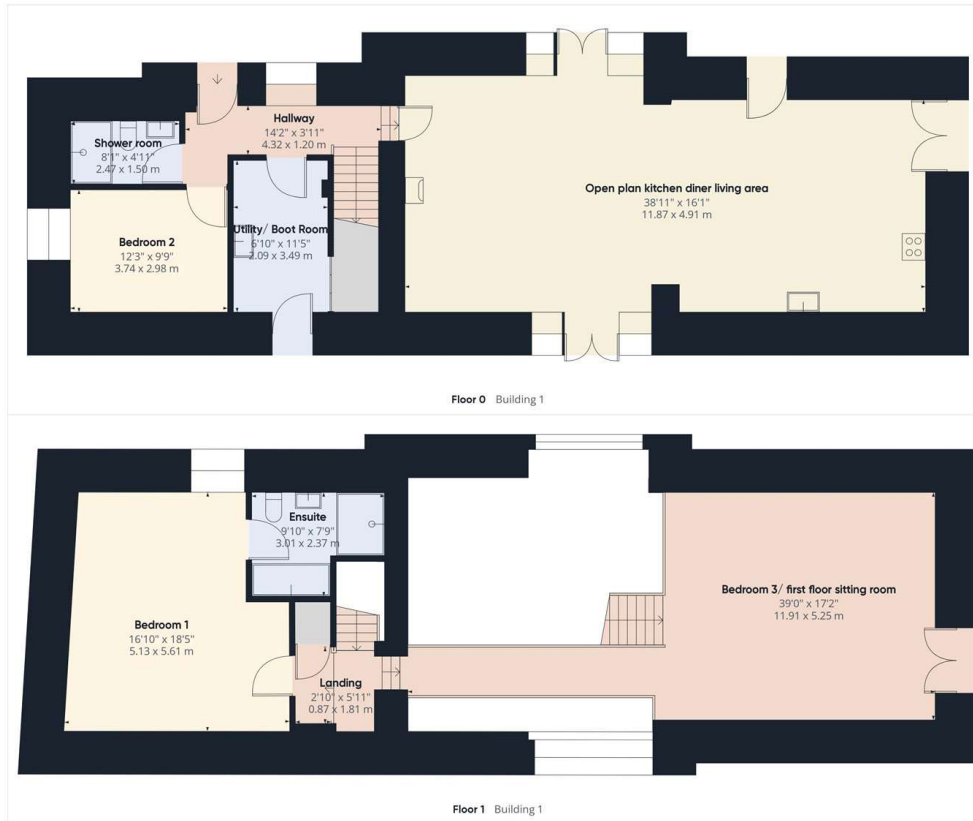
Services - Two oil fired central heating systems power underfloor heating systems for the main house and the Gallery Cottages. Private drainage, mains electricity and water. Solar on each of the 3 cottages.



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The 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 Cottages & Studio



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