

The Old Farmhouse
South Wonford
Thornbury
Holsworthy
Devon
EX22 7DR

Asking Price: £725,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

The Old Farmhouse, South Wonford, Thornbury, Holsworthy, Devon, EX22 7DR



- 4 BEDROOMS
- 1 ENSUITE
- DEVON LONGHOUSE
- EQUESTRIAN USE/ SMALLHOLDING
- APPROXIMATELY 3.77 ACRES
- STABLES
- STONE BARN WITH DEVELOPMENT POTENTIAL
- EXTENSIVE PARKING AND GARAGE
- LOCATED IN THIS QUIET RURAL HAMLET
- EPC: E
- Council Tax Band: E



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Location

The Old Farmhouse is located within the parish of Thornbury. It is about 4 miles from the popular market town of Holsworthy which caters particularly well for the locality with a good range of national and local shops together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe sandy surfing beaches and wider range of shopping facilities, is some 11 miles distant whilst for those wishing to travel further afield Okehampton the 'gateway to Dartmoor' is some 23 miles distant and offers a direct dual carriageway connection to the Cathedral city of Exeter with its Inter City rail and motorway links. The port and market town of Bideford is some 20 miles with the regional and North Devon Centre of Barnstaple some 30 miles. Launceston, Cornwall's ancient capital is some 16 miles.

Directions

From Holsworthy proceed on the A388 Bideford road until reaching Holsworthy Beacon. Here turn right and then take the first left hand turning just before the Chapel. Continue on this road, taking the next left hand turning signed South Wonford, and at the next junction turn right. Continue along this road for approximately 300 yards, taking the second lane on the right, whereupon the property will be found straight ahead at the end.

Overview :

Enjoying a secluded position within this quiet rural hamlet is this 4 bedroom (1 ensuite) 2 reception room, detached farmhouse with land totalling to approximately 3.77 acres with south facing formal gardens and a useful range of outbuildings, including excellent stables and a stone barn with great development potential, the barn has planning permission granted for a 2 bedroom holiday let which is due to lapse in April 2025. This property is thought to suit those looking for an equine or smallholding setup or those looking for a change of lifestyle.



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Entrance Porch

Kitchen / Diner - 27'11" x 14'7" (8.5m x 4.45m)

A superb and spacious room with a fitted farmhouse kitchen comprising a range of base and wall mounted units with solid wood work surfaces over, incorporating an inset Belfast sink. Space for range cooker with extractor system over. Plumbing and recess for dishwasher. Space for tall fridge/ freezer. Windows to side and front elevations, doors to front and rear giving access to the rear terrace, providing an ideal spot for alfresco dining. Ample space for a large dining room table and chairs.

Living Room - 14'4" x 12'8" (4.37m x 3.86m)

A stunning and characterful room with a stone feature fireplace with a slate hearth and a timber mantle, housing a wood burning stove and original clome oven. Window to front elevation.

Snug - 15' x 9'5" (4.57m x 2.87m)

Currently used as a hobbies room, suited as a cosy snug or a further reception room or a downstairs bedroom. Window to front elevation.

Utility Room - 9'7" x 6'2" (2.92m x 1.88m)

Base mounted units with solid wood work surfaces over incorporating a sink unit. Floor mounted oil fired central heating boiler supplying domestic hot water and heating systems. Window and door to side elevation.

WC - 5'8" x 5'1" (1.73m x 1.55m)

Close coupled WC and wash hand basin.

First Floor

Bedroom 1 - 13'1" x 11'8" (4m x 3.56m)

A spacious double bedroom with window to front and extensive built in wardrobes.

Ensuite - 6'7" x 3'11" (2m x 1.2m)

A fitted suite comprises an enclosed shower cubicle with a power shower connected. Concealed cistern WC and wash hand basin. Window to front elevation.

Bedroom 2 - 13'7" x 10'10" (4.14m x 3.3m)

A generous size double bedroom has a window to side elevation and extensive, bespoke built in wardrobes and draws.

Bedroom 3 - 15'4" x 10'9" (4.67m x 3.28m)

A spacious double bedroom with window to side elevation.

Bedroom 4 - 11'6" x 8'7" (3.5m x 2.62m)

A double bedroom with window to front elevation. Built in cupboard.

Bathroom - 8'11" x 8'10" (2.72m x 2.7m)

A fitted three piece suite comprises an enclosed panelled bath, close coupled WC and wash hand basin. Window to side elevation.

WC - 5'2" x 3' (1.57m x 0.91m)

Close coupled WC and wash hand basin. Window to side elevation.

Outside - The Old Farmhouse enjoys a tucked away position at the end of a private lane. To the front of the property is an extensive parking area for several vehicles with access to the garage and outbuildings.

The grounds and gardens extend to circa 3.77 acres which comprise of two gently sloping pasture paddocks with water and gated road access. The paddocks are currently used for horses and are well fenced with stoned gateways.

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The gardens are predominately situated to the south of the property and consist of a large lawn with hedge and fenced borders, with a variety of mature trees and shrubs. From the gardens, a meandering hard-core pathway winds through the grounds and woodland, crossing a small footbridge which gives access to the paddocks.

Outbuildings - Detached Single Garage

Up and over vehicular door to the front. Power and light connected.

Stable building

Constructed in 2016, the barn comprises a covered yard with access to three good-sized loose boxes with mains water connection. Tack room with ample storage space and stainless steel sink. To the side of the building is a machinery store with power and light connected, and a vehicle entrance door at the front.

The Stone Barn

To the side of the property is a substantial stone barn which has been partially repaired with blockwork. the building has planning permission granted for conversion into a holiday let. The planning is due to lapse in April 2025, the plans are available to view on the Torridge planning portal - 1/0194/2022/FUL.

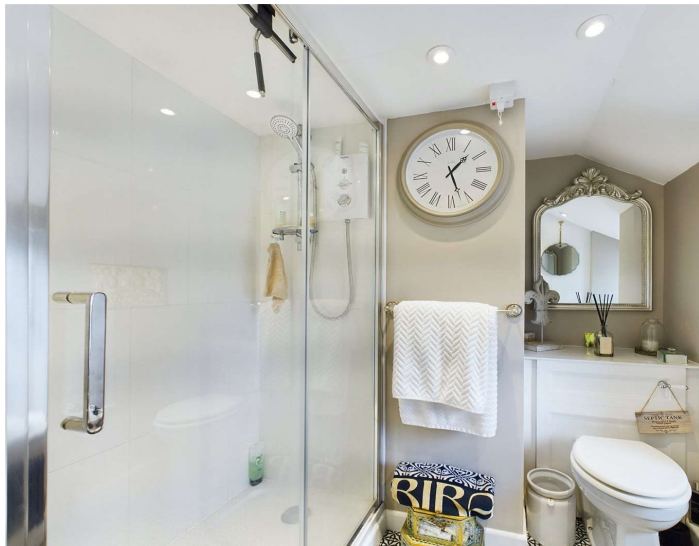
Former Piggery/ Wood store

Two stone and block outbuildings, one of which is utilised as a wood store.

Services - Mains electricity and water. Private drainage and oil fired central heating. Electric charging point.



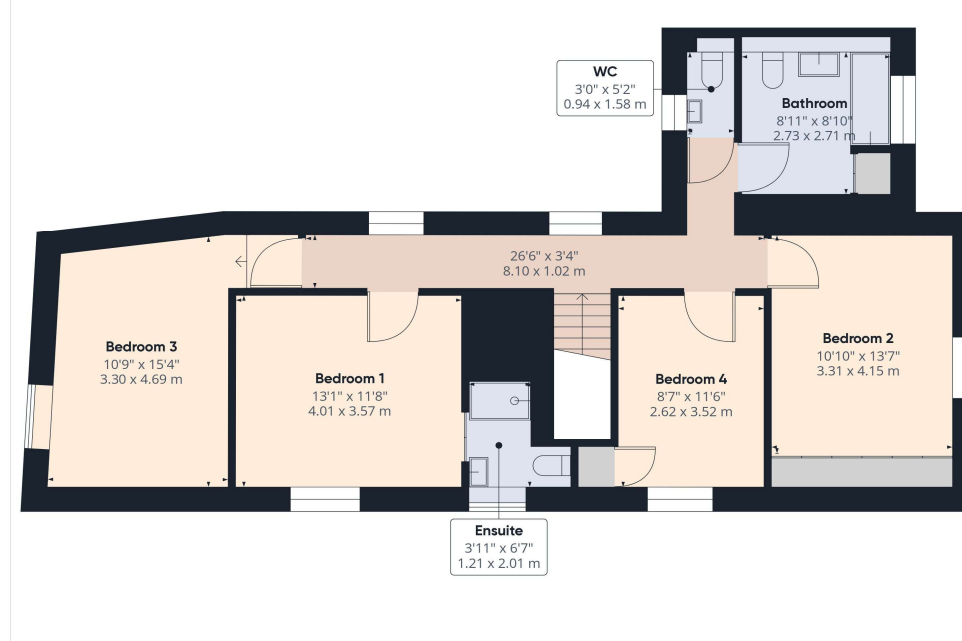
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Floorplan



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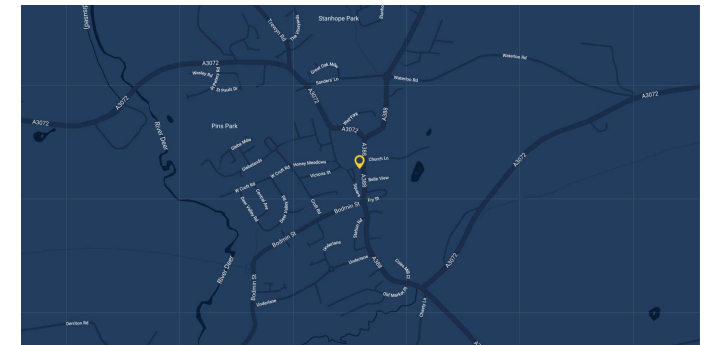
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