



1&2 Moormans, Woolsery, Bideford, EX39 5QB

Price Guide £795,000

- Generous Plot of Approximately 5 Acres
- Large Paddock and Stables Ideal For Equestrian Use
- Two Separate Dwellings
- Peaceful Village Location
- Perfect For Multi-Generational Living or Guest Accommodation
- Ample Parking For Multiple Vehicles
- Close Proximity To Local Amenities

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Tucked away in the peaceful rural hamlet of Stroxworthy, near Woolsery, this one-of-a-kind character property presents a fantastic opportunity for those seeking a lifestyle rooted in the countryside — especially with a passion for equestrian living. Comprising two separate dwellings, the property is perfectly suited for multi-generational living, visiting guests, or even holiday let potential. At the heart of the estate are generous stables and a collection of useful outbuildings, offering excellent facilities for horse owners and ample space for storage or workshops. Just a short distance from the charming village of Woolsery, you'll benefit from local amenities while enjoying the tranquillity and scenic beauty of the surrounding North Devon landscape. Known for its rolling hills and unspoilt views, the area offers a peaceful escape from the everyday — a true haven for those wanting to embrace country life.



Council Tax Band: B



Ground Floor

Kitchen/Breakfast Room

A well-equipped kitchen featuring a range of matching wall and base units, cooker with hob and extractor, ceramic sink with drainer, and space for a dishwasher and fridge/freezer. A handy breakfast bar adds to the practicality, with direct access through to the lounge.

Lounge

A spacious yet cosy room, featuring a large log burner as a focal point and a generous window that fills the space with natural light.

Bathroom

Fitted with a modern white three-piece suite, including a bath with shower over, low level WC, and a hand wash basin set within a vanity unit.

Dining Room

A generous room located at the rear of the property, currently used as a home office but equally suited for formal dining or flexible family living.

First Floor

Bedroom One

A well-proportioned double bedroom offering ample space for furnishings and a comfortable feel throughout.

Bedroom Two

Another generously sized double bedroom.

Bedroom Three

A further double bedroom, offering flexible space for family, guests, or a potential home office.

Shower Room

Fitted with a modern three-piece suite including a walk-in shower cubicle, low level WC, and a hand wash basin.

Ground Floor

Kitchen/Diner

A well-fitted kitchen featuring matching wall and base units, built-in cooker with induction hob and extractor, space for white goods, and a sink with drainer. The room also offers plenty of space for dining and provides access into the lounge.

Lounge

The lounge is complemented by a cosy log burner and enjoys plenty of natural light from front-facing windows, with stairs leading to the first floor.

First Floor

Bedroom One

A good sized double bedroom with built in storage.

Bedroom Two

Another generously sized bedroom, offering plenty of space for furniture.

Bathroom

A three-piece white suite, including a bath with shower over, low level WC, and a hand wash basin.

Outside

The property sits on a generous plot of approximately 5 acres, mostly laid to lawn. There are separate gardens for both dwellings, including a front garden area. A large paddock and stable area provide excellent space for equestrian activities, while a spacious parking area offers ample room for multiple vehicles, easily accessed from the road. Additionally, the property boasts several outbuildings, offering fantastic potential for development.

Services

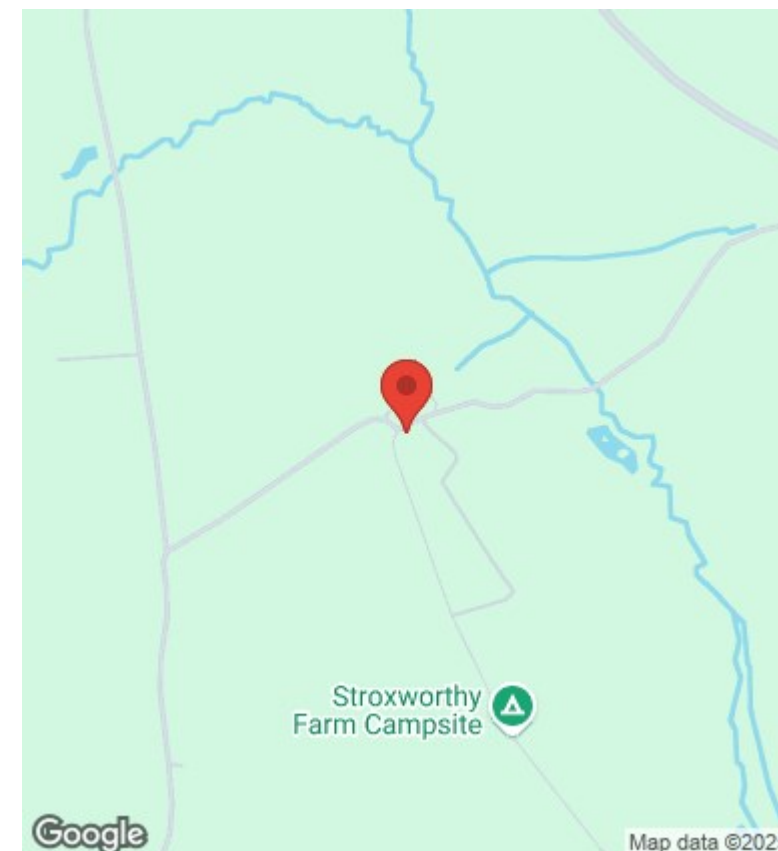
All mains services, oil fired central heating and private drainage.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay, head west along The Quay (A386) and take the first exit at the roundabout onto Kingsley Road (A39). Stay on the A39 for about 9 miles, passing through Fairy Cross and Horns Cross. Shortly after Clovelly Cross Roundabout, take the left turn signposted Woolsery (B3248) and follow this road for around 3.5 miles. As you approach Woolsery, take the left turn signposted Stroxworthy. Follow the lane for just under a mile, and you'll find 1 & 2 The Moormans on your left-hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC