



West Woolley Farm







West Woolley Farm North Cornwall

, EX23 9PP

North Cornwall Coast 3 miles, Kilkampton 4 miles, Bude 9 miles

With a five bedroom period farmhouse and established income from six self-catering cottages, this is an excellent opportunity to acquire a lifestyle business set in 11.5 acres close to the North Cornwall coast. For those looking for potential to add value, there is planning permission for a further holiday cottage and the wide range of outbuildings offer potential, subject to obtaining the relevant consents.

- Five Bedroom Period Farmhouse
- Six Holiday Cottages
- Gardens and Grounds 3 Acres
- Freehold
- Westerly Views To The Sea
- Extensive Range Of Outbuildings With Potential For Development (stp)
- 8.5 Acres Of Paddocks and Land

Guide Price £1,495,000

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Introduction

West Woolley Farm is situated in a hamlet close to the North Cornwall coast. With a five bedroom period farmhouse and established income from six self-catering cottages, this is an excellent opportunity to acquire a lifestyle business in a lovely area. For those looking for potential to add value, there is planning permission for another holiday cottage and the wide range of outbuildings offer further potential subject to obtaining the relevant consents. Website - <https://westwoolleyfarm.co.uk/>

Location

Set in a small and charming rural hamlet nestling peacefully between two picturesque coombes on the beautiful North Cornish coastal hinterland. Whilst peace and tranquillity is enjoyed by the inhabitants and holiday makers, the hamlet is easily accessed via the A39 Atlantic Highway, just ½ mile away.

For day to day needs there is the village of Kilkhampton (4 miles) with a church, two public houses, village shops, primary school and a garage. For a wider range of facilities the coastal resort of Bude (9 miles) has a variety of shops together with schools, supermarkets, doctors, dentists and vets. The surrounding area is rich with natural beauty and attractions including the rugged coastline with splendid sandy beaches and coves such as Welcombe Mouth, Marsland Mouth, Duckpool and Sandymouth. The South West Coast Path, the UK's longest National Trail, is about 3 miles away offering gentle strolls and challenging hikes and of course stunning views. Bude (9 miles) has two large sandy beaches renowned for surfing, a sea pool cut into the rock at Summerleaze Beach, an 18 hole links golf course, tennis, bowls, cricket, rugby, football and squash clubs.

The A39 provides easy access to many coastal beauty spots and villages in both Cornwall and North Devon including Clovelly and Tintagel and to tourist attractions including The Big Sheep and Milky Way theme parks. The property is approximately 75 minutes from the M5 at Tiverton, and the A30 dual carriageway can be joined at either Launceston or Okehampton, linking directly to the M5 at Exeter where there is a mainline railway station and regional airport.

Farmhouse

This period farmhouse has a warm and welcoming feel and provides light and bright family accommodation. Many features including exposed beams, stone fireplaces and wooden floors have been retained and the property is not Listed. From the rear bedrooms on the first floor there are views across the farmland to the sea beyond.

In brief the accommodation comprises:

Porch with slate side seats. Entrance hall. Office/dining room with window to front, wood floor and stone fireplace. Sitting room with window to front, beamed ceiling, built in shelving, large stone fireplace with wood burner. The kitchen/breakfast room is a lovely space with views and double doors to the garden.

The kitchen is fully fitted with a Redfyre oil-fired range supplying the heating and hot water, built in cupboards and appliances with an island unit and extractor over. A door from the kitchen leads to the rear hall with utility room, cloakroom and door to outside.

On the first floor the dual aspect master bedroom has built-in wardrobes and an en-suite shower room. Bedroom 2 is a double bedroom with a window to the front and a connecting door to Bedroom 3 which, although currently used as a linen store in connection with the holiday letting business, could be used as a bedroom or perhaps an en-suite. Bedrooms 4 and 5 are double rooms and on a clear day you can see the sea. Family bathroom with bath & shower over, WC and sink. Window to rear. On the landing are 3 built in cupboards. There is parking to the front and gardens to the front and rear.





Cottages

The six self-catering cottages have been upgraded and improved by the current owners and are immaculately presented. All the cottages are rated 4* Gold by Visit England. The property is also rated Gold by the Green Tourism Business Scheme. Four of the cottages are arranged around a pretty courtyard with three having private gardens. The fifth cottage adjoins the farmhouse, again with a private garden. The sixth cottage is set slightly away and there is planning permission to build a further one bedroom cottage to the east of this property under reference PA10/08119. There is ample separate parking away from the main farmhouse for the holiday cottages

Guest demographic consists of families with young children, couples and larger groups - the animal petting experience is a big draw for the business providing extra activities for guests

In brief the cottages comprise:

Shepherds (sleeps 2 plus cot).

Grain Store (sleeps 4)

Anna's Cottage (sleeps 4 plus cot)

Parlour (sleeps 4 plus cot)

Mill House (sleeps 6 plus cot)

Stables (sleeps 6 plus cot)

Outbuildings

The property has an extensive range of farm buildings and outbuildings providing numerous options for storage and animal housing. A new owner may wish to consider the potential to adapt and develop some of these buildings, subject to obtaining the relevant consents. In brief (all measurements are approximate) the buildings include a laundry and a small stone barn on either side of the entrance drive. A substantial farm building (overall dimensions approx. 46.5m x 23.0m) is currently divided into a storage barn, play barn and animal housing. To the rear are a hay barn (18m x 9m) and a poly tunnel (10.9m x 6.7m). On the other side of the drive opposite Anna's Cottage are a workshop (10.2m x 5.6m) and an adjoining storage building (11.1m x 5.5m) with planning permission to also be used as a gym or soft play area. To the side and rear of the farmhouse are a large store used as a woodshed, 2 timber stables and a tack room, and two further stone stores

Land

The property sits within a plot of about 3 acres including gardens to the farmhouse and the holiday cottages and then the land extends to a block of land to the west of the property of approximately 8.5 acres, split into paddocks.

Services

Mains electricity, mains water and mains drainage. Oil-fired central heating in the farmhouse and four of the cottages. Electric boiler and hot water in Anna's Cottage. Air source heat pump and solar thermal in Shepherds.

Local Authority

Cornwall Council www.cornwall.gov.uk

Council Tax Band E - Rateable value £9200

Directions

From the M5, take junction 27 (Tiverton & Barnstaple). Follow the A361 north to Barnstaple. At Barnstaple turn left at the roundabout signed to Bideford (A39 Atlantic Highway). Continue on the A39 towards Bude until you pass a sign for the Cornish border, then after a ¼ mile, take the first turning on the right, signposted Woolley. When you enter Woolley, ignore your Sat Nav and bear LEFT at the fork in the centre of the village. The property is directly in front of you.

Viewings

Strictly by appointment through Stags on 01392 680058.

Agents Note

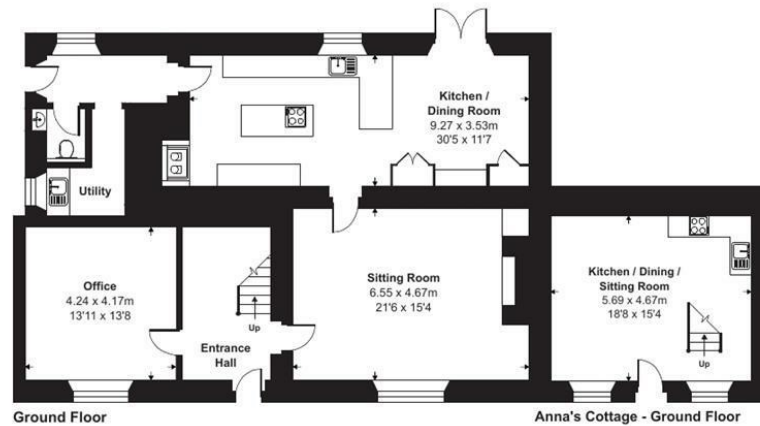
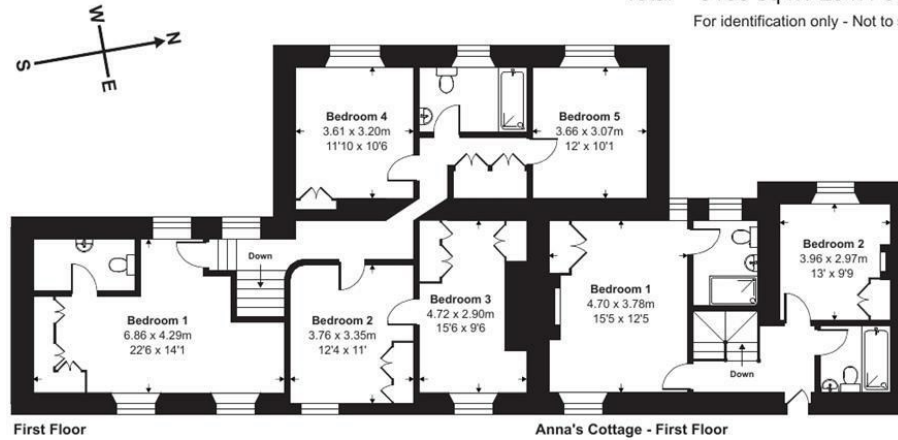
An overage agreement is in place affecting a small parcel of land which has been in place since 2013.

Japanese Knotweed has been identified in a small section of hedgerow approx. 60 metres from the property in 2019, this is managed through a 10 year insurance guaranteed treatment plan with South West Knotweed

Planning permission was granted in 2011 to build two stand alone holiday cottages on the site of a hay barn, only one was completed but the groundworks for the second cottage were started within a 3 year time frame. Buyers to make their own enquiries to whether planning permission is still valid. Cornwall Council planning ref PA10/08119 Please ask the agent for more details. There are covenants providing neighbouring properties access to repair and maintain foul drainage, storm drain soakaway and water pipe.

Approximate Area = 2383 sq ft / 221.4 sq m
Anna's Cottage = 783 sq ft / 72.7 sq m
Total = 3166 sq ft / 294.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1256056



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



