



DOWNS FARM
O.I.R.O. £795,000

Farmhouse & Holiday Let set in Approx. 14.1 Acres -
Renovation Opportunity, CHILLA, BEAWORTHY

MILLER TOWN & COUNTRY
exp UK



DF
Downs Farm

- » Large Farmhouse, Annexe & Holiday Let
- » In Need of Complete Renovation
- » 3-Bed Farmhouse + 2-Bed Annexe
- » 2-Bed Detached Holiday Let
- » Approx. 14.1 Acres of Pasture
- » Potential for Equestrian Use
- » Range of Outbuildings

The Property

A true diamond in the rough, Downs Farm presents a great opportunity to take on a substantial Devon property in a glorious location and add incredible value through renovation.

With residential buildings including a farmhouse and attached annexe plus a separate holiday let, a new owner has the potential to create a large family home of 4/5 bedrooms with the possibility of ancillary accommodation for multi-generational living, as well as generating income from the detached 2 bedroom holiday let. All of the residential buildings are in need of complete renovation, providing a blank canvas for those looking to create an incredible custom home for their family and future generations.



Accommodation

The ground floor of the main farmhouse is currently laid out with 3 reception rooms to the front, and the kitchen and the other more functional rooms to the rear. Three double bedrooms and a smaller single bedroom are located upstairs, one of which is en suite, as well as a family bathroom. The three double bedrooms all have glorious views over the countryside to the front of the property. The adjoining annexe includes kitchen, shower and both downstairs and upstairs bedrooms.

A new owner may wish to reconfigure the layout of the farmhouse to a more modern style, potentially connecting existing rooms to create a large open plan kitchen-diner-family room while still leaving plenty of potential reception space.

The detached holiday let is currently laid out with large kitchen-diner and a bedroom downstairs, and a sitting room, bathroom and further bedroom upstairs.





DJ
Downs Farm





Outside

The farmhouse has a small walled garden to the front of the property, and a larger rear garden which extends behind the annexe. A grassy area adjacent to the holiday let would allow for easy creation of a private garden space for this property also. An area of outbuildings across from the farmhouse includes a steel and block barn with a number of adjoining structures. The land extends to approximately 14.1 acres of pasture and ranges from level to gently sloping. The land has previously been used for equestrian purposes, and outriding is available nearby via Black Torrington Bridleway 10.

Agent's Note: If additional land is desired, the large modern barn and a further approximately 75 acres are available with the farmhouse and holiday let in a separate listing

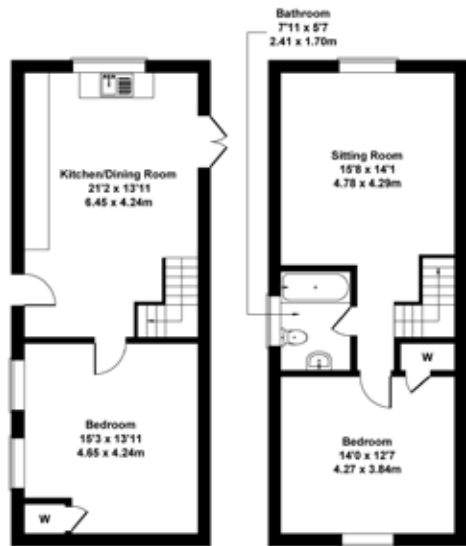
Location

Chilla is a small hamlet sitting just outside the village of Halwill Junction which offers a primary school, public house, post office and general store as well as a take away and a village hall that supports the vibrant and thriving community.

The nearby towns of Okehampton and Holsworthy are both easily accessible by car and offer supermarkets, secondary schooling and further amenities. The north coast at Bude is approximately 20 to 25 minutes drive away where you can find beautiful sandy beaches with great surfing, as well as some wonderful cliff top walks and coastal paths.

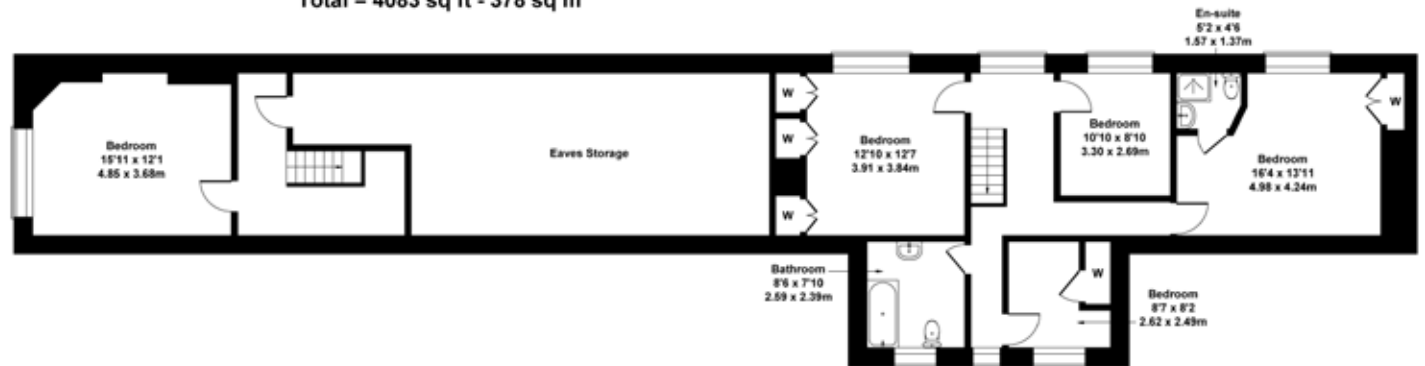


Approximate Gross Internal Area
House = 1985 sq ft - 184 sq m
Annexe = 1071 sq ft - 99 sq m
Holiday Let = 1027 sq ft - 95 sq m
Total = 4083 sq ft - 378 sq m



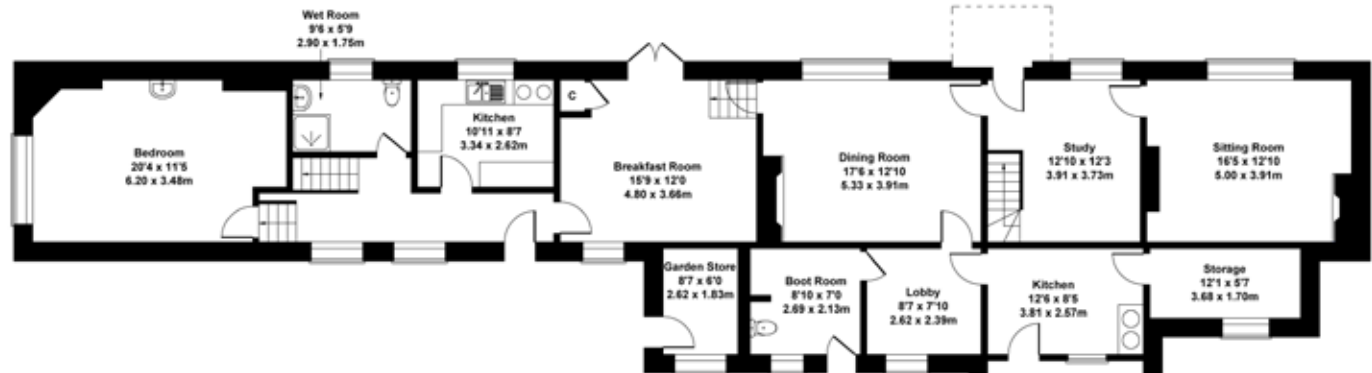
HOLIDAY LET (GROUND FLOOR)

HOLIDAY LET (FIRST FLOOR)



ANNEXE FIRST FLOOR

FIRST FLOOR






ANNEXE GROUND FLOOR

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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KEY INFORMATION

 8 Bedrooms	 EPC Rating: Farmhouse - D (58), Holiday Let - E (51)
 4 Bathrooms	 Council Tax: E (Farmhouse), B (Annexe), A (Holiday Let)
 5 Reception Rooms	 Tenure: Freehold
 Private driveway	 Broadband: ASDL
 Not Listed	 Indoor - Limited Outdoor: Likely
 Heating: Oil & Electric Storage heaters	 Lateral living
 Utilities: Mains electricity & water. Private drainage. Secondary water supply from private borehole	
 Restrictions: Title available on request	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: One barn has a section of unstable roof	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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