



Woodland View



Woodland View

Milton Damerel, Holsworthy, EX22 7LL

A wonderful period farmhouse benefiting from stunning countryside views and gardens of around 2.6 acres.

- Detached
- Period farmhouse
- Sitting in around 2.6 acres
- Freehold
- 4 bedrooms
- Superb countryside views
- Planning for a detached holiday unit
- Council tax band E

Guide Price £750,000

SITUATION

Woodland View is situated in a peaceful and desirable part of Devon, the property is set far back from the road and reached along a long private drive. It sits in an elevated position with only a few near neighbours amongst a patchwork of farmland and enjoys far-reaching views in all directions. Within walking distance is Woodford Bridge Country Club complex which offers a thatched inn, restaurant, farm shop and leisure facilities including swimming pool, sauna, gym and squash court. Petrol station and convenience store nearby.

The Hartland Devon heritage coastline lies just 16 miles north giving quick access to South West coastal path. This part of Devon is known for its peacefulness and beautiful rolling countryside. There is an abundance of local wildlife and the local area is excellent for walking and riding.

Just 4 miles away is the popular village of Shebbear with a good range of local amenities including a popular village pub, village shop, mobile post office, Church, (Ofsted rating Good) primary school and the highly regarded Shebbear College (private school). 7 miles away is the historic market town of Holsworthy which includes a broader range of shops and services, sports clubs, a Waitrose supermarket, livestock market, hospital and vets. Access to the A30 leading to the M5 and Exeter is at Okehampton.

Bideford, around 11 miles away offers a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Retail Park with well-known branded shops and factory outlets

The location is perfect for a range of schools with bus stops for Bradworthy, Shebbear and Holsworthy within walking distance.



DESCRIPTION

Woodland View is a wonderful period farmhouse set within a peaceful and unspoilt area with stunning views of the surrounding countryside. The property itself is in excellent order and has been tastefully renovated and remodelled by the current owners and now offers bright, well laid out accommodation. Adjacent to the farmhouse is a detached former pool building which is currently not being used and comes with the benefit of full planning permission to be converted into holiday let accommodation. Externally, the property boasts extensive and beautiful gardens, ample parking and workshop, all together sitting in approximately 2.6 acres.

ACCOMMODATION

Front door to porch with tiled flooring, space for coats, boots etc with door into entrance hall with WC, from here you have access to the study which comes equipped with built in units, worktops and inset sink. This could also be used as an additional guest bedroom. Across from here is the utility room with space for all white goods, tiled flooring and worktop space. On from here is possibly the most impressive space which is the kitchen/diner with engineered oak flooring, underfloor heating, built in window seat, space for large dining table and access to the sitting room and conservatory. To the front is the light kitchen space with pitched roof, x2 Velux windows and large window which makes the most of the stunning countryside views. The kitchen is fitted with a range of modern units, integrated appliances including Neff oven, gas hob with extractor above, inset sink, oak worktops and door to garden. The sitting room forms part of the original farmhouse with some notable original features still evident including flagstone flooring, inglenook fireplace with stone surround, red brick hearth and wood burner. The conservatory includes tiled flooring, door to the garden terrace and enjoys fine views.

On the first floor the landing gives access to all four bedrooms and the family bathroom. The dual aspect principal bedroom boasts stunning views, a walk-in wardrobe and shower ensuite. The family bathroom includes a side panel bath, shower enclosure, WC and sink with vanity unit.

FORMER POOL BUILDING

The detached former pool building provides a space of 1175 square feet. This is not currently being used as a swimming pool area, however this can be reinstated if desired or used as a games room, home office etc and comes with a store room, plant room and wet room. Planning was approved on the 14th September 2023 for conversion of the former pool building to provide one unit of holiday letting accommodation. The accommodation will provide a large open plan, kitchen/diner/sitting room, two bedrooms, two bathrooms, boot room and utility room. More information can be found on the Torridge District Council website under the planning reference number 1/0718/2023/FULL.

OUTSIDE

Accessed via a shared, private no-through road, the property can be found with an extensive gravelled parking area and workshop/store. From here is access to the gardens and land.

The gardens are delightful and surround the property giving it a complete sense of privacy and seclusion and really do complement the house, with a great range of mature plants, shrubs, and trees. To one side is a landscaped garden with pond and to the other side is a large patio terrace with stunning views and access to the former pool building. To the front is a section of secluded garden with greenhouse, established trees and seating area. The main part of the garden/land is accessed via a five bar gate and is a haven for wildlife with an assortment of plants and trees. The owners have created a wonderful seating area with fire pit, two stocked ponds and orchard. This is all surrounded by unspoilt countryside.

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating. Part underfloor heating on the ground floor.



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	75
England & Wales		EU Directive 2002/91/EC	

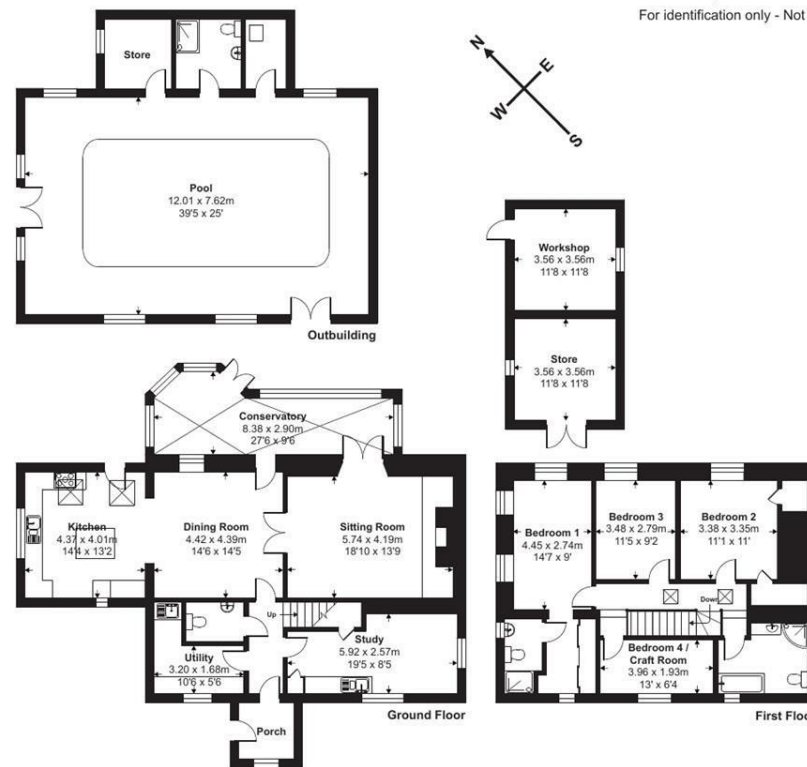
4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030

Approximate Area = 2231 sq ft / 207.2 sq m
Workshop / Store = 283 sq ft / 26.3 sq m
Outbuilding = 1175 sq ft / 109.2 sq m
Total = 3689 sq ft / 342.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1092866