



Vielstone Farm



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Buckland Brewer, Bideford, Devon, EX39 5NT

Bideford 9 miles, Great Torrington 6.8 miles, Barnstaple 17.9 miles.

A period farmhouse together with two holiday letting cottages and land extending to around 5.6 acres, in an outstanding country location.

- 4 bedroom farmhouse
- 2 holiday cottages
- Dual occupation and home with income opportunity
- Set in around 5.6 acres
- Rural position
- Well presented
- Freehold
- Council tax band F

Offers In Excess Of £895,000

## SITUATION

Located within a short drive from the village of Buckland Brewer, which offers a good range of amenities including a local community shop, church, primary school and popular traditional thatched inn. The nearest town is the historic market town of Great Torrington, which has a range of leisure pursuits and tourist attractions including a 9-hole golf course, RHS Rosemoor Gardens, Dartington Crystal and the renowned Tarka Trail, which is ideal for walkers and cyclists alike.

The property is located within 10 miles of the sandy beach at Westward Ho! which is ideal for families, keen surfers and golfers as it adjoins Northam Burrows Country Park and the Royal North Devon Golf Club. There is also access to the South West Coastal Footpath, which affords good walks with stunning vistas of the rugged North Devon coastline. The port and market town of Bideford offers a wider range of amenities including banks, schooling for all ages (public and private), restaurants, pubs and five supermarkets.

The regional centre of Barnstaple has all the area's main business, shopping and commercial venues and rail link to Exeter station, which then links to the rest of the national rail network.

## DESCRIPTION

A superb opportunity to acquire a large traditional farmhouse together with two attached holiday cottages set within approximately 5.6 acres of grounds and tucked away within a rural location yet just a short drive from the popular village of Buckland Brewer.

The land provides spacious gardens and grounds which surround the house and cottages together with extensive parking and a large detached garage providing a car port and storage space.

Locationally the property benefits from a tranquil countryside setting whilst being accessible to the dramatic North Devon coast with its wide sandy beaches and popular South West Coast Path and major road networks.



## THE FARMHOUSE

A traditional characterful property with a homely feel and is currently split and being used for dual occupation. The accommodation briefly comprises, enclosed entrance porch, with utility room/WC. Kitchen/breakfast room with a range of units with stone worktops, space for large dining table and impressive inglenook fireplace with wood burner, adjacent is the inner hallway with stairs to first floor, office room and access to the superb and spacious living room with inglenook fireplace and wood burner, doors into the sunny snug and conservatory. From the living room is a door which gives access to a separate sitting room, kitchen and stairs to first floor.

As previously mentioned the property is currently used for dual occupation so at present has been split from the landing via lockable doors to include two bedrooms, bathroom and shower room to one side and two bedrooms with one en-suite and one shower room on the other.

As the accommodation is so versatile this could continue to be used for dual occupation or as one large family home or a home with additional income.

## THE STABLES

This charming stone cottage attached to the main farmhouse is currently being run as a successful holiday let and offers well-presented accommodation together with private rear courtyard garden. The accommodation includes; Dual aspect living room, shower room with wc and sink, two bedrooms and kitchen with door to the private and enclosed courtyard garden with space for seating.

## THE COTTAGE

Located on the eastern wing of the farmhouse and accessed via its own separate entrance. This cosy cottage is also being used as a successful holiday let and includes; Modern fitted kitchen, living room, bedroom and bathroom.

## OUTSIDE

Accessed via a private lane which is used by 3 other properties, the property can be found at the very end with extensive parking for the house and cottages along with a detached garage with car port and store.

From here you have access to an enclosed paddock with wildflower and large lawn area and the rest of the grounds which is approximately 5.6 acres and is truly idyllic being surrounded by open countryside every way you look. It is all interconnecting and includes a delightful pond which is buzzing with wildlife, raised hard standing area with garden shed and second paddock with polytunnel and separate access back onto the entrance lane via a five-bar gate. We envisage the land could be perfect for someone looking for a small holding or ideal for horses, sheep, goats, etc or simply to exercise the dogs.

## SERVICES

Mains electric, water and private drainage. Oil central heating.

## AGENT NOTE

Both cottages are currently being let through cottages.com for any other information regarding the income please contact our Bideford office on 01237 423030.



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.



Approximate Area = 2960 sq ft / 274.9 sq m  
 The Cottage = 667 sq ft / 61.9 sq m  
 The Stables = 689 sq ft / 64 sq m  
 Garage = 210 sq ft / 19.5 sq m (excludes carport)  
 Total = 4526 sq ft / 420.3 sq m  
 For identification only - Not to scale

**First Floor 1**

- Bedroom 2: 8.21 x 4.19m / 17'1" x 13'9"
- Bedroom 3: 4.57 x 3.55m / 15' x 10'
- Bedroom 1: 4.17 x 4.01m / 13'6" x 13'2"
- Bedroom 4: 4.04 x 2.84m / 13'3" x 9'4"

**The Cottage Ground Floor**

- Conservatory: 2.89 x 2.06m / 9'6" x 6'9"
- Dining Room: 3.84 x 3.84m / 12'7" x 12'7"
- Sitting Room: 5.74 x 2.26m / 18'10" x 7'4"
- Snug: 4.05 x 3.55m / 14'11" x 11'
- Kitchen: 4.27 x 3.75m / 14' x 12'5"
- Bedroom 1: 3.71 x 3.59m / 12'2" x 12'
- Bedroom 2: 3.65 x 2.21m / 12' x 6'7"
- Sitting Room: 5.11 x 4.85m / 16'9" x 16'1"
- Kitchen: 5.79 x 5.19m / 19' x 17'
- Utility
- Kitchen: 3.56 x 3.26m / 11'8" x 10'
- Sitting Room: 5.15 x 4.52m / 16'10" x 14'10"
- Bedroom: 3.51 x 3.02m / 11'6" x 9'11"

**The Cottage First Floor**

- Bedroom: 3.51 x 3.02m / 11'6" x 9'11"

**Garage**

- Garage: 5.49 x 3.55m / 18' x 11'9"
- Carport: 7.32 x 4.88m / 24' x 16'

**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1101291



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		54
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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