



Lower Huddisford



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Woolsery, Bideford, Devon, EX39 5QX

Woolsery village 3 miles, Clovelly 5 miles, Bideford 12 miles

A detached period farmhouse set in a private setting with a range of period outbuildings and 5 acres of garden and separate paddock.

- A real hidden gem
- Completely private and idyllic setting
- Outbuildings with potential
- 4.6 acres with paddock
- In need of modernisation
- Fantastic countryside views
- A must view for anyone seeking the quiet life.
- Freehold
- Council Tax Band E

Offers In Excess Of £699,950

SITUATION

Lower Huddisford is nestled in some of North Devon's most attractive and unspoilt countryside, located just 3 miles away from the traditional and popular village of Woolsery (Woolfardisworthy) with an excellent range of amenities including primary school, local shop/Post Office, garage, church, sports and community hall, pub and restaurant and fish and chip shop. In 2015, the village became famous worldwide after a Californian based Internet entrepreneur with family links to the village purchased the derelict village pub and manor house, which they are currently in the process of renovating. Once complete will become a boutique hotel and gastro pub. Bradworthy which is around 7 miles away has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, butchers, general store and car garage. The property is also located close to Atlantic Academy school, award winning thatched public house & luxury hotel 'The Hoops Inn' and the rugged North Devon coastline at the historic village of Clovelly and Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 12 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.



DESCRIPTION

This is one of those special properties which are often desired but rarely found. Lower Huddisford comprises a detached period farmhouse of stone construction beneath a slate roof. The location is idyllic, being set at the end of a 'no through' track meaning complete privacy and splendid views of the surrounding countryside in all directions. The property also benefits from a range of stone and cob outbuildings/barns which could be converted to additional accommodation (subject to planning). The property also offers a large gravelled parking area for several cars with approximately 4.6 acres of land that includes both garden and separate paddock.

GROUND FLOOR

Front door into the entrance hall with a door off to the living room with exposed beams and inglenook fireplace with wood burner. Sitting/dining room with wood burner, space for a dining table and sliding door to the conservatory with fantastic views of rolling countryside. The kitchen includes higher and lower units with worktop over, AGA, space for a breakfast table and door into the large pantry and WC. There is also a large utility room with lower units, inset sink and space for all white goods, boots and coats with a door allowing access to the rear garden.

FIRST FLOOR

On the first floor landing there are doors off to 5 Bedrooms (three of which are doubles) all enjoying great views of surrounding countryside. The family bathroom is also on this floor and comprises a side panel bath, WC, bidet, vanity unit with sink and airing cupboard.

OUTSIDE

The property is approached via a single track with gated entrance to ample parking, single garage and central courtyard with garden. There is a range of period buildings offering potential for a variety of uses subject to planning permission, or use for horses, as kennels, workshops etc. These include a detached stone barn with attached storage shed, a separate large pitched roof, cob barn/workshop and attached two storey stone barn with studio space and wood store below. The gardens which wrap around the property and barns, are good in size, feel completely private and includes large areas of level lawn, greenhouse and former vegetable garden, all surrounded by well established trees and shrubs. From the garden, is access to the separate paddock with a detached dilapidated barn which can be considered ideal for horses, goats, exercising dogs, the good life etc. The views in particular from the field and all the garden are a particular delight.

PROPERTY INFORMATION

Electric heating. Private drainage. Mains water.

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

DIRECTIONS

From Bideford, proceed on the A39 towards Bude. Continue through the villages of Ford, Fairy Cross, Horns Cross and continue until reaching Bucks Cross. As you enter the village, turn left signposted towards Woolsey and continue along this road until you see the sign and turning on your right for Huddisford, take this road and continue for around 1 mile where you will eventually pass Ashcroft Farm, continue past and there will be another sign post for Huddisford, take this left turning and remain on this road where you will end up passing the farm on your left and the property can be found down the track which is straight in front.



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			
England & Wales		79	26
EU Directive 2002/91/EC			

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