



Raleigh







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East Putford, Holsworthy, Devon, EX22 7UG

Bradworthy 3.5 miles, Torrington 10.7 miles, Bideford 11 miles, Barnstaple 19.5 miles.

Listed farmhouse, 3 additional dwellings in 5 acres with outstanding views

- 4 Bedroom farmhouse
- 1 Bedroom thatched cottage
- Peaceful and rural setting
- No onward chain
- Freehold
- 2 Bedroom barn conversion
- 1 Bedroom holiday lodge
- Set in around 5 acres
- Countryside views
- Council tax band F

Offers In Excess Of £1,250,000

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SITUATION

East Putford is a friendly and supportive community with plenty of local activities. It is located in the unspoiled Devon countryside, approximately three miles from Bradworthy which has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, carpet and furnishing emporium, butchers, general store, car garage, church, pub (serving food). sports and community hall, vets, surgery with pharmacy and Bradworthy Primary Academy. The property is also within easy reach of the rugged North Devon coastline including Hartland and the historic village of Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. The Cornish border is also in close proximity with the town of Bude and the excellent sandy beaches of Widemouth bay and Sandymouth. The town of Bideford is around 12 miles away and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, schooling for all ages (public and private) and 5 supermarkets.

DESCRIPTION

Raleigh comprises of a four-bedroom historic Grade II listed period farmhouse, two unrestricted cottages and a unique Scandinavian-style holiday lodge, all set within gardens and grounds of around 5 acres, in an idyllic and peaceful rural location. The cottages and lodge are well-established and proven holiday rentals, providing the future buyer peace of mind that the business will continue; however, because the two cottages are unrestricted, they could be utilised for further accommodation for the farmhouse or for anyone looking for multi-generational living.

The sale includes the majority of the contents of the holiday lets, the lettings website and the listings on three lettings platforms, making the holiday lettings a ready-made business opportunity.

THE FARMHOUSE

The stunning 16th century farmhouse has undergone substantial restoration in recent years and has been thoughtfully and methodically rebuilt, resulting in an excellent and classic period house with stylish accommodation spread over two storeys and enjoying wonderful unspoilt countryside views. The flexible accommodation in brief comprises, large entrance hall with flagstone flooring, sitting room with oak flooring and wood burner, wooden framed conservatory with access to the garden and fine countryside views, dining room with flagstone flooring and inglenook fireplace with wood burner, living room/snug with inglenook fireplace and wood burner, kitchen/breakfast room with a range of farmhouse-style wooden units, oak worktops, Belfast sink, electric AGA and walk-in pantry with slate shelving, rear porch, utility room and cloakroom with wc. All downstairs rooms except the kitchen benefit from underfloor heating. On the first floor are 4 impressive double bedrooms with exposed beams enjoying some wonderful unspoilt views. The family bathroom includes freestanding bath, WC, sink and shower enclosure.

RALEIGH BARN

A wonderful 2-bedroom, single storey, detached stone barn conversion with private garden and fine views. The accommodation is light and spacious and includes a wonderful open plan kitchen/lounge/dining area with vaulted ceiling, exposed beams, wood burner and French doors opening out to the garden. The 2 double bedrooms both include ensuite bathrooms with the principal enjoying a bath and shower and the other with a shower. The barn benefits from underfloor heating throughout.





RALEIGH COTTAGE

A unique and charming one-bedroom thatched cottage with private English cottage-style garden. Thought to have been a cottage on the 400-year-old farmstead, it has been sensitively renovated in 2015 with the cottage exuding character and charm with well-thought out accommodation set over two storeys. The kitchen offers characterful and rustic aesthetics with a full height ceiling revealing the original timbers. The cosy, dual aspect sitting room enjoys views and has access to the garden, the impressive double bedroom benefits from a Juliet balcony and boasts stunning views of the surrounding countryside. The bathroom offers a large walk in rainfall shower, WC and sink. Underfloor heating throughout.

RALEIGH LODGE

Situated within in a secluded wildflower meadow, built in 2022 Raleigh Lodge is a cosy, one-bedroom holiday let lodge which offers an open plan kitchen, lounge/dining area with wood burner and French doors to the front providing outside seating and views over the meadow. The stylish kitchen includes an electric fan oven, ceramic hob, microwave oven, dishwasher and fridge. The double bedroom includes French doors to the front and a shower ensuite.

GARDENS AND LAND

To the front of the house is ample parking and detached carport and garage with electric car charging point. The three other dwellings each have their own parking areas and can be accessed via a separate entrance from the road.

The gardens to the house include a sweeping lawn with pond and an assortment of fruit trees which leads to the rest of the land/meadow and woodland. To the front is an enclosed garden with space for seating, gravelled paths and fine views. A short walk from the house is a tremendous enclosed vegetable garden with raised beds, fruit cages, oak-framed greenhouse, garden sheds and chicken coop. All the dwellings benefit from their own gardens and are delightful with a traditional English cottage-style in mind. There is also a wood store barn and workshop with space for ride on mower etc.

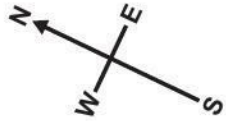
The land to the property is very private and includes areas of wild meadow, woodland and is interconnecting with each other. The land could also be adapted for anybody looking for equestrian use, a small holding or simply exercising the dogs.

All amounting to around 5 acres.

PROPERTY INFORMATION

Grade II listed. Farmhouse. Stone and Cob construction with slate roof. Barn- Stone and Cob construction with slate roof. Cottage- Part stone and Cob with thatched roof. Lodge- Wooden construction. Mains water and electricity, Private drainage. Biomass heating for house, barn and cottage. Electric heating in lodge. Solar panels. No onward chain.

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.



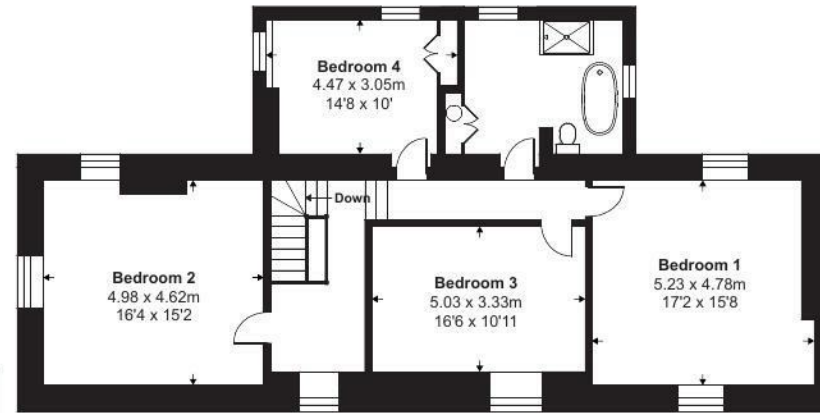
Approximate Area = 2731 sq ft / 253.7 sq m
Limited Use Area = 23 sq ft / 2.1 sq m
Outbuildings = 1860 sq ft / 172.8 sq m
Total = 4614 sq ft / 428.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1177167



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		67
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



