



West Milton Farm
Woodford Bude

LODGE & THOMAS
ESTABLISHED 1892

West Milton Farm, Woodford, Bude EX23 9HY

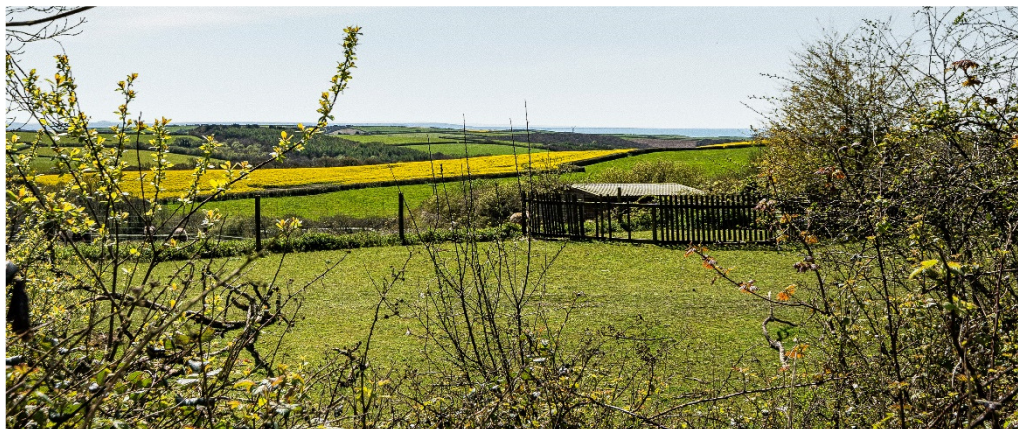
Guide Price £1,600,000

- 5/6 bedroom farmhouse
- 4 bedroom cottage
- Two agricultural barns
- Almost 50 acres
- Woodland & paddocks
- Available as a whole or in two lots

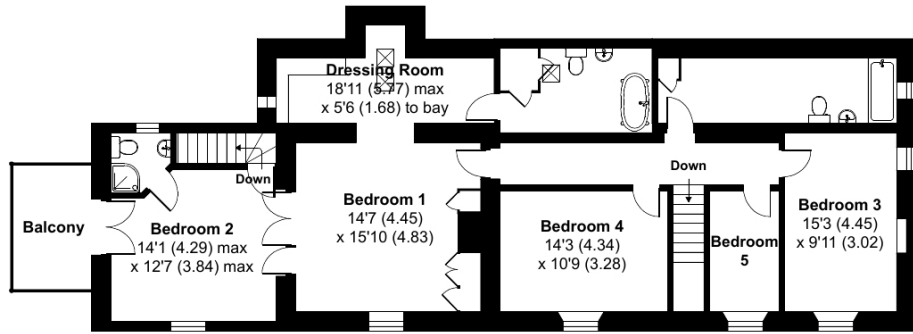
Character farmstead offering two dwellings and agricultural barns together with almost 50 acres of land set in quiet, rolling countryside with views to the sea. Available as a whole or in two lots.

Situation

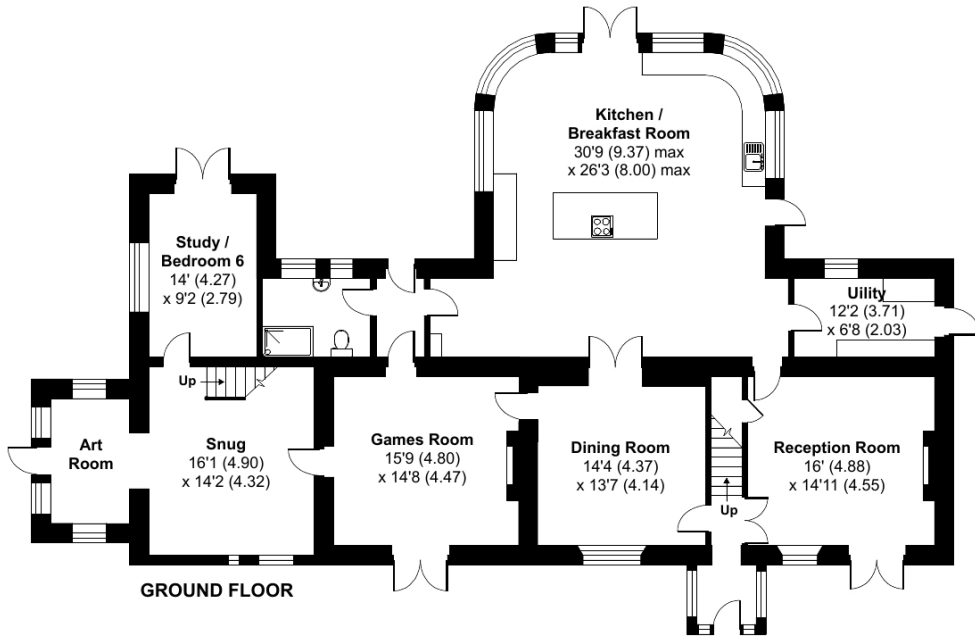
West Milton Farm occupies a quiet, unspoilt position on the outer fringes of Woodford and Shop, indeed a footpath and bridleway a short distance from the property lead directly to Shop. Shop offers every day amenities including a convenience store, primary school and Community Centre, whilst Kilkhampton, which is within a 10 minute drive, offers a much wider range of facilities. The popular seaside town of Bude is within just 20 minutes and the nearest beach, Duckpool Beach, is within 5 miles, where one can also access the stunning South West Coast Path. The property is accessed via a single track highway with very little in the way of passing traffic and enjoys complete privacy.



Lot 1

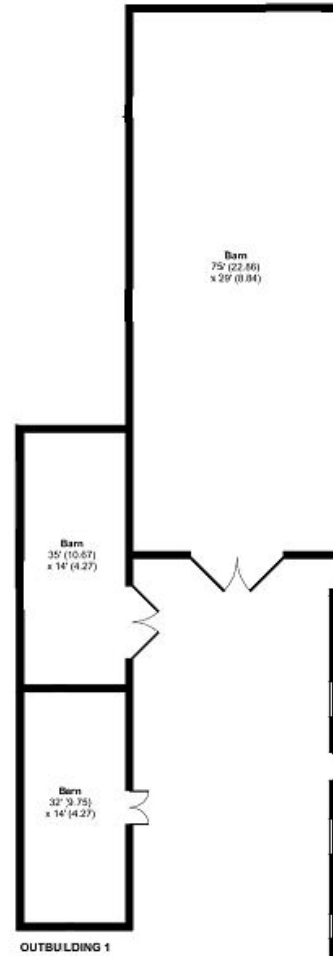


FIRST FLOOR

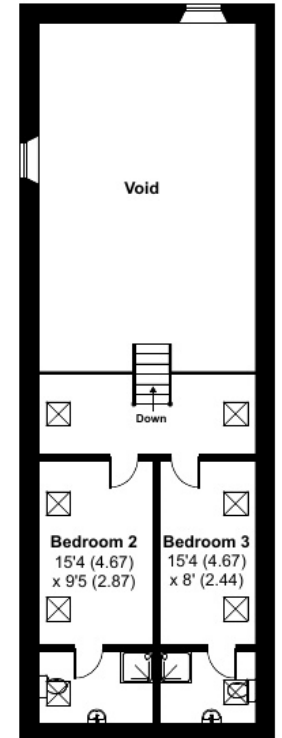
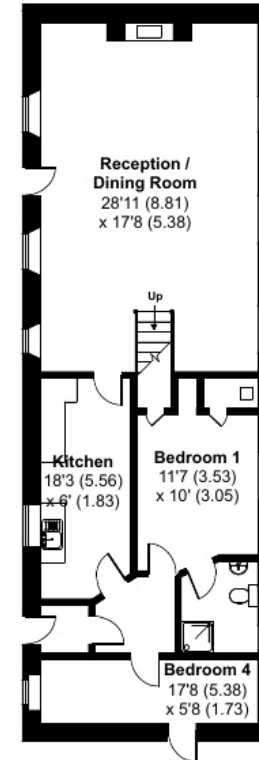


GROUND FLOOR

Lot 2



OUTBUILDING 1



The Property

Lot 1 - West Milton Farmhouse & 16.1 Acres of Land

Guide Price £850,000

The farmhouse is a thatched five/six bedroom house which has been enhanced over the years with a large extension transforming the dwelling from a modest cottage into a spacious and light family home. The accommodation is currently arranged as one large house but lends itself to creating a two storey annexe within the existing accommodation if required.

In all the accommodation offers entrance porch and vestibule, dining room, sitting room, open plan kitchen/dining/living room, utility, shower room, games room, snug/office and bedroom 6 to the ground floor with five bedrooms (the master with dressing room, en-suite bathroom and Velux balcony window and bedroom two with an en-suite shower room) and a bathroom to the first floor. There are some wonderful wooden lintels exposed throughout the property and the kitchen/living room with a largely glass Apex is a particularly lovely feature. From bedroom 2 is a balcony (in need of repair) with views across the land and to the sea in the distance. There are three wood burners, one fitted in the games room and one in the dining room, and the Esse oven in the sitting room has a back boiler providing domestic hot water.

To the front is an enclosed garden and at the side is a long sweeping driveway ultimately leading to a turning circle offering parking space for multiple vehicles. Beyond the garden are small stables with internal and external lighting.

Offered for sale with the farmhouse is a total of 16.1 acres (6.51 ha) or thereabouts of land split into paddock enclosures, several of which have timber field shelters and one of which has electricity and light connected. Vehicular access to the paddocks is via the driveway or from a gate along the highway.

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Lot 2 - Cornflower Cottage, Agricultural Barns & 32.8 Acres of Land

Guide Price £850,000

Cornflower Cottage currently offers four bedroom accommodation though it may be possible to split the cottage into two smaller, attached dwellings (subject to consent – historic favourable pre-app for this) suitable for residential or holiday letting. The accommodation comprises entrance hall, two bedrooms (one now used as a store), kitchen, and a fabulous vaulted double-height sitting/dining room to the ground floor, with a mezzanine level suitable for office/study, and two further bedrooms to the first floor. Three of the four bedrooms are equipped with en-suite shower rooms. Pipework for underfloor heating to the ground floor is in place but is currently disconnected.

Alongside the cottage are double vehicular gates leading into the adjacent concrete yard which offers private parking and turning space. Beyond the yard are two timber AGRICULTURAL BARNNS. Whilst hugely useful in their present condition there may be potential to convert one or both of the barns into residential dwellings (subject to the necessary consents). Each barn has electricity and water connected and the larger of the two is fitted with a utility/w.c. and this barn is steel framed.

The land to be offered for sale with the cottage extends to 32.8 acres (13.27 ha) or thereabouts and is mostly pasture fields arranged into easy to manage enclosures ideal for grazing rotation, with many of the enclosures having timber field shelters. At the southern end of the farm is approximately 5.9 acres of woodland with an abundance of bluebells, leading down to a stream.



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SERVICES Mains electricity – the supply to the agricultural barns is sub-metered from West Milton Farmhouse but Cornflower Cottage has an independent mains supply. Private water supply - borehole serving the whole situated in the grounds of Lot 2 and associated equipment in one of the barns also within Lot 2. Septic tank serving the whole situated in the grounds of Lot 1. Necessary easements to be granted if Lots 1 and 2 are sold separately. Oil fired central heating to both properties. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. There are no public rights of way crossing any part of the property being offered for sale.

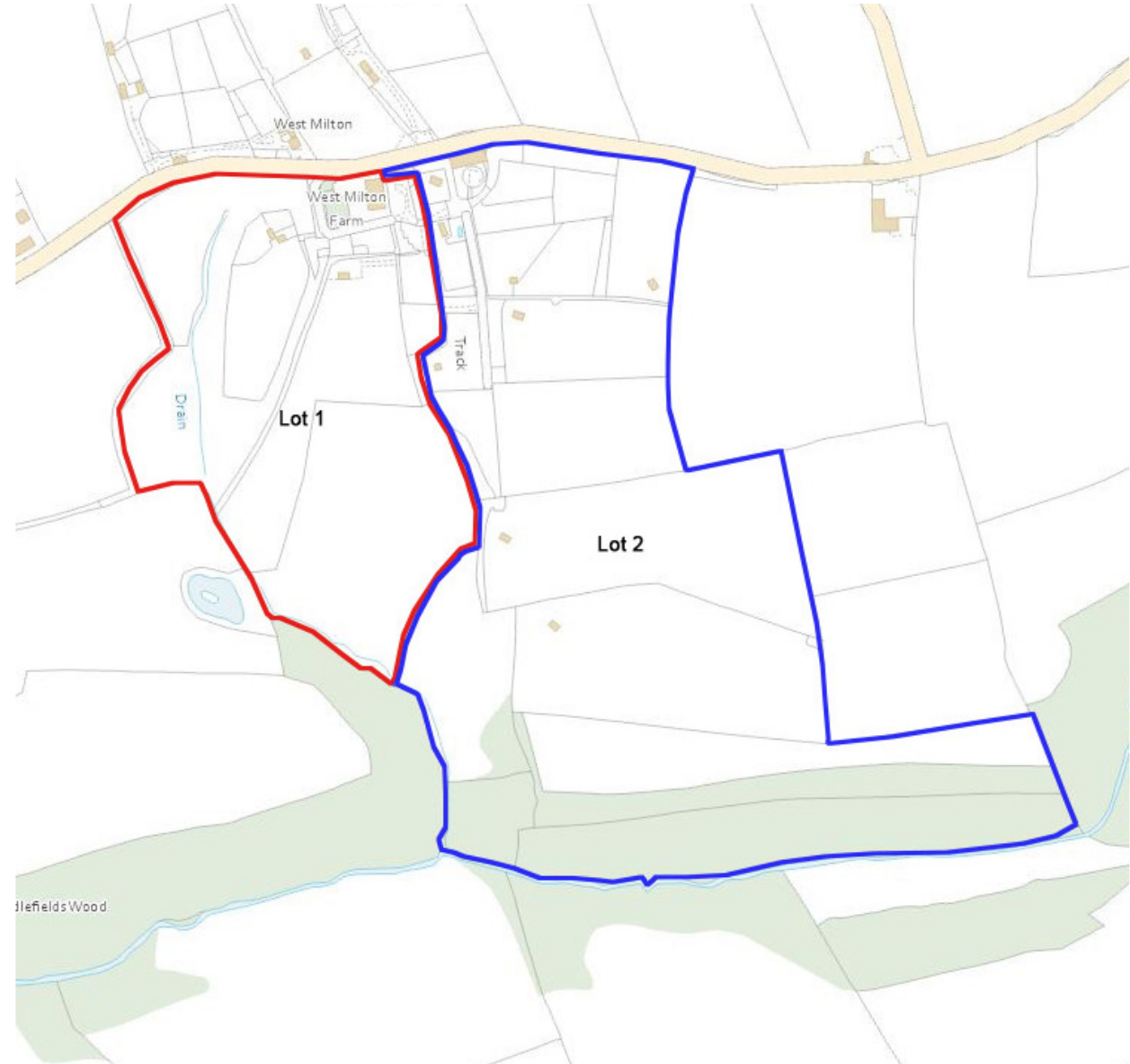
PARTICULARS & PLAN Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWING Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

DIRECTIONS Proceed through Kilkhampton in a northerly direction along the A39 and take the left hand turning signposted Stursdon Lee and Coombe at the brow of the hill. Continue along this road for approximately half a mile before turning right down the hill (just before the agricultural buildings visible ahead) and continue along this road, through the farmstead where the road bears left, and West Milton Farm will be found on the left hand side after a further half a mile.

what3words///enchanted.spellings.resolves



Not to scale. For indicative purposes only.

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Chartered Surveyors
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LODGE & THOMAS

ESTABLISHED 1892