



- Characterful Detached Two Bedroom Period Cottage with Scope to Extend
 - Exceptional Range of Modern Barns, Approx 16,000 sqft Overall
- Nine High Quality Internal Loose Boxes ● c.65m x 25m Manège ● Gently Sloping Pasture Paddocks
- Over Three Acres of Woodland ● One Acre Mature Lake ● Approx. 42 Acres In All
- Great Potential for Diversification

REF: EO7779

GENERAL AND SITUATION

Approximate Distances:

Halwill Junction 2 miles • Beaworthy 3.5 miles • Holsworthy 9 miles • Oakhampton / A30 13 miles
Bude / Coast 18 miles

A detached two bedroom period cottage set in approx. 42 acres with a magnificent range of modern barns, nine internal stables, c. 65m x 25m manège, paddocks, woodland and a mature lake, with huge potential for diversification.

According to a plaque above the front door, the cottage was built in 1867 and was once part of a much larger working farm. There is ample space and clear potential to extend the cottage to create a larger family sized dwelling and there has previously been planning permission for an extension although this has long expired.

Although currently used solely for private equestrian purposes, there is planning permission to use five of the stables for livery, and subject to the necessary consents, there is scope to use some of the remaining barns for commercial purposes. The lower fields, which include the beautiful lake and deciduous woodland, would make an ideal site for glamping, fishing holidays, etc.

The property is set in a wonderful rural location, in a slightly elevated position with glorious far reaching views. There is a range of local amenities close by in Halwill Junction including a shop, Post Office, hairdresser and fish and chip shop. Further amenities including a Waitrose Supermarket can be found in Holsworthy and there is access onto the A30 dual carriageway at Oakhampton. The property is also not far from the North Cornwall and Devonshire Coasts with the popular coastal resort of Bude nearby.

THE RESIDENCE

A characterful detached cottage with impressively thick stone walls, oil fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** is through a glazed door which opens directly into the **Living Room** which has a laminated floor, beamed ceiling, stairs to the first floor and a stone fireplace with log burner.

The **Kitchen** is to the rear and has wonderful views over the property's land to the countryside beyond. It is fitted with a range of built-in worksurfaces and storage cupboards with an electric cooker point, plumbing for washing machine and a stainless steel sink.

The **Bathroom** is on the ground floor and comprises a panelled bath with electric shower over, WC, and wash hand basin.

There are **Two Bedrooms** on the first floor.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a drive which is shared with six neighbouring properties.

A lawned garden surrounds the cottage with a brick pavier path and parking for two cars.

A separate double gated entrance off the drive opens on to a substantial yard off which are the barns and outbuildings which comprise as follows with approximate sizes:

Barn One 45' x 30' (about 13.7m x 9.2m) steel portal frame with block walls, box profile cladding, corrugated roof and concrete base.

Barn Two 30' x 30' (about 9.2m x 9.2m) on two levels, currently used for storage.

Barn Three 60' x 40' (about 18.4m x 12.2m) concrete frame with block walls, Yorkshire boarding, concrete base, corrugated roof, open fronted.

Barn Four 45' x 40' (about 13.7m x 12.2m) open fronted with gated partitions.

Barn Five 60' x 45' (about 18.4m x 13.7m) concrete stanchions with timber walls, corrugated roof, concrete base, central feed passage.

Barn Six 90' x 75' (about 27.4m x 22.9m) steel portal frame with block walls, corrugated roof, concrete base, light, power and water supplies, incorporating **Nine Internal Loose Boxes** each 14' x 14' (about 4.3m x 4.3m) **Tie-Up Box**, **Tack Room** 14'5 x 13'3 (about 4.4m x 4m) with insulated walls, **Feed / Rug Room** 14'5 x 13'3 (about 4.4m x 4m) with block walls.

Manège c. 65m x 25m post and railed with sand and fibre surface.

The Land adjoins in gently sloping pasture divided into several paddocks with stock fencing and mature hedges.

Additionally, there is approx. 3.5 acres of **Deciduous Woodland** and a fantastic **One Acre Lake** which has a central island and, we are informed, is stocked with coarse fish.

There is a separate gated access to the lower field off the drive and a public footpath running through (although we are informed that this has not been used in recent years).

IN ALL APPROX. 42 ACRES
(About 17.3 Hectares)

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

TORRIDGE DISTRICT COUNCIL
Tel: 01237 428700

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX B

DIRECTIONS

From Halwill Junction head north on Chilla Road for about 1.5 miles and turn left into the track signposted East Lake. Orlands Cottage is the first property down this track on the right hand side.

what3words ///budgeted.scavenger.prepares



01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Orlands Cottage** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.