



## BEER MILL FARM

Clawton, Devon





# A WELL-PRESENTED PERIOD FARMHOUSE

With about 129 acres of pasture, woodland and rough grassland set amidst lovely countryside in North West Devon.  
Available as a whole or three separate lots.

## Summary of accommodation

### Beer Mill Farm

**Ground Floor:** Hall | Kitchen/dining room | Pantry | Sitting room | Conservatory | Games room | Cloakroom | Two double bedrooms  
Family bath & shower room | Attached boiler room

**First Floor:** Landing | Principal bedroom | Two further double bedrooms | Family bath & shower room

**Second Floor:** Study

**Outbuildings, Garden & Land:** Parking | Single carport | Garden | Covered & heated swimming pool | Kitchen garden with polytunnel & greenhouse  
Home office | Stable block incorporating two stables & tack room | Stable block incorporating two stables & open-fronted feed store  
Two agricultural barns | Woodland | Stream | Pasture | Rough grassland | Pond

**In all about 128.93 acres (52.18 hectares)**

**Distances:** Clawton village centre 0.5 mile, Holsworthy 3.5 miles, Bude/Crooklets Beach 14 miles, Okehampton/Dartmoor National Park 16 miles  
(All distances are approximate)



# LOT SUMMARY

**Lot 1:** Farmhouse | Garden | Kitchen Garden | Outbuildings | Stream | Pasture (3.32 acres) | Woodland (7.85 acres) – In all about 12.63 acres (5.11 hectares)

**Lot 2:** Two large agricultural barns | Pasture (27.59 acres) | Woodland (4.1 acres) – In all about 32.4 acres (13.11 hectares)

**Lot 3:** Rough grassland (49.32 acres) | Woodland (29.21 acres) | Pond (0.3 acre) – In all about 83.90 acres (33.95 hectares)

# SITUATION

Beer Mill Farm is situated just outside the small, rural village of Clawton and just three and a half miles from the small market town of Holsworthy.

**Shopping:** Southcott Stores, a convenience supermarket is only a five minute drive along the A388 and Holsworthy has a good range of shops including a Waitrose supermarket.

**Roads:** The A388 carrying local traffic is immediately at hand, stretching between the major towns of Launceston to the south and Bideford to the north via Holsworthy.

**Trains:** Okehampton, 15 miles away, has a railway station on the Dartmoor Line with regular services throughout the day to Exeter, taking about 45 minutes.

**Airports:** Exeter and Newquay airport are about an hours drive away and both offer flights via several airlines.

**Education:** Clawton has a primary school and the wider local area has a choice of schools for children of all ages from both the state and independent sectors.





# THE PROPERTY

Beer Mill Farm has a lovely setting on level ground at the top of the gently sloping side of a shallow valley that carries a tributary flowing down to join the River Clav. It has been the much-loved family home of the current owners since 1998, drawn to it as they were “searching for a simpler life, more connected to our surroundings in a rural environment”.

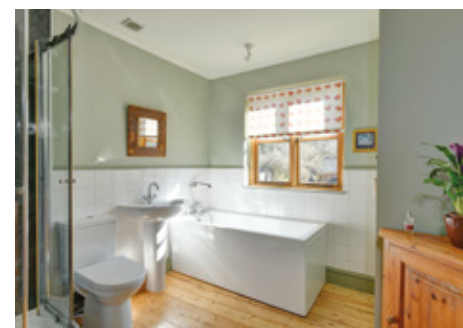
The past 27 years have enabled them to do just that from growing their own food to planting a millennium wood. They fell in love with Beer Mill because of the stream that runs through the garden and the messy woodland, which with the moors and ocean not far away made it an unbeatable place to raise a family. Their children attended the local primary school and they discovered that there had been a history of nature walks from the school to Beer Mill, which they decided to rekindle and continue to the present day. The full story of the Beer Mill Farm Conservation Project can be found on the Devon Wildlife Trust website at [www.devonwildlifetrust.org](http://www.devonwildlifetrust.org).

The farmhouse probably dates from the 19th century with a later, sympathetic extension, now forming an unlisted and staggered L-shaped family home with well laid out accommodation on three floors including a converted attic. The rooms have excellent ceiling heights and are beautifully presented with some lovely touches including many pale timber floors, pale oak ceiling beams, several window seats and an inglenook fireplace fitted with a wood burning stove in the sitting room.

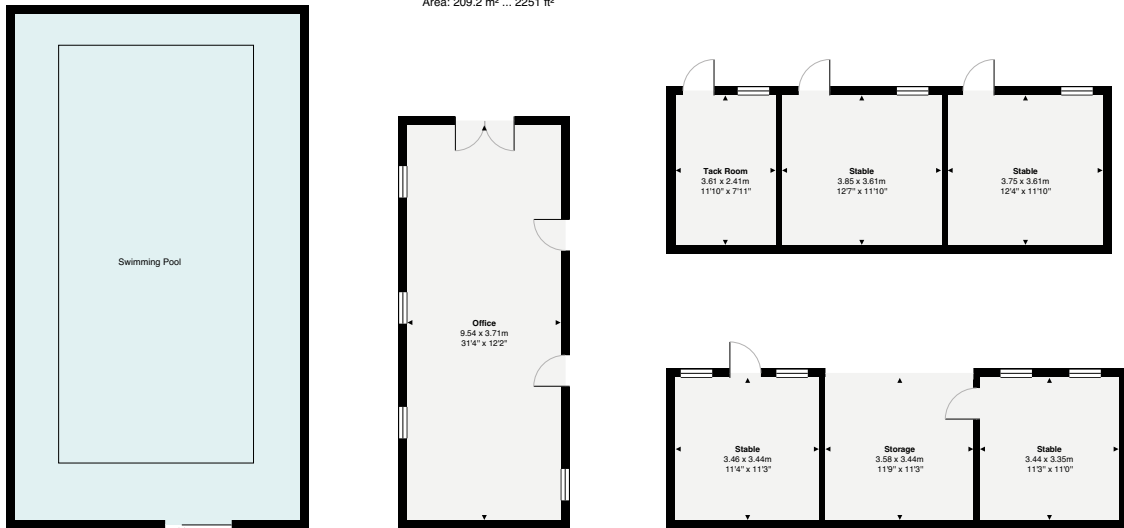
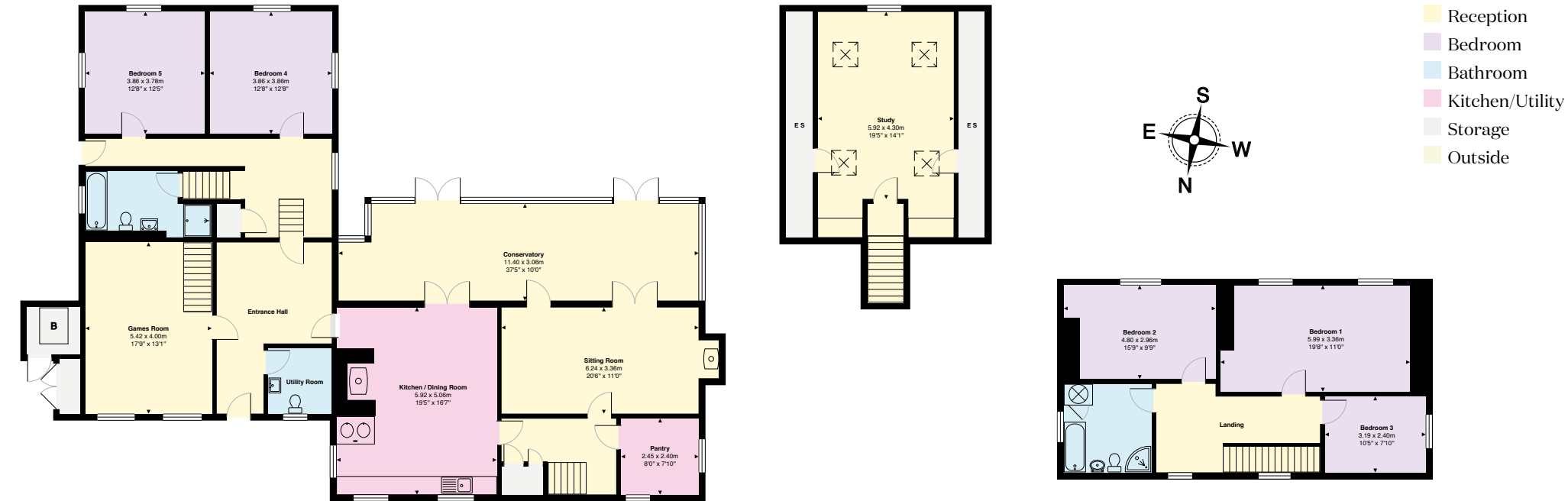
The house has a north/south axis with the rear of the house facing south and thereby capturing the best of the natural light throughout the day and imparting a wonderfully light and airy feel throughout the house. The ground floor has several reception rooms, one of which is a south-facing conservatory with a ceramic tiled floor and a paved terrace outside, the other a large and charming farmhouse kitchen fitted with timber-fronted units under pale marble work surfaces, a Belfast sink and a three oven, electric AGA. There is also a good sized sitting room with a large woodburner. The ground floor encompasses a wing with two double bedrooms, a shared bath and shower room and large games room.



Upstairs there are three double bedrooms, two of which have far reaching views looking out over the valley to the north. The third double bedroom is adjacent to the principal bedroom, so would make a ideal dressing room or en suite bathroom. Also off the landing is a large, shared bath and shower room. In the attic is a 266 sq ft home office with timber-lined walls for added insulation and lovely views through rooflights out over the surrounding countryside.







Approximate Gross Internal Area =  
324.1 sq m / 3489 sq ft (excluding Outbuildings)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## OUTSIDE

The house is approached down a 200 yard-long drive that passes over a pretty stream and emerges onto a parking area beside the house. Alongside it is a single carport and a large, brick-built home office with a wooden deck facing south, perfect for enjoying the sun throughout the day.. The garden extends out mainly to the south and west of the house before merging into the surrounding woodland. Within the curtilage are a covered and heated swimming pool, a kitchen garden with an incorporated polytunnel and greenhouse and also a barn/stable block.

The gardens and grounds at Beer Mill Farm are fabulous and offer a wonderful opportunity. The mature grounds surrounding the house amount to just over an acre. Beyond are about 128 acres of lush, organic pasture, mixed woodland, rough grassland and a pond. The pasture and rough grassland are divided into a series of enclosures bound by mature field hedging. Overall, the land is parcelled into three lots as detailed in the summary attached and the accompanying land plan. Lot 1 offers 12.63 acres which includes the farmhouse and outbuildings.



Lot 2 offers 32.4 acres which includes two agricultural barns with large potential for class Q and 32.4 acres. Lot 3 offers 83.90 acres.

PROPERTY INFORMATION

**Services:** Mains electricity and mains water, private drainage, biomass pellet boiler that has to be filled every week or so, underfloor heating in conservatory. EV charging point beside the carport.

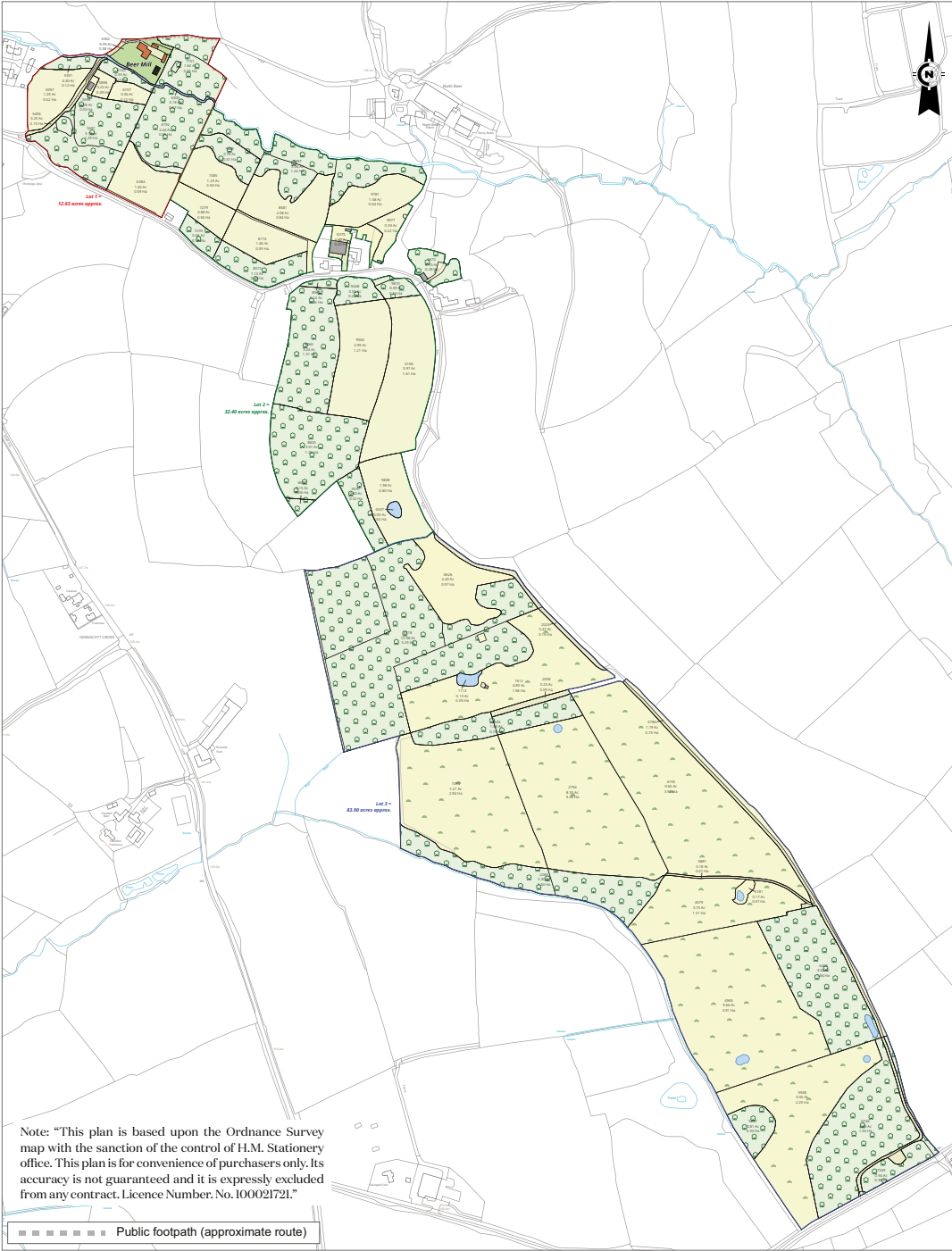
**Local Authority:** Torridge District Council

**Council Tax:** Band

**EPC Rating:** D

**Directions:** EX22 6PF / What3Words /// fancied.education.indulges via stones.balancing.bathtubs

**Viewings:** All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP.



LAND USE

Description	Field Number	Area in Acres	Area in Hectares	Lot
Building / Curtilage	5698	0.08	0.03	Lot 1
Building / Curtilage	6302	0.95	0.38	Lot 1
Pasture	5097	1.29	0.52	Lot 1
Pasture	5898	0.22	0.09	Lot 1
Pasture	6197	0.36	0.15	Lot 1
Pasture	6384	1.45	0.59	Lot 1
Track / Verge	5496	0.25	0.10	Lot 1
Water	6300	0.18	0.07	Lot 1
Woodland	5301	0.30	0.12	Lot 1
Woodland	5691	3.18	1.29	Lot 1
Woodland	6100	0.33	0.13	Lot 1
Woodland	6792	2.44	0.99	Lot 1
Woodland	7101	1.60	0.65	Lot 1
Building / Curtilage	9275	0.62	0.25	Lot 2
Pasture	0156	3.97	1.61	Lot 2
Pasture	7279	0.88	0.36	Lot 2
Pasture	7485	1.23	0.50	Lot 2
Pasture	8174	1.46	0.59	Lot 2
Pasture	8581	2.08	0.84	Lot 2
Pasture	9560	2.99	1.21	Lot 2
Pasture	9781	1.58	0.64	Lot 2
Pasture	9838	1.98	0.80	Lot 2
Pasture	9977	0.53	0.22	Lot 2
Water	0037	0.09	0.04	Lot 2
Woodland	0672	0.70	0.28	Lot 2
Woodland	7276	0.46	0.18	Lot 2
Woodland	7688	0.76	0.31	Lot 2
Woodland	8072	1.13	0.46	Lot 2
Woodland	8637	0.15	0.06	Lot 2
Woodland	8787	3.06	1.24	Lot 2
Woodland	8845	3.61	1.46	Lot 2
Woodland	8860	3.24	1.31	Lot 2
Woodland	8969	0.14	0.06	Lot 2
Woodland	9468	0.55	0.22	Lot 2
Woodland	9537	0.80	0.32	Lot 2
Woodland	9870	0.39	0.16	Lot 2
Miscellaneous	0826	2.40	0.97	Lot 3
Rough Grassland	1094	7.27	2.94	Lot 3
Rough Grassland	1612	4.89	1.98	Lot 3
Rough Grassland	2794	8.55	3.46	Lot 3
Rough Grassland	4195	9.66	3.91	Lot 3
Rough Grassland	4579	3.73	1.51	Lot 3
Rough Grassland	4965	9.66	3.91	Lot 3
Rough Grassland	5948	5.56	2.25	Lot 3
Track / Verge	2008	0.23	0.09	Lot 3
Track / Verge	2023	0.47	0.19	Lot 3
Track / Verge	5786	1.79	0.73	Lot 3
Track / Verge	5881	0.18	0.07	Lot 3
Water	1112	0.13	0.05	Lot 3
Water	5181	0.17	0.07	Lot 3
Woodland	0118	12.98	5.25	Lot 3
Woodland	1506	1.83	0.74	Lot 3
Woodland	2283	3.30	1.34	Lot 3
Woodland	5247	0.81	0.33	Lot 3
Woodland	6269	4.55	1.84	Lot 3
Woodland	6746	4.80	1.94	Lot 3
Woodland	7549	0.94	0.38	Lot 3
Total		128.93	52.18	



I would be delighted  
to tell you more.

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