



South Worden Farm



STAGS

South Worden Farm

Bradworthy, Holsworthy, EX22 7TW

Bradworthy 1.1 miles - Holsworthy 7.6 miles - Bude 10.4 miles

An exciting smallholding opportunity, offering a charming farmhouse with two self-contained holiday cottages, a former café and set amongst 17.14 acres.

- Detached 4 bedroom farmhouse
- 1 bedroom holiday cottage
- Ongoing rural businesses
- Former café
- Freehold
- 2 bedroom holiday cottage
- Approximately 17.14 acres in all
- Profitable Disc Golf course
- Conservation and wildlife areas
- Council Tax Band: E

Guide Price £1,200,000

SITUATION

The property occupies a stunning rural position just over a mile from the popular rural village of Bradworthy. The larger towns of Holsworthy (7.6 miles) and Bude (10.4 miles) offer a wider range shopping and leisure facilities, with Bude boasting its sandy beaches, renowned for surfing and waters sports.

FARMHOUSE

A superb non-listed detached farmhouse of cob and stone construction, boasting a wealth of charm and character throughout and offering an idyllic family home.

The farmhouse provides a boot room which leads into the spacious kitchen/dining room which in turn leads into a useful utility room with access to the outside and a WC.

A delightful inner hall, showcases the farmhouse's character and leads to a charming study/snug and then onto the cosy sitting room with a impressive fireplace housing a wood burning stove.

The ground floor is completed by a laundry room and further utility space.



The first floor is accessed via either one of two staircases and comprises 4 bedrooms and a family bathroom with a bath, shower, WC and a wash hand basin.

The principle bedroom is a generous size and enjoys a lovely aspect out over the grounds, whilst also benefitting from an en suite shower room.

COTTAGE 1

The two cottages have been converted during our clients ownership and are both presented to a high standard, offering exciting income potential.

Cottage 1 provides an impressive open plan kitchen/living space with two double bedrooms, a bathroom and an en suite WC.

COTTAGE 2

Offers a most impressive and spacious open plan kitchen/living space with a lovely aspect out across the land and countryside beyond. The barn benefits from a double bedroom with an en suite.

OUTSIDE

The property is accessed via two driveways, with one entering by the farmhouse and the second providing access to the former café, outbuildings and two cottages. This provides important privacy for the main house and cottages.

The grounds are a true selling point and are currently laid out to offer private gardens and seating areas for the farmhouse and cottages, a range of animal and poultry paddocks, with a substantial part of the land having been reclaimed and converted to the benefit of bees, insects, reptiles and large mammals. Half of the acreage is occupied by Culm grassland and is home to rare species including the Marsh Fritillary.

The outbuildings provide a range of useful storage, garage, animal shelters and workshop space with one of the former agricultural buildings having been a café.

The property in all extends to approximately 17.14 acres and deserves to be seen to be fully appreciated.

SERVICES

Mains electricity and water. Private drainage via two septic tanks. Oil fired central heating and wood burning stoves. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///dragons.loyal.assurance



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			74
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2371 sq ft / 220.2 sq m
Annexe = 815 sq ft / 75.7 sq m
Outbuildings = 5094 sq ft / 473.2 sq m
Total = 8280 sq ft / 769.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1272208