



Lower Winsford Farm







# Lower Winsford Farm

Winsford Lane, Beaworthy, Devon, EX21 5XT

A collection of beautifully converted barns offering multi-generational living set in 18 acres of Devon countryside with a holiday letting business. This wonderful nature retreat benefits from gardens, private established lake, woodland and 7-acre paddock.



- 3 bedroom main house
- 4 Award-winning holiday cottages, one with annex use
- Private lake, 7 acre paddock, woodland, kitchen garden
- 2 large timber outbuildings with potential
- In all approximately 18 acres
- Eco energy efficient features
- Good access Okehampton and A30 12 miles
- Freehold

Guide Price £1,500,000

## Stags Holiday Complexes

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@StagsProperty

### Introduction

Lower Winsford Farm is comprised of lovingly converted barns providing a highly attractive home and income lifestyle business in an enchanting country location. The nature of the conversion was to make the best of the eco opportunities and do provide good energy efficiency features and therefore lower running costs. The property overlooks its own large private lake, woodland and gardens which form a stunning backdrop and an oasis of wildlife habitat.

The converted barns provide flexible accommodation with multigenerational living potential, which have historically provided high quality and successful holiday letting income. The remaining property offers in total 18 acres of land, including a useful 7 acre paddock and two large modern outbuildings.

### Situation

Lower Winsford Farm is located approximately one mile from the popular village of Halwill Junction. The village has a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Post Office, Fish & Chip shop, thriving Village Hall, and regular Bus Service. Whilst those wishing to travel further afield, Okehampton & Dartmoor is just 12 miles. From there, the A30 dual carriageway provides a good link to the Cathedral City of Exeter. A train station at Okehampton provides access to Exeter and national mainline routes including London Paddington. The bustling market town of Holsworthy, with its Waitrose supermarket, is 9 miles and Bude on the North Cornish Coast is some 18 miles.

### The Owners House

A spacious home, beautifully presented, the accommodation briefly comprises, hallway/boot room, with utility room & cloakroom leading into a beautiful light fitted kitchen which opens up into a wonderful oak framed garden room built in 2011. The garden room was designed to watch the seasons change, with views of the private lake and surrounded by the beautiful grounds that have been planted and nurtured. The sitting room adjoins the kitchen with French doors opening to the garden. Stairs take you up to the landing with access to the laundry room/adjoining Medley's cottage. From here the landing gives access to two bedrooms, an office and the main bedroom with en-suite. This room features an attractive high barrelled timber clad ceiling.

### The Holiday Cottages

The 4 award-winning holiday cottages provide either 1 or 2 bedroomed accommodation. One cottage, Verbena, has consent for annex use and therefore could suit multi-generational family use or holiday letting as it has been used in recent times. The cottages were originally converted to a beautiful standard, providing truly high-quality holiday lets with eco features. Each cottage benefits from wooden beams, log burners and wooden or stone floors with feature exposed brick walls. Each cottage also has its own private outdoor garden and parking space. The cottages comprise:

The Garden House – 2 bedrooms, 2 bathrooms  
Ostlers Cottage – 1 bedroom, 1 bathroom  
Medley's Cottage – 2 bedrooms, 2 bathrooms  
Verbena – 1 bedroom, 1 bathroom

### Gardens, Outbuildings & Land

The grounds are a mixture of garden, well organised kitchen garden, rewilded fields/plantation woodland, paddock and large private lake. This in turn has encouraged a wonderful habitat to blossom and a diverse ecosystem to flourish. Sitting quietly next to the lake, one enjoys the peace of this sanctuary and the wildlife that has since moved in and has been attracting wildlife since it was completed in 2003. It's not uncommon to spot kingfishers and herons. This wonderful property truly is a tranquil nature retreat. The pasture paddock of 7 acres offers potential for grazing for livestock/horses. This property truly is the embodiment of the wind and the willows.

Set within the grounds is a 18m x 9m barn having power & light connected, a 9m x 6m triple garage with power and light and with large storage room above, a 7m x 4.2m wood shed and a stone-built outbuilding that could have potential for conversion subject to the necessary consents.





### Energy efficiency

The properties were converted with levels of wall, floor and ceiling insulation, low energy lighting fitted to all outlets and double glazed windows.

The owners accommodation, The Garden House and Ostler's Cottage are served by a modern energy efficient Ground Source Heat Pump with the central heating being time & zone controlled via under floor heating. Solar PV panels and Solar Hot Water Panels have also been installed to help reduce the carbon footprint of the whole property. The PV panels also attract substantial FIT payments until 2035. Medley's Cottage & Verbena Cottage have the benefit of LPG central heating. All five properties have heat recovery and ventilation systems further enhancing efficiency.

All of the energy efficiency measures help to reduce the running costs of the property.

### Services

Mains electric and water. Private drainage via septic tank.

### Fixtures and fittings

Only those mentioned in the sales particulars are included with the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture, contents, fixtures, fittings and equipment in the holiday cottages will be included.

### Local Authority

Torrige District Council  
[www.torrige.gov.uk](http://www.torrige.gov.uk)

### Outgoings

Main House – Council band C

Holiday Cottages – Business rateable value £6800 (but with Small Business Rate Relief, so currently zero payable).

### Rights of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries.

### Directions

Travelling west on the A30 exit at the junction for Meldon Reservoir and Sourton. Leave the A30 at the A386 and follow the signs north towards Holsworthy and Bude. After 2 miles turn left at the roundabout onto the A3079, signed Northlew, Halwill, Holsworthy and Bude. Follow this road until you arrive at Halwill Junction.

At the mini roundabout in the centre of the village turn right, following the sign to Chilla. Leave the village passing the 'Junction Inn' on the right-hand side.

After half a mile, at the brow of the hill where there's a small sign to 'Anglers Paradise', turn right. Drive down Winsford Lane (watch out for speed bumps), and past the angling lodges called 'Anglers Paradise' on the left and right. If you have put the postcode in your sat nav it will probably say you've arrived by now—but keep going straight on, past the two angler's car parks on the right and past the turn into Winsford Walled Garden on the left. Fifty metres after the entrance to the walled garden the track takes you round a sharp bend to the left and there in front of you is a signpost, saying 'Public Bridleway' and two farm gate entrances side by side. The entrance gateway on the left, with the 'Private' sign, is to Lower Winsford Farm.

### Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058.

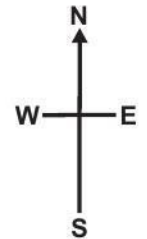
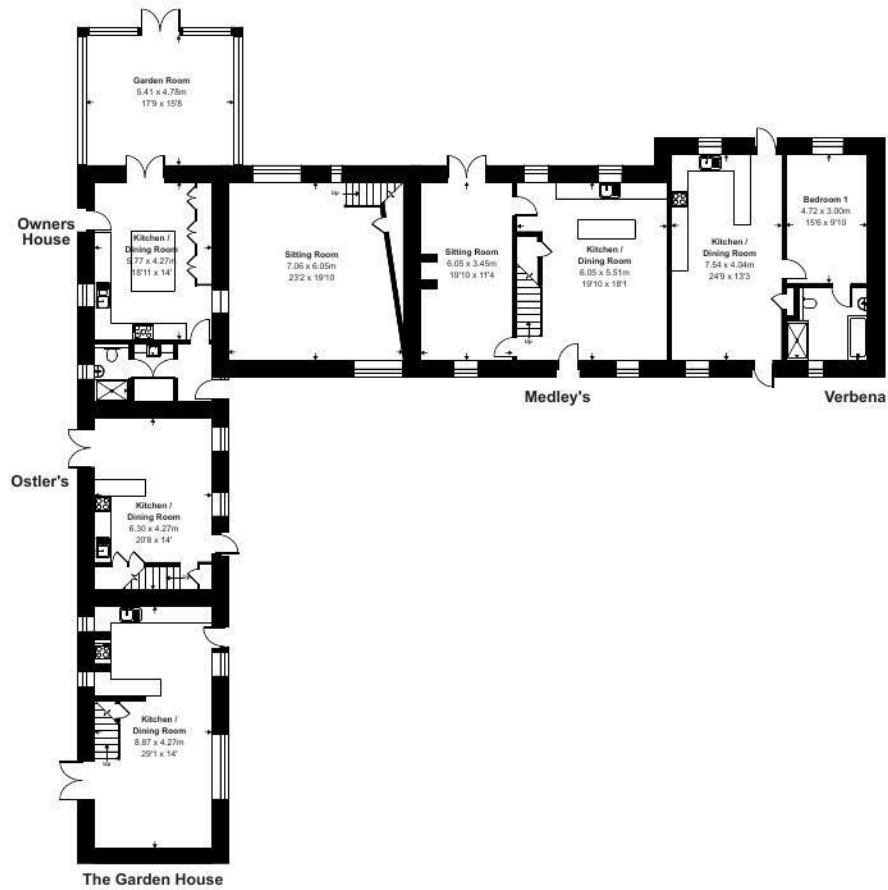
### Disclaimer

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.

Approximate Area = 5550 sq ft / 515.6 sq m  
 Limited Use Area(s) = 54 sq ft / 5 sq m  
 Outbuildings = 4088 sq ft / 379.8 sq m  
 Total = 9692 sq ft / 900.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2024. Produced for Stags. REF: 1123687



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



