



East Stowford

Bradworthy, Holsworthy, EX22 7TP



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£950,000 Guide Price

A superb rural smallholding extending to 21 acres in total

Beautifully presented three-bedroom residence

Detached studio with potential for ancillary accommodation, an annexe or holiday let, subject to the necessary consents

Well-appointed equestrian facilities including stabling, sand school and extensive yarding

An excellent range of outbuildings offering flexibility for equestrian, agricultural or lifestyle use

Set within an attractive rural position whilst remaining highly accessible

EPC Rating: D





Description

Set in approximately 21 acres, East Stowford is a highly versatile rural smallholding centred around a well-appointed three-bedroom residence, occupying an attractive countryside setting. Offering excellent flexibility, the property benefits from a detached studio with further potential (subject to the necessary consents), together with equestrian facilities and a comprehensive range of outbuildings, creating a superb lifestyle opportunity.

The principal residence provides spacious and characterful accommodation, with an open-plan kitchen/dining room at the heart of the home and creating an ideal space for both family living and entertaining. Adjoining are two welcoming reception rooms, each centred around attractive log burners, together with a dedicated home office. A hallway provides access to the utility room, cloakroom and sun room, completing the ground floor. To the first floor are three well-proportioned double bedrooms, two benefitting from ensuite shower rooms, together with a family bathroom fitted with a freestanding bath and separate shower.

The accompanying outbuildings and external facilities are a particular feature of the property. East Stowford benefits from a comprehensive range of adaptable and well-maintained buildings together with excellent equestrian facilities including stabling, sand school and extensive yarding. The detached studio, already benefitting from uPVC double glazing and power connected, is currently subdivided into three sections and offers further potential for ancillary accommodation, an annexe or holiday let, subject to the necessary consents.

East Stowford enjoys the best of rural living whilst remaining conveniently accessible to nearby villages, market towns and the dramatic North Devon and North Cornwall coastlines. The land extends to just over 19 acres, being level or gently sloping and divided into five paddocks which wrap around the residence, offering considerable appeal to equestrian, lifestyle and smallholding purchasers alike.

Situation

Situated in a beautiful rural position close to the sought-after North Devon village of Bradworthy, the property enjoys a countryside setting whilst remaining conveniently accessible. Bradworthy offers a good range of everyday amenities including a village shop, post office, public house, café, primary school and active community facilities.

The nearby market town of Holsworthy provides a more comprehensive range of shopping, educational and recreational amenities, together with a Waitrose supermarket, veterinary practices and agricultural suppliers. The popular coastal resort of Bude lies within easy reach and offers an extensive range of amenities alongside a choice of renowned surfing beaches and scenic coastal walks along the rugged North Cornish coastline.

The surrounding countryside provides excellent opportunities for riding, walking and outdoor pursuits, making the area particularly attractive to those seeking an active rural lifestyle. The property is also well placed for access to Bideford, Barnstaple and the A39 North Devon Link Road, connecting to the wider region and national motorway network beyond.

Accommodation

HOUSE

Entrance via a uPVC obscure glazed door leading into:

PORCH

Slate tiled flooring and door leading through to:

RECEPTION ROOM TWO

A characterful reception room with a window to the front elevation and a log burner set upon a red brick hearth with stone surround, creating an attractive focal point. Offering ample space for a range of furniture, together with engineered oak flooring and a radiator.

LIVING ROOM

Adjoining the first reception room and enjoying a similarly characterful feel, with a further log burner set within a stone surround. Window to the front elevation, continuation of engineered oak flooring and radiator. A versatile space with room for a range of furniture and access to a useful storage cupboard.

KITCHEN / DINING ROOM

A bright triple-aspect room with windows to the rear and side elevations together with French doors opening onto the garden. Offering excellent space for dining and everyday living, the kitchen is fitted with a range of eye and base-level units with work surfaces over. Inset 1.5-bowl Belfast sink with mixer tap and drainer. Electric Aga together with space for a dishwasher and undercounter fridge/freezer. Vinyl flooring and loft hatch.

OFFICE

An excellent work-from-home space with a window to the rear elevation, fitted carpet and radiator.

INNER HALLWAY

Vinyl flooring and doors leading to:

UTILITY ROOM

Window to the side elevation and fitted with work surfaces and storage cupboards above. Space and plumbing for washing machine and tumble dryer. Hand wash basin with tiled splashback and separate taps. Vinyl flooring, radiator and loft hatch.

WC

Fitted with WC and obscure glazed window to the side elevation. Continuation of vinyl flooring.

SUN ROOM

A bright triple-aspect reception room with a door leading outside and ample room for a range of furniture. Vinyl flooring.

Stairs rise from the KITCHEN / DINING ROOM to:





FIRST FLOOR LANDING

Window to the side elevation. Access to airing cupboard and loft hatch. Fitted carpet.

BEDROOM ONE

A spacious dual-aspect double bedroom with windows to the front and side elevations. Feature fireplace and fitted cupboards. Offering ample space for a double bed and additional bedroom furniture. Fitted carpet and radiator.

ENSUITE SHOWER ROOM

Comprising a WC, hand wash basin and shower with glass shower screen. Heated towel rail, fully tiled walls and tiled flooring.

BATHROOM

A well-appointed four-piece suite comprising a freestanding bath, large shower with glass shower screen, WC and hand wash basin. Fully tiled walls and flooring, heated towel rail and window to the rear elevation.

BEDROOM TWO

A generously sized double bedroom with feature fireplace creating an attractive focal point together with alcove shelving. Window to the rear elevation. Space for a range of bedroom furniture. Fitted carpet and radiator.

ENSUITE SHOWER ROOM

Comprising WC, hand wash basin and shower with glazed shower screen. Heated towel rail, tiled flooring and fully tiled walls.

BEDROOM THREE

A bright dual-aspect bedroom with windows to the front and side elevations. Feature fireplace together with space for a double bed and additional furniture. Fitted carpet and radiator.



Outside

The property is approached via a private gated entrance and a tree-lined concrete driveway leading to the house, land and outbuildings. The gardens lie predominantly to the side of the property and are beautifully established, chiefly laid to lawn and bordered by mature planting and timber fencing.

DETACHED GARAGE

Accessed via an up-and-over garage door to the front elevation, with a window to the side. A useful storage and workshop space with workbench, power and lighting connected.

STUDIO

Currently arranged into three separate sections, offering excellent potential for conversion into ancillary accommodation, an annexe or holiday let, subject to the necessary consents. Featuring insulated laminate wood flooring, exposed timbers, together with power and lighting connected.

OUTBUILDINGS

The highly versatile outbuildings have been exceptionally well maintained and comprise:

THE STABLES

45'3" x 40'6" (13.82m x 12.37m) – Incorporating seven loose boxes, each fitted with mains water troughs. Sliding doors to both the front and rear elevations.

TACK ROOM

13'0" x 10'0" (3.96m x 3.05m) – With light, power and water connected.

HAY BARN

44'11" x 19'1" (13.70m x 5.84m) – Ideal for garaging or fodder storage.

WORKSHOP / COVERED YARD

Overall 90'0" x 60'0" (27.43m x 18.29m) – Primarily of block and profile sheet construction with concrete floor. Light, power and water connected. Two large entrance doors to the front, together with side and rear service doors.

INTEGRAL OFFICE

14'5" x 11'0" (4.39m x 3.35m) – Adjoining two useful storage bays. Metal steps rise above the office to provide access to a highly practical:

LOFT AREA

Approximately 30'0" x 10'0" (9.14m x 3.05m).

A short distance from the entrance gate, the main driveway branches onto a further approach leading to the land and:

STORAGE BARN

Approximately 38'11" x 33'1" (11.87m x 10.11m). Primarily of block and timber construction with concrete floor.

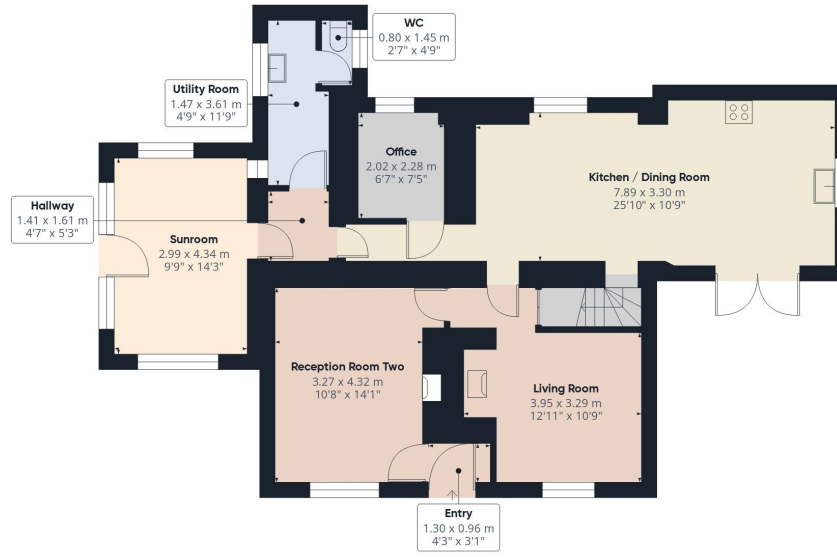
THE LAND

Predominantly level with a gentle natural slope, the land wraps around the house and outbuildings and is divided into well-sized fields and paddocks extending to just over 19 acres in total. Ideally suited for equestrian or smallholding use, the land is well served by water troughs throughout.



Floor Plan (House)

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 139.5 m²
 1504 ft²

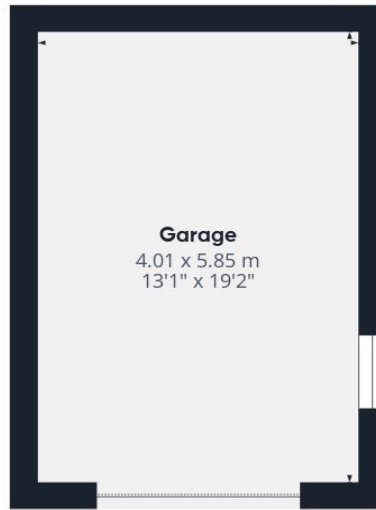
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

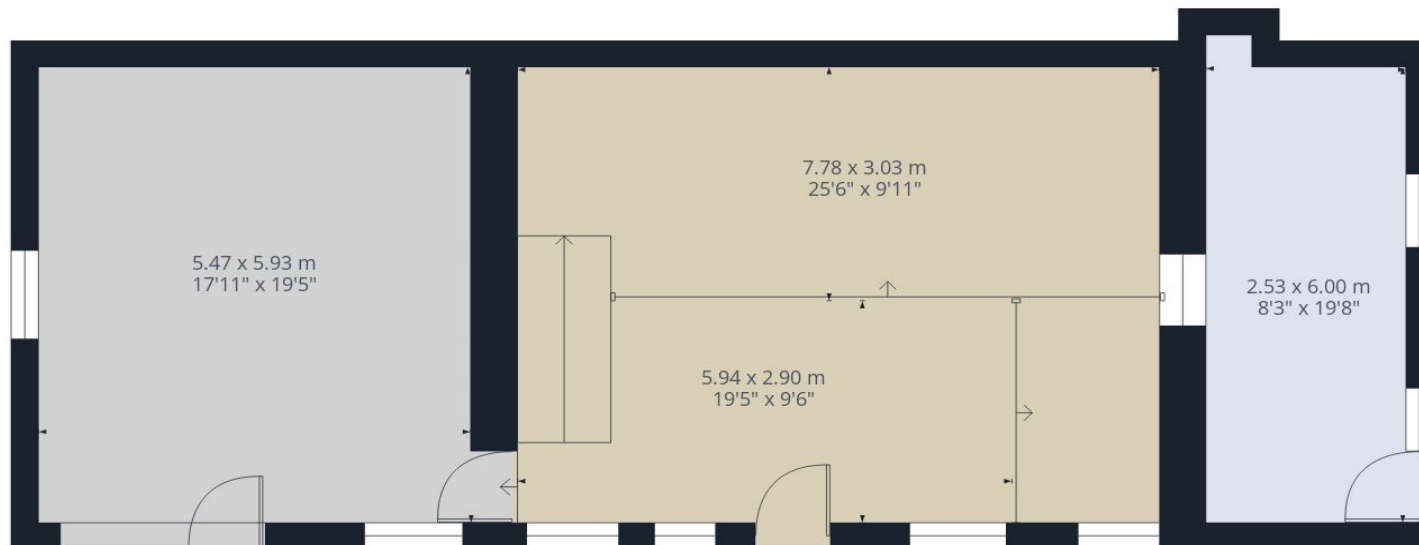
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Floor Plan (Garage & Studio)

Floor plan for identification purposes only, not to scale



Floor 0 Building 2



Floor Plan (Outbuildings)

Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾
 354.6 m²
 3817 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Land Plan

Floor plan for identification purposes only, not to scale





Services

Mains water and electricity. Private drainage. Borehole in addition to mains water. Oil fired central heating.

 EE Rating - D

 Council Tax Band - E

 Directions

What3Words - ///compacts.tolerable.lonely

 Virtual Tour

Available upon request.

Agent's Note

A rarely used public footpath crosses one of the fields.

Viewings strictly by appointment only

Please ring **01409 253888** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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