



# Holdstrong Farmhouse

Coryton, Okehampton, Devon EX20 4PQ



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£850,000 Guide Price

Delightful 17th Century original Devon Longhouse on the edge of the Dartmoor National Park

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Located in a private and peaceful setting

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Superb views

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Stabling and further outbuildings

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In all about 15.87 acres

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Freehold with vacant possession available

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## Situation

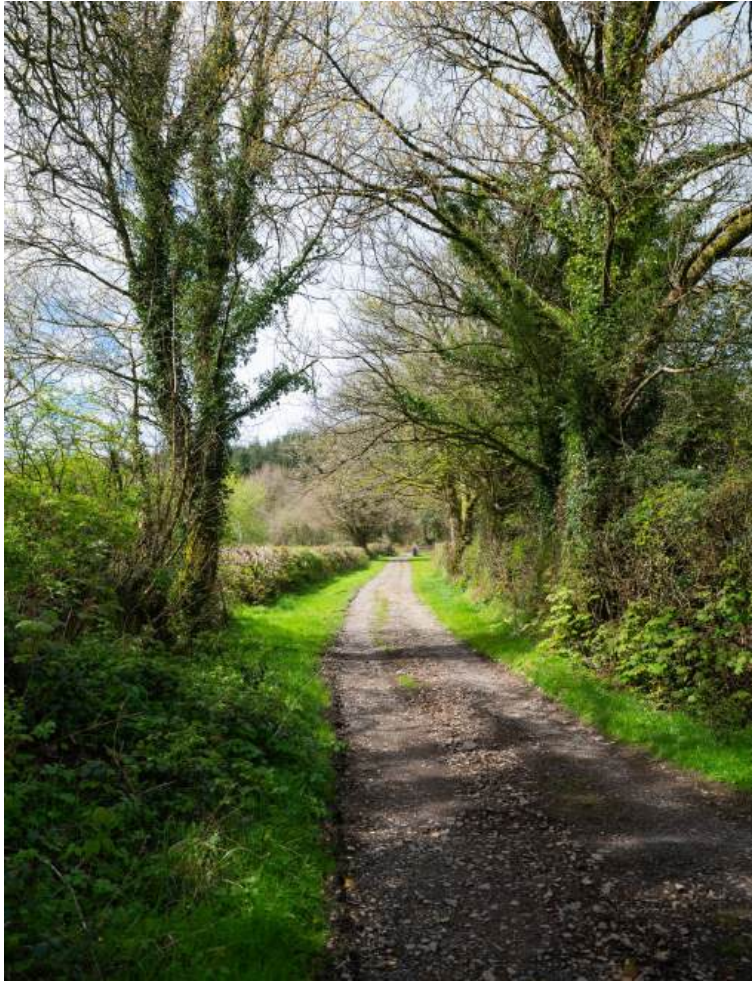
Holdstrong Farmhouse is located approximately 2 miles from the historic village of Lydford and within the parish of Coryton, a small rural community in West Devon. The property enjoys a peaceful countryside setting with convenient access to nearby towns, including Okehampton, which offers a range of everyday amenities such as shops, schools and healthcare facilities. Educational options in the area are good with a number of well regarded independent and state schools.

The A30 is easily accessible, providing convenient road links across Devon, connecting to Exeter and the M5 motorway, as well as west into Cornwall. The surrounding area is predominantly agricultural, with a dispersed settlement pattern and a distinctly rural character.

Dartmoor National Park lies within easy reach to the south, offering extensive open moorland and a wealth of opportunities for walking, cycling, riding and other outdoor pursuits. The wider area is renowned for its dramatic scenery, unspoilt countryside and network of footpaths, bridleways and quiet lanes, making it particularly well suited to those seeking an active rural lifestyle. The property is also near National Trust's Lydford Gorge, the deepest river gorge in the South West.



Holdstrong Farmhouse is situated in a beautiful rural setting close to the village of Lydford and the historic market town of Tavistock on the edge of the Dartmoor National Park.



## Description

Holdstrong Farmhouse is a 17th Century, five bedroom original Devon Longhouse approached from a private drive providing well-proportioned accommodation arranged over two floors, with a number of retained period features throughout complemented by practical living space suited to modern requirements. The property is set within established gardens and grounds, with areas laid to lawn and planted borders surrounding the property. In addition to the main dwelling, there is a useful range of outbuildings including stabling and further agricultural stores, providing flexibility for a myriad of uses and a super run of land extending to just over 15 acres.

## Accommodation

The accommodation at Holdstrong Farmhouse is arranged over two floors and provides an adaptable layout, well suited to family living. On the ground floor, an entrance hall leads through to the principal reception rooms, of which there are three currently used as a main reception, dining and sitting room/snug.

The kitchen positioned at the rear of the property is fitted with hand built wooden units and solid work surfaces with an oil fired AGA. To one end, the kitchen opens into a more informal seating/dining area, creating a sociable space with views over the surrounding grounds. The kitchen connects conveniently to a utility room, larder and additional ancillary space, providing practical day to day living.

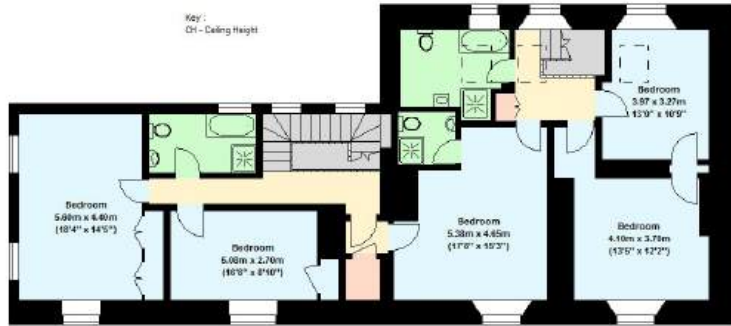
The first floor provides five bedrooms, with three bedrooms accessed from one staircase and two further bedrooms from a separate staircase, creating a flexible arrangement well suited to family living, guest accommodation or potential subdivision of space if required. The principal bedroom benefits from an en suite bathroom, while the remaining bedrooms are served by two family bathrooms. The bedrooms are of varying sizes, offering versatility for a range of uses including additional reception space or home working.



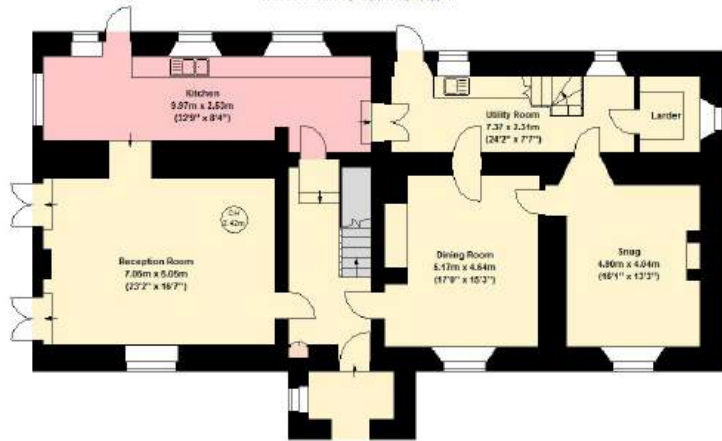
# Floor Plan



Key:  
DH - Ceiling Height



**First Floor**  
Floor Area 141.86 sq.m. (1,528 sq.ft.) approx



**Ground Floor**  
Floor Area 176.58 sq.m. (1,838 sq.ft.) approx

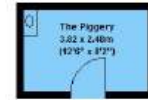
Floor plans are for identification purposes only.  
All measurements are approximate.

## Holdstrong Farmhouse, EX20

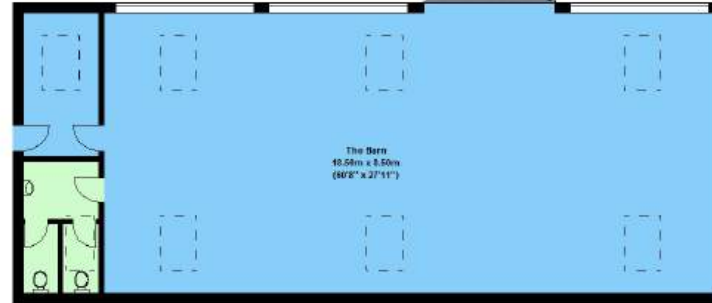
- Floor Area 312.62 sq.m. (3,364 sq.ft.) approx
- Annex
- 55.00 sq.m. (592 sq.ft.) approx
- Garage
- 111.11 sq.m. (1,196 sq.ft.) approx
- The Barn
- 178.09 sq.m. (1,917 sq.ft.) approx
- Lodge
- 34.47 sq.m. (371 sq.ft.) approx
- Stables
- 50.72 sq.m. (546 sq.ft.) approx
- Wood Store
- 10.60 sq.m. (113 sq.ft.) approx
- The Piggery
- 111.119.
- 9.48 sq.m. (102 sq.ft.) approx
- Total
- 761.87 sq.m. (8,201 sq.ft.) approx



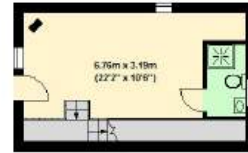
Floor Area 10.60 sq.m. (113 sq.ft.) approx



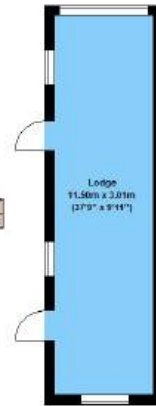
Floor Area 9.48 sq.m. (102 sq.ft.) approx



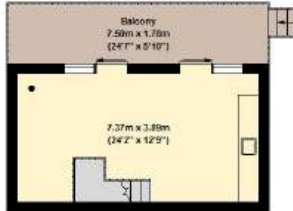
Floor Area 185.69 sq.m. (2,017 sq.ft.) approx



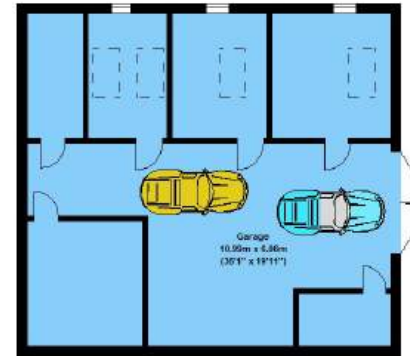
**First Floor (Annex)**  
Floor Area 26.28 sq.m. (283 sq.ft.) approx



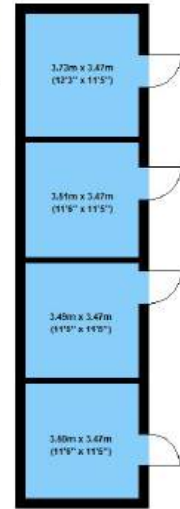
Floor Area 34.47 sq.m. (371 sq.ft.) approx



**Ground Floor (Annex)**  
Floor Area 38.71 sq.m. (419 sq.ft.) approx



Floor Area 111.11 sq.m. (1,196 sq.ft.) approx



**Stables**  
Floor Area 98.72 sq.m. (1,066 sq.ft.) approx



## The Gardens

Surrounding the property are generous mature gardens. To the side of the property lies an attractive low-walled garden that provides an immediate sense of space while enjoying uninterrupted, far-reaching views of the surrounding land.

The rear garden sits slightly elevated and is interspersed with a variety of established trees including a small orchard as well as a vegetable patch.

Set within the grounds a large pond provides a haven for natural wildlife, beyond which is a Coppice.



## The Buildings

The property benefits from a collection of outbuildings which are arranged around the yard and within the surrounding grounds.

These include a block of stabling of timber construction with individual loose boxes, together with a number of further agricultural buildings and stores of varying construction, suitable for a variety of farming or non farming uses (some of which may be subject to the normal planning consents). A larger barn provides open internal space with wide access, suitable for workshop or storage use.

In addition, there are further ancillary structures, including a more modern timber-clad building with extensive glazing, offering a versatile space with potential for a range of uses.

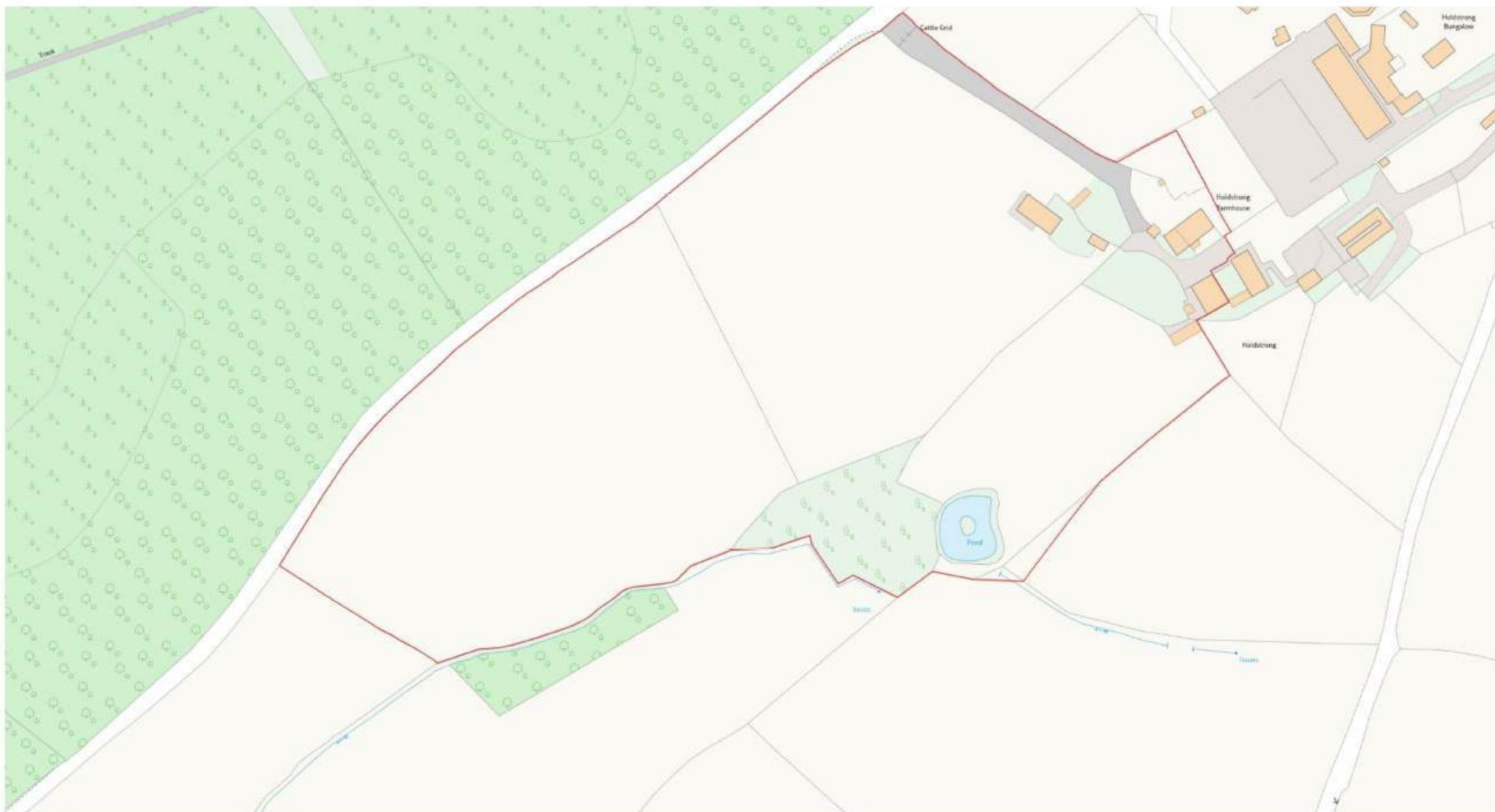
Taken as a whole, the buildings provide a flexible and adaptable range capable of supporting an equestrian, smallholding or other rural enterprises. Subject to obtaining any necessary planning consents, there may be scope for alternative uses or adaptation to suit individual requirements.



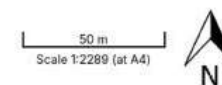
## The Land

The land is predominantly level, well farmed pasture, most recently utilised for the grazing of livestock and for mowing purposes, demonstrating its versatility and productive nature. Access is excellent via the farmstead, while also benefitting from two separate direct road access points providing convenient independent access for livestock and machinery.





Produced on Land App, Apr 15, 2026.  
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Farm Plan: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

## Important Information

Method of sale: The property will be offered for sale by private treaty.

Tenure: The farm is freehold with vacant possession upon completion.

Services: Private water and drainage. Mains electricity. Oil fired central heating.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Local Authority: West Devon Borough Council.

EE Rating - Band E

Council Tax Band - D

Directions

What 3 words = [///scuba.iterative.nervy](http://scuba.iterative.nervy)

Viewings strictly by appointment only

Please ring **01392 252262** 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](http://www.kivells.com).



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