



# WOODLEY PARK FARM

Virginstow, Devon



# A BEAUTIFULLY RESTORED PERIOD FARMHOUSE OF CONSIDERABLE CHARACTER AND CHARM IN AN IDYLIC, RURAL, LAKESIDE SETTING, WITH PASTURELAND AND WOODLAND

## Summary of accommodation

**Ground Floor:** Boot room | Living/dining room | Kitchen/breakfast room | Pantry | Bathroom

**First Floor:** Three bedrooms | Shower room

**Second Floor:** Bedroom | Loft

**The Cow Byre:** Hall | Living room | Two bedrooms | Bathroom

**The Treehouse:** Hall | Living room | Kitchen | Two bedrooms | Bathroom | Terrace

**Outside:** Barns | Stables | Gardens | Lake | Lakeside cabin/summerhouse | Pasture paddocks | Woodland

**In all about 23.98 acres**

**Distances:** Launceston 7.5 miles, Holsworthy 9.5 miles, Bude 20 miles

(All distances are approximate)

## SITUATION

Woodley Park Farm is situated in the unspoiled rolling farmland of North/West Devon, close to the Cornish border. Virginstow itself is a small and peaceful rural parish and a number of neighbouring villages and hamlets make up the broader community with share amenities. St Giles on the Heath (3 miles) has a general store, post office, pub, The Pint and Post, and primary school and, also nearby, is Ashwater (2.5 miles) with shop and post office, village hall, primary school and popular pub, The Village Inn.

Launceston, with its Norman Castle, is the ancient capital of, and gateway to, Cornwall. There is a comprehensive range of local amenities, including supermarkets, retail park, leisure centre and Launceston College. The market town of Holsworthy has a full range of local facilities with supermarkets including Waitrose, independent shops, cafés, leisure centre, weekly pannier market and schools. Private schools in the area include Shebbear College at Beaworthy, St Joseph's in Launceston and Mount Kelly College at Tavistock.

Close by is Roadford Lake and country park providing facilities for fishing, walking, cycling and a variety of watersports, including sailing, kayaking and paddleboarding.

Within easy reach, to the north, is the spectacular North Devon and North Cornish coast with its sandy surf beaches and rocky cliffs and coves and providing glorious coastal walking along the South West Coast Path. Such well known spots as Tintagel, Boscastle, Port Isaac, Padstow and the Camel Estuary are all within an easy drive.

Also nearby, to the south east, is Dartmoor National Park, renowned for its stunning scenery and providing many opportunities for walking, riding, fishing etc.

To the south there is quick access onto the A30, leading west into Cornwall and east to the university and cathedral city of Exeter, where there is access onto the M5 motorway, stations with mainline connections to London and an airport. From Plymouth there are ferries to France and Spain.



## THE PROPERTY

Woodley Park Farm is an idyllically situated and recently sympathetically restored, period farmhouse overlooking its own lake, pastureland and woodland, in a peaceful, rural setting in the heart of the rolling North/West Devon countryside.

The house is approached via a long private lane, shared with the neighbouring farm, and has been beautifully and meticulously restored by the current owners in recent years, taking great care to preserve and restore its immense period character and charm.

The house is approached through the boot room extension to the rear with exposed timber flooring, wall cladding and ceiling, and through to a hallway area with wide opening into the open plan living/dining room with stone fireplace with woodburner at one end and smaller fireplace, also with woodburner, at the other end, as well as built in window seats, wall panelling, exposed ceiling timbers and French doors to the gardens.





Off this room is the charming kitchen with four oven AGA and twin Belfast sinks. There is a pantry and, from the hallway, a door into a bathroom and stairs up to the three bedrooms on the first floor and further second floor bedroom, all with considerable character and features such as exposed timbers and stone chimney breasts.

On the opposite side of the gravel yard with parking and turning area beside the house is the old Cow Byre, converted to provide additional accommodation with two storey stone built central section and providing a hall, living room, bedroom and bathroom on the ground floor and second bedroom on the first floor. Attached to the Cow Byre is a three bay open fronted Dutch barn.

The driveway continues past this to another yard area with L shaped stable block providing six loose boxes and tack room and on the other side of this area, facing the fields and woods, is the delightful Treehouse chalet with living room with exposed wood flooring, walls, ceiling and timbers and cylindrical woodburner, and French doors out to a timber decked terrace overlooking farmland. There is a kitchen, two bedrooms and bathroom.



Cow Byre

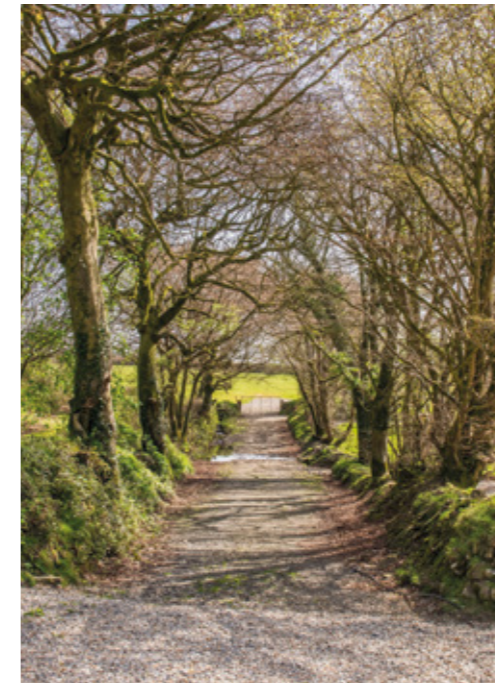
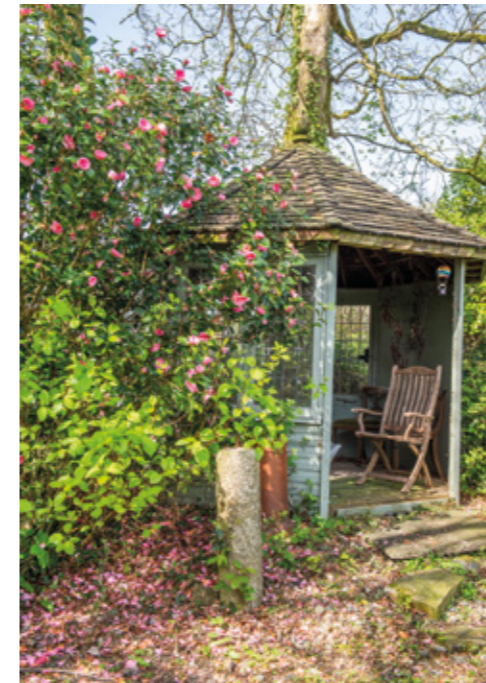
Cow Byre

Treehouse

Treehouse

Treehouse

The house faces lawned gardens with ornamental shrubs and trees and gazebo, sloping down to the banks of the lake, providing an idyllic setting and a haven for wild flora and fauna. On the opposite side of the lake is a charming cabin/summerhouse with exposed timbers and woodburner, currently serving as a lovely lakeside home office.



Around the house, gardens, lake and buildings are a range of pasture paddocks divided by Devon banks and hedges, and delightful, peaceful areas of natural woodland, home to a variety of wildlife.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity and water. Private drainage.

**Local Authority:** Torridge District Council: 01237 428700

**Council Tax:** Band E

**EPC:** F

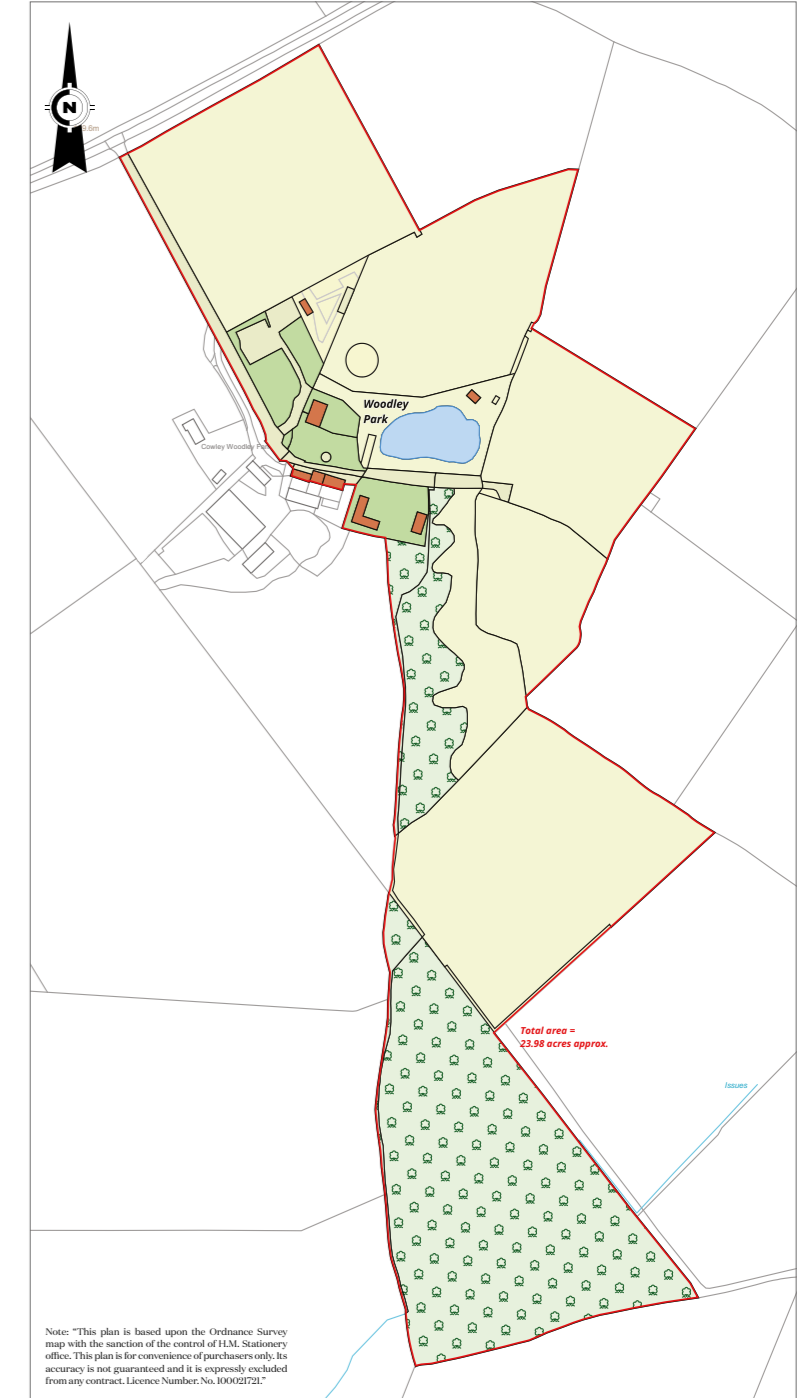
**Directions:** EX21 5EB

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
563.2 sq m / 6,063 sq ft (excluding terrace)

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.



I would be delighted  
to tell you more.

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