



# South Worden Farm

Bradworthy, Holsworthy, Devon, EX22 7TW

KIVELLS

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## *South Worden Farm*

Bradworthy, Holsworthy, Devon, EX22 7TW

£1,050,000 Guide Price

Characterful Devon farmhouse dating back to 1609

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Two well-presented holiday cottages providing supplementary income

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Approximately 17 acres of environmentally managed pasture, orchards and extensive wildlife habitat

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Purpose built café space known as 'The Hive' offering flexible hospitality or workspace potential (STPP)

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Range of further useful agricultural buildings and stabling

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Established 18 hole disc golf course, previously hosting national championships

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Situated within walking distance of the thriving village of Bradworthy

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South Worden Farm, Bradworthy, Holsworthy, Devon, EX22 7TW

## Situation

Bradworthy is a thriving and well regarded village offering a strong sense of community together with a wide range of local amenities. These include traditional village shops, a butcher, post office, public house, doctor's surgery, veterinary practice and a highly regarded primary school, all centred around the historic village square.

South Worden Farm enjoys a peaceful rural setting on the edge of the village, surrounded by rolling North Devon countryside while remaining within comfortable walking distance of the village amenities.

The nearby Tamar Lakes provide excellent opportunities for water sports, fishing and scenic walks, while the bustling market town of Holsworthy lies approximately seven miles away and offers a wider range of services and facilities.

Dartmoor is visible from the property and offers extensive opportunities for walking, riding and outdoor pursuits. Bodmin Moor also lies within easy reach, forming another of the South West's celebrated landscapes. The dramatic North Devon and North Cornwall coastline is likewise easily accessible, renowned for its Atlantic cliffs, sandy beaches and the South West Coast Path which provides some of the most spectacular coastal scenery in the country.





- 1. South Worden Farmhouse
- 2. Billy's Barn
- 3. Fritillary
- 4. The Hive Cafe
- 5. Barn and Storage Area
- 6. Stables

## Description

Set within approximately 17 acres of carefully managed countryside near Bradworthy, South Worden Farm is a distinctive rural property offering a blend of character, versatility and environmental stewardship. The holding includes a historic Devon farmhouse, two holiday cottages, a purpose-built café, extensive outbuildings and environmentally managed pasture, orchards and wildlife habitat.

The farmhouse combines rich heritage with modern comfort, with origins dating back to 1609. Constructed in the traditional Devon style with cob walls and lime render, the property retains its distinctive character while benefiting from excellent natural insulation.

Over time the house has been thoughtfully adapted and extended to suit contemporary living. Later additions include a welcoming entrance hallway, an additional principal bedroom with en-suite, and a modern kitchen and utility room.

The accommodation is further complemented by a living room, study, laundry room and plant room on the ground floor, with two further bedrooms, a family bathroom, additional study and walk-in wardrobe completing the first floor.

Modern infrastructure provides comfortable year-round living, including oil-fired central heating and a wood-burning stove forming a focal point within the main living area. The property also benefits from broadband connectivity suitable for home working.

The land extends to approximately 17 acres and has been carefully managed with a strong emphasis on environmental stewardship and biodiversity. Extensive planting of native trees and hedgerows has created an established landscape of pasture, orchards, ponds and natural habitat.



'Fritillary Cottage' above and 'Billy's Barn' below.





'The Hive' Café and Barn buildings



Beyond the farmhouse are two detached holiday cottages. The bungalow is an award-winning one-bedroom property with full wheelchair accessibility, including a wet room and accessible kitchen. The two-bedroom barn conversion sleeps four and regularly hosts walkers and visitors to the area.

At the end of the yard are three adjoining agricultural barns offering potential for a range of agricultural or commercial uses. Two are currently utilised for equipment storage and livestock shelter.

One of the barns has been converted to create The Hive, a purpose-built café space that has served visitors and the local community. The building provides a fully equipped hospitality area suitable for a café or restaurant, studio, workshop or small events space, subject to any necessary consents.

The land supports a wide range of wildlife and includes three ponds, productive gardens and established planting throughout the grounds. The gardens feature a collection of soft fruits including currants, gooseberries, medlar, quince and cherry trees, together with a rose garden containing over 70 varieties.

South Worden Farm presents a rare opportunity to acquire a characterful rural property combining lifestyle appeal, income potential and carefully managed land within the attractive North Devon countryside.

## Farmhouse Accommodation

### COVERED STORM PORCH

Slated covered entry with quarry tile floor, UPVC double glazed windows to the sides, wall light and stable door into:

### ENTRANCE VESTIBULE

uPVC double-glazed windows to the side, recess for coat and boot storage, loft hatch access, ceiling light, tiled floor, roll top work surface with storage cupboards beneath. Door to Hallway and door to:

### KITCHEN/BREAKFAST ROOM

Country-style kitchen with a range of matching eye and base-level units with marble-effect work surface over, incorporating double Belfast sink. Recess spotlights, continuation of character features, inclusive of exposed stone. Space for range-style cooker with six burner hob over and extractor hood above, plumbing for dishwasher, tiled splash-backing, radiator. Space for six-seater dining room table, stone tiled flooring. Dual aspect with the uPVC double-glazed window to the front and timber double-glazed window and door outside to the raised decking area.

### RAISED DECKING AREA

Purpose-built south facing raised decking area with pergola, perfect for Alfresco dining and overlooking the garden.

#### UTILITY ROOM

Matching eye and base-level units with granite-effect work surface over incorporating stainless steel sink/drainage unit. Space and plumbing for washing machine and built-in under counter fridge. uPVC timber double-glazed window to the rear aspect, and stable door to the side. Recess spotlights, space for freestanding fridge/freezer, radiator, vinyl flooring. Door to:

#### WC

Timber double-glazed window to the side aspect, WC, wall-mounted handwash basin, radiator, shelving, continuation of flooring.

#### HALLWAY

Bright and spacious hallway with three uPVC double-glazed windows to the front aspect. Ceiling light, characterful beams and exposed stone, slate tiled flooring, electricity consumer board, alcoves with shelving. Doors to:

#### STUDY/SNUG

Cosy reception room with stunning feature fireplace housing log burning stove with original clome oven and oak mantel over with slate tiled hearth. uPVC double-glazed window to the rear aspect, wall lights, pine flooring.

#### ANTE-ROOM

Dual aspect with uPVC double-glazed windows to the front and side aspect, exposed stone, wall light and radiator and fitted carpet. Quiet room for games and reading. Door to the rear entrance hall.

#### REAR ENTRANCE HALL

Timber-glazed door to front aspect, ceiling light, stairs rising to the first floor. Radiator, space for coats and boots, timber panelling, fitted carpet, doors to:

#### LIVING ROOM

Fine sized reception room boasting continuation of character features, including stunning feature stone fireplace housing log burning stove with oak mantel over and slate hearth, clome oven. Fantastic curved ceiling beam, two uPVC double-glazed windows to the rear aspect. Wall lights, radiator, fitted carpet, ample space for living room furniture.

#### LAUNDRY ROOM

Triple aspect with uPVC double-glazed windows to the front, rear and side. Oil-fired boiler serving domestic hot water and heating, ceiling lights, space and plumbing for washing machine and tumble dryer, radiator.

#### BEDROOM 5 / BOX ROOM

uPVC double-glazed window to the rear aspect, wall lights, radiator, fitted carpet.



The Farmhouse





The Farmhouse



## FIRST FLOOR

### SPLIT-LEVEL LANDING

uPVC double-glazed window to the rear aspect, ceiling light, loft hatch access, timber floorboards. Doors to:

### BEDROOM 2

Double bedroom with uPVC double-glazed window to the side aspect. Wall lights, pedestal handwash basin, radiator, fitted carpet, ample space for bedroom furniture.

### BEDROOM 3

Double bedroom with uPVC double-glazed window to the front aspect, ceiling light, radiator, fitted carpet, space for bedroom furniture.

### FAMILY BATHROOM

Fine sized four-piece suite. Ceiling lights, heated towel rail, cupboard housing hot water tank, continuation of original timber flooring.

### OFFICE/BEDROOM 4

uPVC double-glazed window to the front aspect, ceiling light, radiator, pedestal handwash basin, continuation of original flooring. Steps and archway leading down to:

### DRESSING AREA

Velux window to the front aspect, wall lights, continuation of flooring. Door to:

## SECOND LANDING

Velux window to the front aspect, loft hatch access and ceiling light, continuation of flooring, exposed stone. Stairs descending to the ground floor. Door to:

### BEDROOM 1

Dual aspect master bedroom with uPVC double-glazed windows to the side and rear aspect. Characterful features throughout, including exposed beams, stone walling and window seat. Recess spotlights, radiator, pine flooring, ample space for bedroom furniture.

Door to:

### ENSUITE

Modern three-piece suite comprising walk-in shower enclosure with Aquabond backing and mains-fed shower over, pedestal handwash basin and WC. uPVC double-glazed window to the rear aspect, recess spotlights, electric mirror, heated towel rail, tiled flooring.

## BILLY'S BARN

Entering through wooden-frame double-glazed door to:

### KITCHEN/LIVING/DINING ROOM

The room features a fantastic vaulted ceiling with wooden beams and a circular picture window in the roof. The kitchen area boasts tiled flooring, a range of matching wall and base units with a breakfast bar open to the rest of the room. Space and plumbing for washing machine, space for freestanding fridge/freezer. Wood-effect worktops with integrated hob, extractor fan and oven.

The Living/Dining area benefits from wooden flooring, exposed stonework with feature recess, radiator central heating and a large double-glazed uPVC window enjoying south-facing views over the adjacent land and countryside.

#### HALLWAY

Continuation of wooden flooring, additional stonework with slate recess, radiator central heating, two wooden-framed windows.

#### BEDROOM 1

A large double bedroom with dual-aspect windows enjoying garden and courtyard views. Continuation of flooring, radiator central heating, access through to:

#### ENSUITE

A large wet room with tiled flooring, water panelled to full height surround, freestanding shower, WC and handbasin, electric towel rail.

#### BEDROOM 2

Currently laid out as a twin bedroom with wooden flooring, exposed feature stonework, windows to the garden, loft access and radiator central heating.

#### FAMILY BATHROOM

Tiled to half surround with a white three-piece suite comprising of bath, WC and handbasin with towel rail, tiled flooring.

### FRITILLARY COTTAGE

Entrance porch via a wooden-framed door with window, and wooden-framed single-glazed windows on either side. Tiled flooring and pendant light. Into the main bungalow through a wooden-framed double-glazed door.

#### KITCHEN/DINING AREA

Fully accessible for anyone using a wheelchair and featuring a range of matching wall and base units. Porcelain sink and drainer, a hob and extractor fan, an electric oven with door that opens to the side allowing access. Free-standing fridge/freezer and space and plumbing for a washing machine and dish washer. Tile-effect vinyl flooring and downlights.

#### LIVING AREA

Comprising of wooden-effect flooring, two double-glazed uPVC windows to the front elevations, underfloor heating throughout and access via sliding door to :

#### BEDROOM

A large double bedroom with continuation of wood-effect flooring, uPVC double-glazed window to the front elevation, pendant lights and access through to the bathroom.

#### BATHROOM

Walk-in wet room with tiled flooring, shower with rain-head shower and WC, hand basin, uPVC double-glazed window with obscured glass and towel rail.

### THE HIVE CAFE.

The Hive Café was, until recently, operating as a daytime café serving visitors and the local community. The building now offers flexible living space which could suit a variety of hospitality, workshop or studio uses depending on a purchaser's requirements. The space offers potential for a café, small restaurant, events space or similar use, subject to any necessary planning permissions.

#### KITCHEN

The kitchen area is fully equipped with all the catering needs to facilitate a busy café with stainless steel worktops sink and drainer, LPG hob and oven, extractor fans, refrigerated display counter, freezers and utensils including pots and pans. UPVC windows overlooking the surrounding farmland.

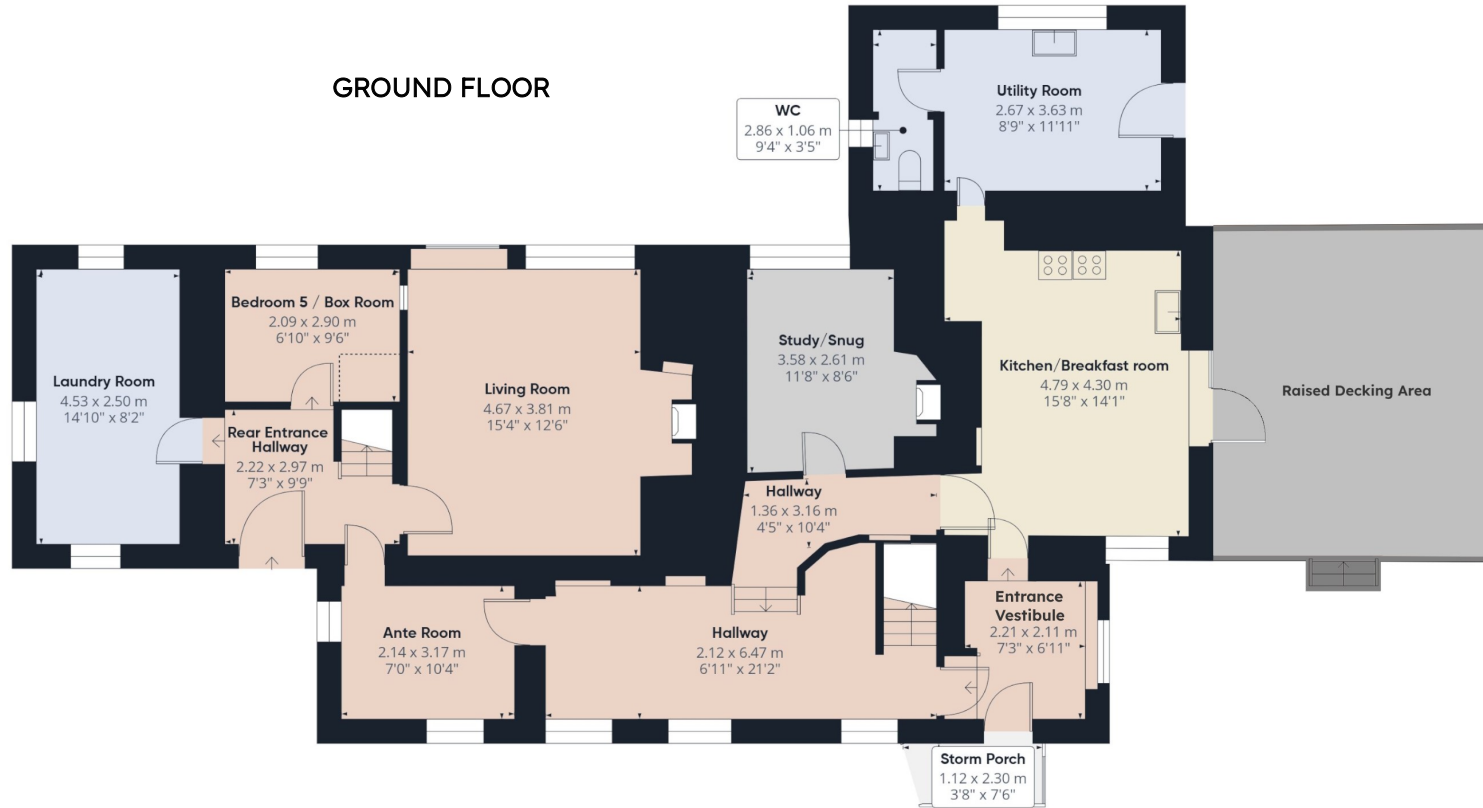
#### SEATING AREA

The seating area is currently arranged with a number of tables each sitting 4/6 people with the potential to break this up further or opportunities for longer tables. There are multiple windows overlooking the surrounding land, gardens and countryside. A log burning stove provides a focal point of the café .

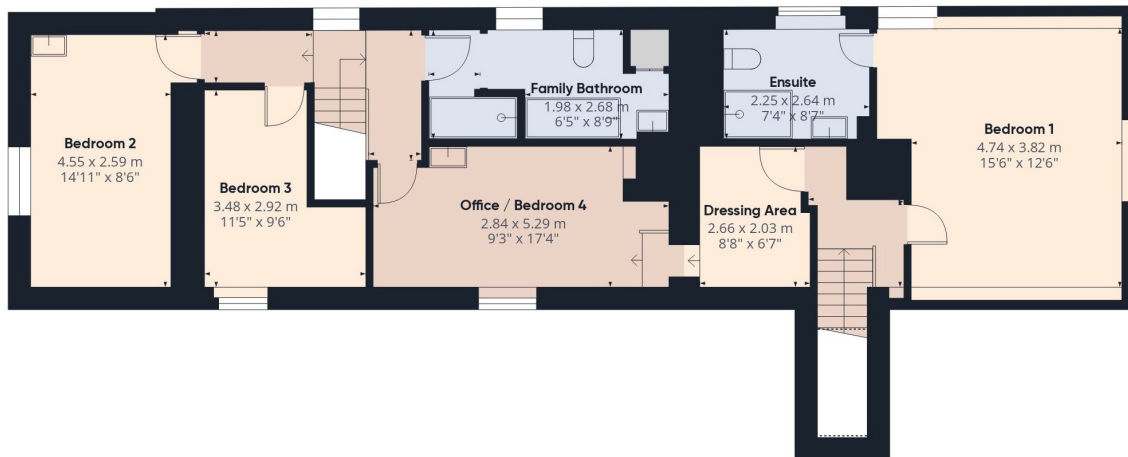
#### STORAGE ROOM

A storage room provides a useful space for dried goods and two further alcoves are currently used for selling local produce and art.

GROUND FLOOR



FIRST FLOOR



Approximate total area<sup>(1)</sup>

197.7 m<sup>2</sup>  
2128 ft<sup>2</sup>

Balconies and terraces

2.5 m<sup>2</sup>  
27 ft<sup>2</sup>

Reduced headroom

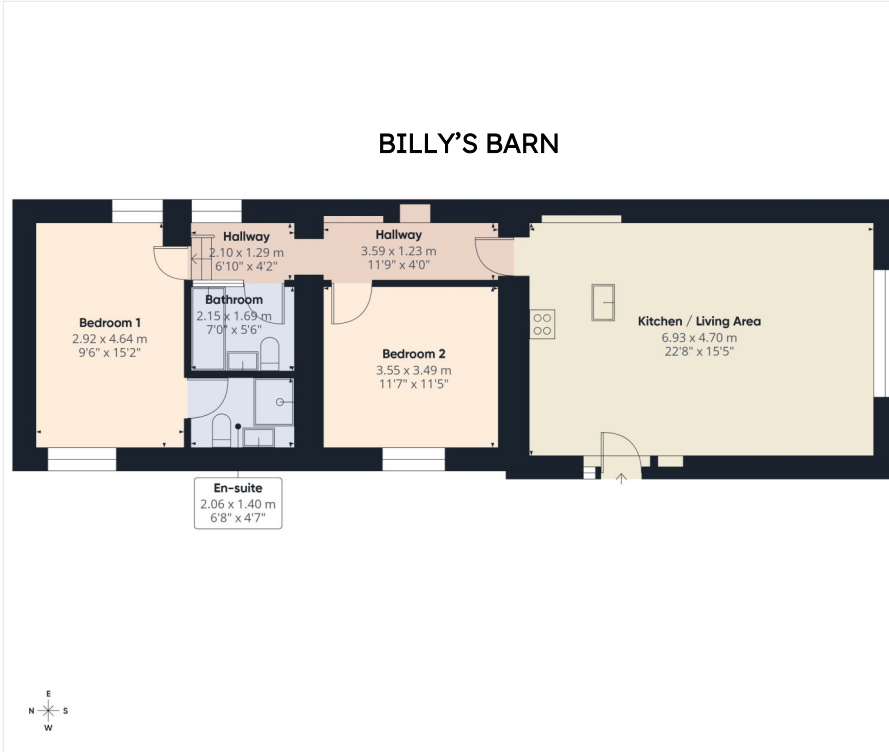
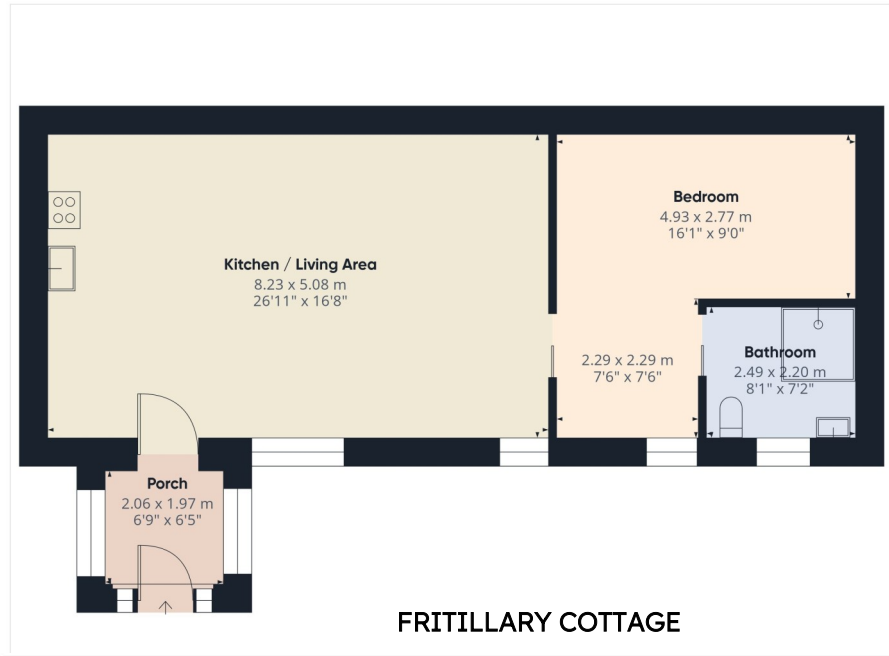
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

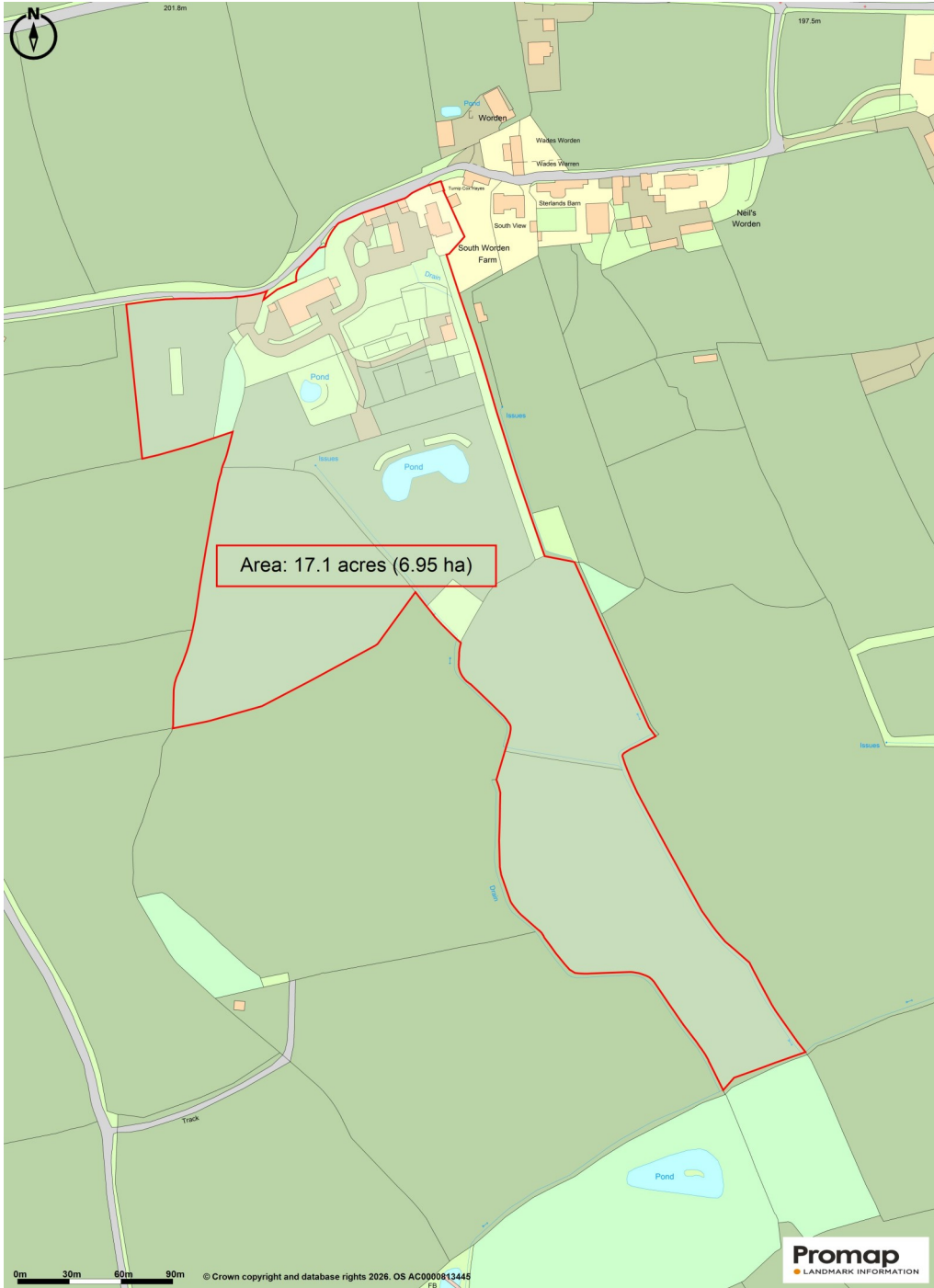
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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





Billy's Barn





## Outside

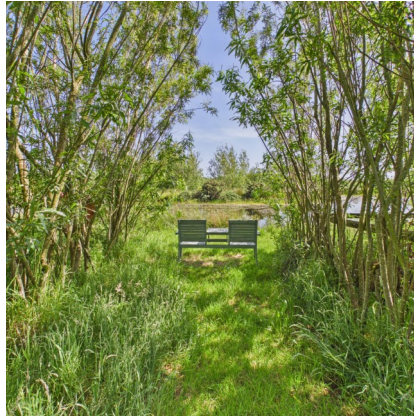
The land surrounding the property is arranged into a mixture of fields and paddocks together with orchards, wildlife ponds and established planting. The grounds benefit from two principal entrances and are served by a stone-based track system providing convenient access throughout the holding.

Over the past decade the owners have undertaken extensive planting of native trees and hedgerows, which now form an attractive and mature landscape throughout the property.

The holding includes three ponds of varying sizes which attract a wide range of wildlife including herons, deer, Canadian geese, newts and pond skaters.

Historically the smallholding has supported a variety of livestock including sheep, pigs, goats and poultry, and the land remains well suited to small-scale agricultural or hobby farming use.

The grounds previously hosted the British Disc Golf Championships. The course can remain in place if desired, although it is not included within the sale and may be removed if not required by a purchaser.



## Services

Mains water and electricity. Private drainage.

 EE Rating - Farmhouse - D

 Council Tax Band - E

 Directions

What3Words - [///dragons.loyal.assurance](https://www.what3words.com/#!/dragons.loyal.assurance)

 360 Tour - Available on request

## 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](http://www.kivells.com).

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Fritillary Cottage



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