



Waffapool



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Buckland Brewer, Bideford, Devon, EX39 5NN

Coast around 5 miles, Great Torrington 9 miles, Bideford 11 miles

Period farmhouse with 1-bed cottage, equestrian facilities and outbuildings in approx. 11.35 acres.

- 4 Bedroom Farmhouse
- Set in around 11.35 acres
- Equestrian facilities
- Substantial workshop
- Freehold
- 1 Bedroom attached cottage
- Ideal small holding
- Stables
- Countryside setting
- Council tax band F

Guide Price £850,000

## SITUATION

The property is approached via a long private lane which is owned by Waffapool and shared with two other properties. The property is located in a private and quiet setting and within a short drive from the village of Buckland Brewer, which offers a good range of amenities including a local community shop, church, primary school and popular traditional thatched inn. The nearest town is the historic market town of Great Torrington, which has a range of leisure pursuits and tourist attractions including a 9-hole golf course, RHS Rosemoor Gardens, Dartington Crystal and the renowned Tarka Trail, which is ideal for walkers and cyclists alike.

The property is located within 10 miles of the sandy beach at Westward Ho! which is ideal for families, keen surfers and golfers as it adjoins Northam Burrows Country Park and the Royal North Devon Golf Club. There is also access to the South West Coastal Footpath, which affords good walks with stunning vistas of the rugged North Devon coastline. The port and market town of Bideford offers a wider range of amenities including banks, schooling for all ages (public and private), restaurants, pubs and five supermarkets.

The regional centre of Barnstaple has all the area's main business, shopping and commercial venues and rail link to Exeter station, which then links to the rest of the national rail network.

## DESCRIPTION

An attractive detached period farmhouse, offering spacious and well-presented accommodation throughout and is currently configured as a four-bedroom main dwelling with an attached one-bedroom self-contained annexe, however, the annexe and main house can easily be combined as they interconnect to make a five-bedroom house if required. Waffapool is an ideal smallholding set in 12 acres, offering a mixture of grazing ideal for horses and woodland with lake and brook, for anybody looking for an equestrian property there is a range of stabling, ménage with rubber surface, all weather horse turnout and a range of substantial outbuildings, suitable for a variety of different uses/hobbies.



## ACCOMMODATION

The main accommodation has an entrance porch opening into the hall area with access to both reception rooms, the dining room/office has an inglenook fireplace and exposed beams. There is currently a closed-up doorway which leads into the annex, this could easily be reopened and made into one property. The living room enjoys large inglenook fireplace with wood burner, original bread oven and exposed beams. The kitchen/diner is a wonderfully large space and provides an extensive range of oak cupboards with stone worktops, Belfast sink, Rangemaster, fridge freezer, double cooker and built in dishwasher. From here is access to the conservatory with views and access to the garden. Also off the kitchen is a useful utility area with flagstone flooring, fitted units, oak worktops, Belfast sink and space for all white goods.

Upstairs the property benefits from four bedrooms, with the dual aspect principal bedroom enjoying views over the land, ensuite with jacuzzi bath and separate shower and a walk-in wardrobe.

The family bathroom includes a bath, shower cubicle, WC, sink and underfloor heating.

The attached annexe provides additional accommodation and has been a successful long-term let in the past by the previous owners but could be a successful holiday cottage or for anybody looking for dual occupation. The accommodation has been tastefully updated by the current owners and now provides spacious accommodation set over two storeys which comprises; stylish kitchen with double oven, Belfast sink and induction hob. Bathroom with jacuzzi / whirlpool bath, separate walk-in shower, sink with vanity unit and WC. Dining area with exposed stone chimney, living room with wood burner. Upstairs is a large double bedroom with exposed beams and under-eaves storage. Outside the cottage enjoys a private garden with patio terrace and an area of lawn.

## LAND AND OUTBUILDINGS

To the front is extensive parking and space for horse box, caravan etc with access to the garage, workshop, stables and land.

The property includes around 11.35 acres of land with a mixture of grazing (7 acres) which is current being used for horses with pathways created and woodland which includes a small lake, brook and wildflower meadows, a real haven for wildlife.

A short walk from the house and stables is a 40m x 20m horse ménage with a rubber surface and an all-weather horse turnout area with padstone sand.

The stable block provides 4 stables, 2 foaling boxes, large tack room, WC and washing machine area as well as automatic water feeders.

There is a substantial modern workshop which has an additional games room/ gym and treatment room/ studio.

The double garage includes two electric doors.

Separate stone barn with slate roof which could be a perfect home office.

## PROPERTY INFORMATION

Part block and cob construction.

Slate roof.

Mains electricity and water.

Oil central heating.

Private drainage.

Fully owned solar panels.

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



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.



**Annexe**

Approximate Area = 3535 sq ft / 328.4 sq m  
 Limited Use Area(s) = 160 sq ft / 14.7 sq m  
 Garage = 640 sq ft / 59.4 sq m  
 Outbuildings & Stables = 5200 sq ft / 483 sq m  
 Total = 9535 sq ft / 885.8 sq m  
 For identification only - Not to scale

**Outbuilding 1**

**Stables**

**Outbuilding 2**

**Ground Floor**

**First Floor**

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1201553. © nixhocom 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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