Yetland Farm

Yetland Farm, Berry Down Cross, Combe Martin, North Devon, EX34 0NT

A peacefully situated 5 bedroom farmhouse with a courtyard of 6 self-catering holiday cottages running as a successful business in an ideal location bordering the Exmoor National Park and close to the North Devon coast. Complimented by paddocks, games room, barn and events room, tennis court and children's playing field.

- 5 Bedroom Farmhouse
- 6 Holiday Cottages
- Games Room & Bar Events Room
- Tennis Court
- Paddocks of 3.225 Acres
- Children's Play Field
- EPC
- Freehold
- Rateable Value £11,250
- Council Tax Bands F & Business Rated

Guide Price £945,000

Situation

Yetland Farm is situated in a peaceful and secluded setting within an Area of Outstanding Natural Beauty. It is surrounded by unspoilt countryside and from the property's top field there are magnificent views north over the Bristol Channel with the coast of Wales visible on a clear day. It stands on high ground above the seaside village of Combe Martin, about 1.1 miles from the nearest pub, 2 miles from the nearest local shop and 3 miles from the beach, the village having one of the longest streets in the country.

The delightful village of Berrynarbor is also about 2 miles away and the coastal town of Ilfracombe, offering more extensive facilities including a supermarket and secondary schooling, is about 6 miles away. The commercial centre of Barnstaple is about 10 miles away and from here there is access to the A361 North Devon Link Road, which connects with the M5 at Junction 27.

The rugged North Devon Coastline, much of it owned and managed by The National Trust, lies about 3 miles away providing wonderful opportunities for long distance walking along the South West Coast Path. Inland from the property lies the open spaces of the Exmoor National Park with its many beauty spots and opportunities for walking and riding. About 9 miles to the west lies the coastal resort of Woolacombe and, further south Putsborough, Croyde and Saunton Sands, all renowned for their beaches and excellent surfing. There are many sporting facilities in the area including a number of well-known golf courses and the property is easily accessible to many popular tourist attractions.

Description

Yetland farm is believed to date from the late 18th Century and the farmhouse, which is not listed, is of traditional stone and rendered construction under a slate roof. It provides a substantial 5 bedroom family home with a southerly outlook over its own land. The windows are double-glazed and there is oil central heating. The house stands to one side of the six holiday cottages which are converted from the former farm buildings and are arranged around a central courtyard.

Facilities for guests include a hard tennis court, large children's playing field, a games room adjoining the house and a separate play barn. The current owners run a successful business with the holiday cottages

The Farmhouse

The main farmhouse at Yetlands Farm is a traditional 18th-century Devon stone farmhouse, full of rustic character with exposed beams, thick stone walls and original period features. Set within peaceful countryside overlooking the North Devon coast, the house combines historic farmhouse charm with comfortable modern living, offering spacious accommodation in a quiet rural setting near Exmoor and Combe Martin. Comprising of five bedrooms, fully fitted kitchen and utility, a large family dining room and sitting room.

The Cottages & Business

Set within peaceful countryside surroundings, the cottages offer a warm and welcoming retreat with everything needed for a comfortable stay. Each space is thoughtfully equipped with everyday essentials, while free Wi-Fi is available throughout both the cottages and shared areas. Guests can enjoy relaxed moments in the pool table room or playroom, unwind in the shared courtyard, or make the most of the outdoor seating areas. The grounds feature a tennis court, a guest garden, and friendly farm animals that add to the rural charm. A large, dog-friendly field with a playground and goal posts provides plenty of space to roam and play, creating an easy, laid-back setting for guests of all ages to enjoy.

Barricane

A three bedroom cottage with kitchen and dining room combined and a separate sitting room. Barricane Cottage is the perfect place to unwind and recharge.

Broadsands

Broadsands cottage features a cosy living area, a well-equipped kitchen, and two comfortable bedrooms, ensuring a relaxing and enjoyable stay.

Hele Bay

Hele Bay has two bedrooms a spacious living room combined with the dining room and a well equipped kitchen.

Sandy Cove

A delightful two bedroom cottage, one with a double bed and the other with two single beds. A separate fully equipped kitchen and spacious sitting room.

Wild Pear

The cottage features a cosy living area, a well-equipped kitchen, and two comfortable bedrooms.

Woody Bay

A very cosy one bedroom cottage with a well fitted kitchen and sitting room combined.

Services

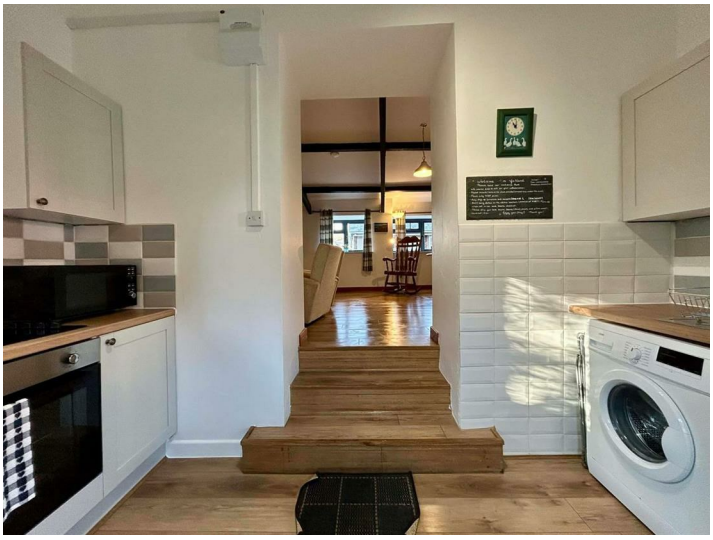
Mains Water
Heating oil serves the main house and electric is in the cottages.
Broadband 326 MBPS

Directions

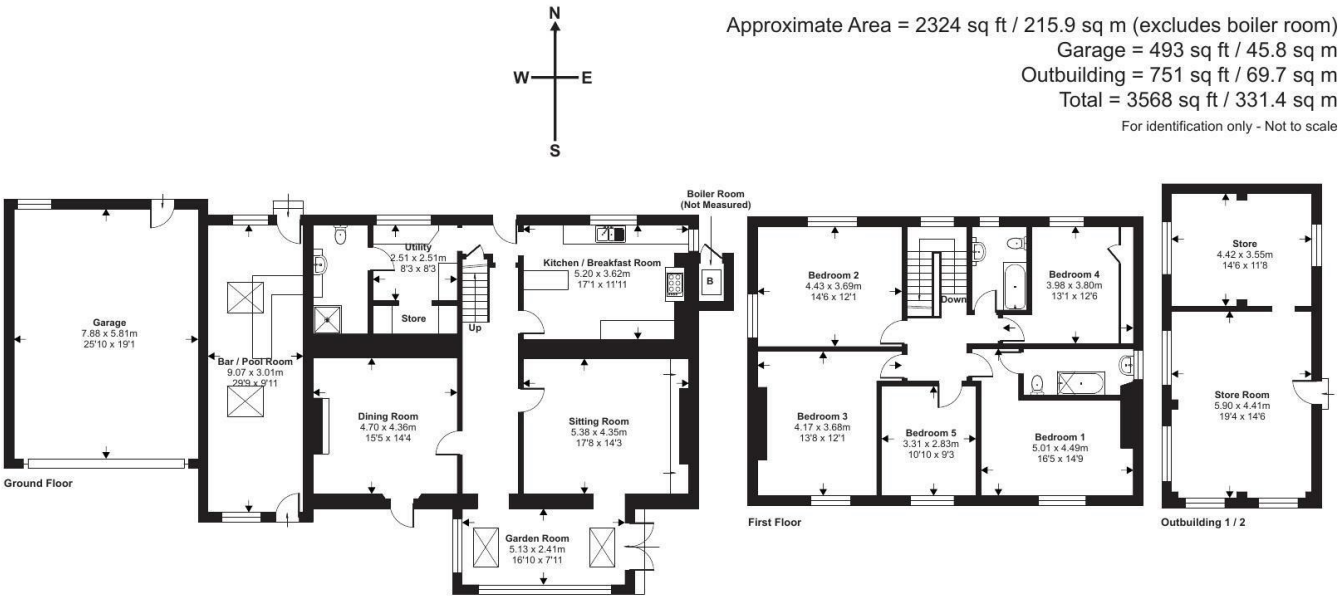
Take B3183 and Honiton Rd/A3015 to M5
Follow M5 and A361 to A399
Continue on A399. Drive to Ridge Hill

Land and Outside

The beautiful location of the farm setting, allows you some leisurely time with the farm animals.
Whilst enjoying the outdoor seating area, you can relax and enjoy a nice BBQ and drink while taking in the views and surrounding countryside.



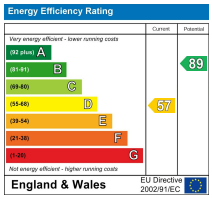
Approximate Area = 2324 sq ft / 215.9 sq m (excludes boiler room)
Garage = 493 sq ft / 45.8 sq m
Outbuilding = 751 sq ft / 69.7 sq m
Total = 3568 sq ft / 331.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1446840

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.

STAGS



30 Boutport Street, Barnstaple, Devon, EX31 1RP
01271 322833
barnstaple@stags.co.uk
stags.co.uk