

Higher Darracott Farm

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Higher Darracott Farm,

Great Torrington, Devon, EX38 7HL

Torrington 2 miles. Bideford 5 miles. The Coast/Beach 9 miles.

A beautiful, spacious, 'lifestyle' property, surrounded by the picturesque Devon countryside and uninterrupted far-reaching views.

- 6 Acres
- 3 Reception Rooms
- Caravan Club Touring Site
- Large Modern Barn & Garage/Workshop
- Council Tax Band 'E'
- Spacious 4 Double Bedroom Farmhouse
- 2 Holiday Cottages
- PV Solar Array & Eco Biomass Boiler
- No Onward Chain
- Freehold

Guide Price £1,250,000

Stags Bideford

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Situation

Higher Darracott Farm occupies a commanding position, enjoying a rural setting and uninterrupted, far-reaching views over unspoilt countryside, approximately 2 miles from the northern edge of the provincial, market town of Great Torrington. The town of Great Torrington gained strategic significance and historical importance in the 17th Century, during the English Civil War and there is evidence of settlements in the close and surrounding area dating from the Iron Age to the Medieval period but the town is possibly more affectionately known to many, as the heart of 'Tarka County' in the novel 'Tarka The Otter'. The town itself is surrounded by Commons, with over 360 acres of nature walks and offers an excellent range of daily amenities and facilities, including: Pannier market, arts centre, supermarkets, leisure facilities, a broad range of independent and artisan shops/businesses and schooling for all ages.

The port town of Bideford (6 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private) and several supermarkets. The coastal resorts of Westward Ho! Appledore and Instow (all approx. 9 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions. The regional centre of Barnstaple (9 miles) offers a large centre of commerce, The A361 (North Devon Link) provides brisk passage in/out of the region to the M5 motorway and Tiverton Parkway train station (London Paddington 1h 57m).

Description

Higher Darracott Farm offers a wonderful opportunity to purchase this exclusive, lifestyle property, nestled within the picturesque, North Devon countryside and taking advantage of some magnificent views. The property is beautifully maintained both inside and out, the farmhouse was formally a successful B&B and offers versatile, family accommodation, with 3 reception rooms, large kitchen/breakfast room and 4 double bedrooms. There are two, very successful, holiday cottages, large modem outbuildings, with potential to develop (stp) and an exclusive 'CL Caravan Club Site'. The property is complemented by approximately 5 acres of stock-fenced, level pasture, perfect to create a smallholding and/or equestrian use.

Accommodation

Set within an open porch. the oak front door opens into the ENTANCE HALL with slate flagstone floor and large cupboard with hanging rail/fitted shelving. The KITCHEN & BREAKFAST ROOM benefits from a double aspect and beautiful, Victorian. brick-paved floor, large, central island and is fitted with a good range of light units, worktop over/tiled splashbacks, large inglenook with bread oven and inset electric Aga, in duck-egg blue. The dining area effortlessly hosts a large table with fitted bench seating on two sides. The DAIRY, with slate floor, offers a large pantry and storage space, with fitted slate shelving and cupboards. The UTILITY ROOM is fitted with a range of light-coloured units/worktop over, 1½ bowl stainless steel sink, space/plumbing for white goods and further appliances, with door out to the large courtyard. The SITTING ROOM with inglenook fireplace, inset wood burning fire, inset cupboard/display cabinet, staircase leading up and doorway to the REAR HALLWAY with further door to CLOAKROOM with basin/vanity unit & WC. The SNUG, a more informal reception space, has the benefit of a double aspect and inglenook fireplace with woodburning fire. The DINING ROOM offers a more formal dining space, accommodating a large table, with further door to the rear hallway.

The staircase leads-up to a large GALLERIED LANDING, 4 double bedrooms and family bathroom. The MASTER BEDROOM is a spacious room with vaulted ceiling, steps to dressing room and door to the double-aspect, ensuite bathroom, comprising bath/shower over, basin & WC. BEDROOM 2 a further, spacious double room with ensuite bathroom, comprising; bath/shower over, basin & WC. BEDROOM 3 a spacious double room. BEDROOM 4 is a spacious double room, with a double aspect. The FAMILY SHOWER ROOM comprising; shower, basin, WC and double airing/linen cupboard with fitted shelving and hot water cylinder.













Lundy View & Hartland View

The pair of cottages, as the names suggest, enjoy enviable, far-reaching views over unspoilt countryside and the glorious North Devon Coastline. The cottages promote reverse living accommodation, taking full advantage of their position and beautiful outlook. Both Lundy View and Hartland View offer 2 double bedrooms, (currently a double and twin rooms respectively), family bathroom, comprising white suite, with bath and adequate storage. The contemporary, open-plan living space allows versatile and spacious living accommodation, with vaulted ceiling, contemporary, fitted kitchen/appliances, sitting and dining areas. Lundy View is the slightly larger of the two cottages and has the benefit of an ensuite shower room to the master bedroom. Outside, the cottages each enjoy low maintenance, level gardens, with paved patio/terrace for seating and dining.

Gardens, Grounds & Land

The driveway sweeps past the exceptionally well-tended gardens, situated on the eastern side of the farmhouse, predominantly laid to lawn, with pretty hedge boundaries and borders, the garden extends to the front of the farmhouse, setting it back from the county lane. Parking is plentiful in the 'traditional' courtyard, in front of the house, with archway leading to the cottages, main gardens and land. The extensive 'gardens' are level and again, predominantly laid to lawn, with pretty, planted beds and borders. Large garage / workshop with roller door, power/light, roof-mounted PV solar-array and large area of hard-standing, offering further potential for development. The Plant Room houses the impressive, efficient and eco-friendly, biomass boiler. The large barn (104'x19) would suit a variety of uses and offers potential for further development (stp). A 'CL' Caravan Club Site is situated in a fenced paddock, on the western side of the long barn and offers up to 5 'pitches' for caravans and/or motorhomes, all supplied with electric/water and positioned with privacy in mind and to taking full advantage of the magnificent views. The level, pasture extends to approximately 5 acres, with hedge boundaries and stock fencing. Independent access to the land, caravan site and gardens is available from the lane via a 5-bar gate, locatedon the north side of the house.

Services & Additional Information

Services: Mains electricity. Mains water. Private drainage via 2 x septic tank.
A modern and sustainable 'Biomass' heating system offers an efficient and low-carbon heating system, providing hot water and heating (via radiators).
Broadband: 'Standard' broadband is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

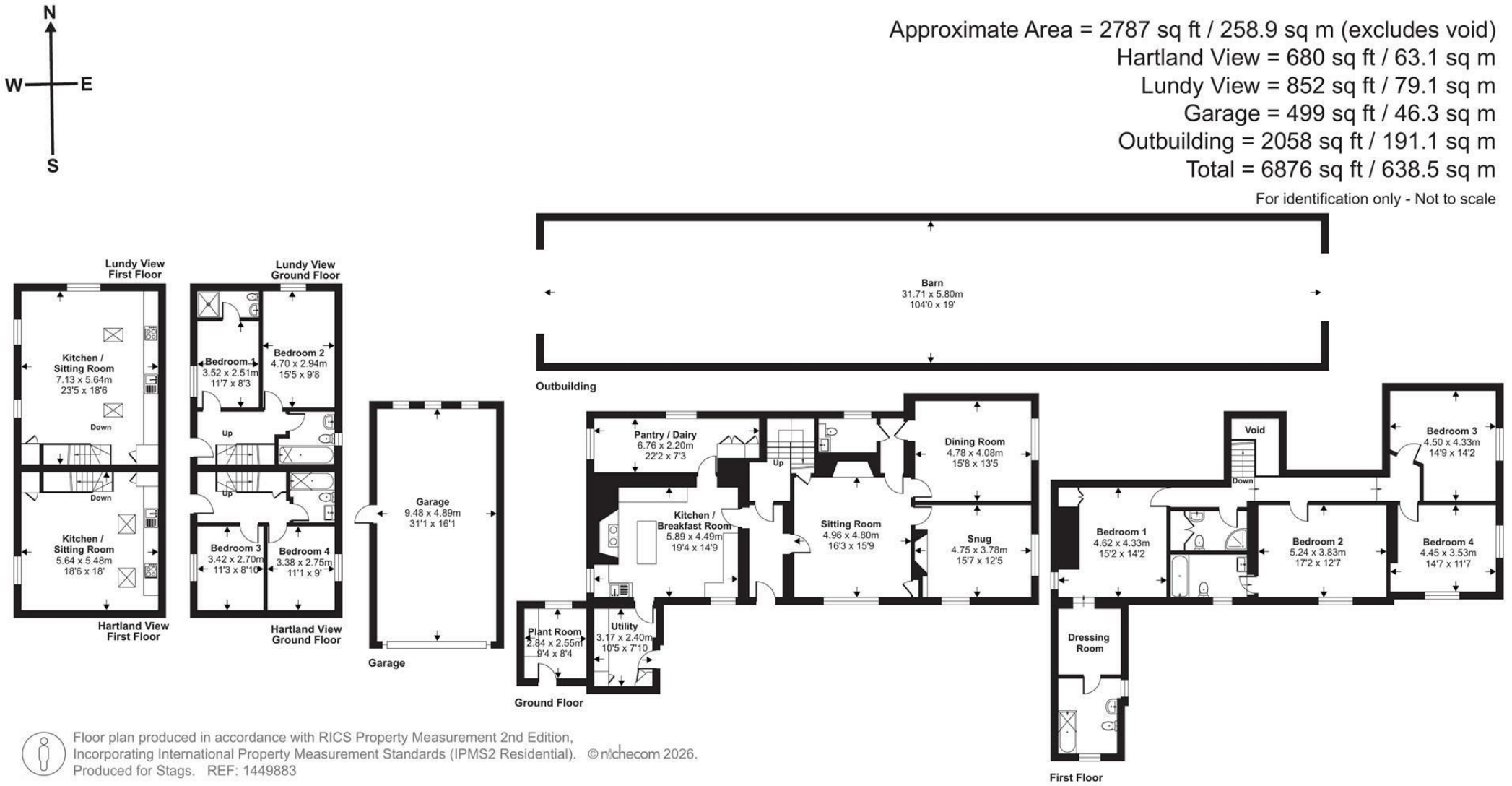
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

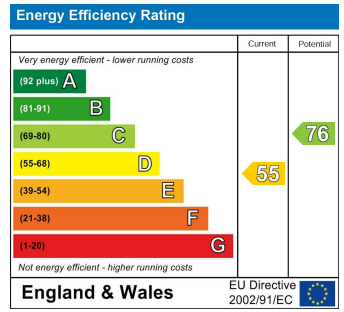
If approaching from Bideford Quay, with the River Torridge on the left, proceed in a southerly direction on New Rd / A386, signed Torrington & Okehampton, upon leaving the town, proceed straight over at the mini-roundabout and follow this road for approx. 7 miles, to the town of Torrington proceeding into along 'New Street' into the centre of the town, turning left into 'School Lane', follow this road for approx.. 1.1 miles, tuning left into 'Darracott Lane' continue for approx. 0.8 miles, turn left, after approx. 0.25 miles, the driveway to 'Higher Darracott Farm' will be found on the left.

Postcode: EX38 7HL (not to be relied upon)
What3Words: ///snowballs.mornings.upholding

Approximate Area = 2787 sq ft / 258.9 sq m (excludes void)
Hartland View = 680 sq ft / 63.1 sq m
Lundy View = 852 sq ft / 79.1 sq m
Garage = 499 sq ft / 46.3 sq m
Outbuilding = 2058 sq ft / 191.1 sq m
Total = 6876 sq ft / 638.5 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: 1449883



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