



WEST HOLE HOUSE

NEWTON ST PETROCK, HOLSWORTHY, DEVON, EX22 7LW

Exclusive Homes

£799,950

Charming 1880s farmhouse in an idyllic rural setting, offering a beautifully updated main home alongside two high-quality holiday cottages. With established income, landscaped gardens, streamside features and further potential, it's a rare lifestyle opportunity blending country living with business appeal.

West Hole House is an attractive period farmhouse, believed to date back to the 1880s, once serving as the principal farmhouse to the west of Newton St Petrock. Today, it offers a rare blend of character, comfort and opportunity, combining an impressive private residence with the proven income potential of two beautifully appointed holiday cottages - all set within a truly idyllic rural setting.

Approached via a peaceful country lane, the property immediately impresses with its sense of arrival. Cream rendered elevations beneath a traditional slate roof hint at its heritage, while the surrounding gardens, mature planting create a tranquil and picturesque environment. The setting is wonderfully private, yet not isolated, with just a handful of neighbouring properties within this quiet community.

Over recent years, the current owners have undertaken a thoughtful and sympathetic programme of modernisation, enhancing the farmhouse to create a light-filled, spacious home that retains its period charm while embracing contemporary living. The result is a welcoming and versatile interior, perfectly suited to both relaxed family life and entertaining.

The ground floor has been designed with flow and lifestyle in mind. A dual-aspect living room provides a cosy retreat, centred around a wood-burning stove, while the adjoining dining and family space connects seamlessly to a stylish, contemporary kitchen. Here, sleek white cabinetry is complemented by generous work surfaces, an electric Range cooker, integrated wine cooler and a practical walk-in larder - ideal for both everyday use and hosting.







A standout feature is the impressive extension, where large sliding doors and triple Velux windows flood the space with natural light and frame views of the surrounding gardens. This area effortlessly brings the outside in, creating a superb social hub throughout the seasons. Practicality is equally well considered, with a spacious utility room, additional WC, and a highly useful studio/boot room offering further flexibility for modern rural living.

Upstairs, the farmhouse continues to impress with three generous double bedrooms, including a principal room with en-suite. From the front elevations, far-reaching countryside views provide a constant reminder of the home's exceptional setting.

A further room offers flexibility as a home office, dressing room or fourth bedroom, alongside a well-appointed family bathroom.

The grounds are a defining feature of West Hole House, wrapping beautifully around the property and enhancing the sense of seclusion and connection to nature. Carefully landscaped, they include lawns, mature trees, flowering borders and thoughtfully screened areas that provide privacy for both the main house and the cottages.

A "secret garden," complete with a stream-side decked seating area, offers a magical space for relaxation, while an elevated summer house enjoys far-reaching views across the surrounding countryside.





Complementing the main residence are two thoughtfully converted holiday cottages - Oak Tree Cottage and Primrose Cottage - created from a former long barn in 2006. Both cottages are finished to a high standard, with a consistent emphasis on comfort, style and character, making them highly appealing to guests and ensuring strong, ongoing income potential.

Oak Tree Cottage is the larger of the two, offering spacious two-storey accommodation ideal for families or couples travelling together. Vaulted bedrooms, including a principal with en-suite, are paired with a modern kitchen and an inviting lounge/diner featuring attractive slate flooring and a contemporary finish.

Primrose Cottage provides equally charming yet more intimate accommodation, perfect for smaller groups. With two vaulted bedrooms - one enjoying a Juliet balcony overlooking the garden - and a well-appointed living space, it offers a cosy and memorable retreat.

Both cottages benefit from private outdoor areas, allowing guests to enjoy the peaceful surroundings in their own space. The current owners have successfully marketed the properties via Booking.com, demonstrating a well-established and immediately viable income stream.

Additional outbuildings further enhance the lifestyle and potential on offer. A traditional stone former stable block provides useful storage, while a detached garage/workshop - with previously granted planning permission for conversion into a studio (now lapsed) - presents exciting scope for creative or ancillary use subject to necessary planning permission with the driveway providing ample parking for multiple vehicles, including designated areas for guests, complete the practical aspects of this exceptional home.

Services: Mains electric and water. Oil fired central heating & Private Drainage.
Energy Performance Certificate: E - 51
Council Tax: D (£2505.06 per annum)



The Cottages



Oaktree



Primrose

West Hole House, Newton St. Petrock, Holsworthy, Devon

Approximate Gross Internal Area

Main House = 2114 Sq Ft/196 Sq M

Garage/Workshop = 292 Sq Ft/27 Sq M

Oaktree = 969 Sq Ft/90 Sq M

Primrose = 813 Sq Ft/76 Sq M

Outbuildings = 221 Sq Ft/21 Sq M

Total = 4409 Sq Ft/410 Sq M

