



Hole Farm







Hole Farm,

Goosewell, Berrynarbor, Devon, EX34 9SA

In a quiet Hamlet, within a short drive of village amenities & the coast

A detached period farmhouse, two detached period barns with consent for conversion, other buildings & about 18 acres - all in a timeless & tranquil hamlet enjoying superb sea views

- Period Farmhouse
- Character features throughout
- Picturesque location
- Land of approximately 18 acres
- Freehold
- Thoughtfully modernised
- Well proportioned accommodation
- Range of barns - some with PP
- Sea views from the garden & land
- Council Tax Band F

Guide Price £1,400,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION & AMENITIES

Hole Farm is situated within the hamlet of Goosewell, just outside the picturesque village of Berryнарbor near the North Devon Coast and within an area of Outstanding Natural Beauty. The village is a frequent 'Best Kept Village' and 'Britain in Bloom' winner, lying between Combe Martin and Ilfracombe. The village has a community post office/general store, a church, 13th Century inn and primary school. The coastal village of Combe Martin is about 2 miles - set at the bottom of the hilly coastline with a sheltered beach and variety of shops. Ilfracombe is about 4 miles away and provides a supermarket, schools, leisure centre, theatre and Damien Hirst's Verity, which stands proud at the entrance to the pretty harbour. The regional centre of Barnstaple lies about 10 miles to the south. At Barnstaple the North Devon Link Road allows access to the Junction 27 of the M5 Motorway, as well as Tiverton Parkway (with fast trains to London Paddington in just over 2 hours). North Devon's famous surfing beaches are easily accessible. The area boasts excellent state and private schools, including the renowned West Buckland. The nearest international airports are at Exeter and Bristol.

DESCRIPTION

The farmhouse - believed to date from the 16th Century - features painted rendered elevations and newly installed double glazed sash windows. Inside it has been carefully modernised, blending contemporary comforts with original character, inglenook fireplaces, exposed beams, stripped wood floors, cottage style latched doors, exposed stonework, and areas of stone flag flooring. The accommodation is well proportioned, adaptable, and benefits from generous ceiling heights.

Set in a peaceful position and reached via a long private no through drive, the property enjoys sea views from the garden and surrounding land. Beside the farmhouse sits a collection of period and modern barns, several of which already have approved planning permission for conversion into further accommodation. The entire holding extends to approximately 18 acres.

ACCOMMODATION

The ground floor offers a warm and inviting layout, centred around a beautifully appointed sitting room featuring an impressive inglenook fireplace with a wood burner, bread oven, log store, exposed beam, and stone hearth. A separate dining room - equally atmospheric - provides another charming living space with its own Inglenook and wood burner. At the heart of the home lies the newly fitted farmhouse style kitchen and dining room, where quartz worktops, integrated appliances, and an Aga set within a traditional Inglenook create a perfect blend of rustic character and modern practicality. A dresser unit, plate rack, and exposed beams enhance the timeless feel of the space. The ground floor also includes a utility room/dairy, pantry, cloakroom, and a conservatory overlooking the garden, all thoughtfully arranged to maximise convenience and everyday functionality. Upstairs, the first floor maintains the home's charm with three characterful and versatile bedrooms. The principal bedroom stands out with its ornamental period stone fireplace, exposed beams, and a recently refurbished en suite bathroom featuring a roll top bath, vanity unit, WC, and bidet. The remaining bedrooms each showcase stripped wood floors and exposed beams, while the second bedroom also benefits from its own en suite shower room. A stylish family bathroom completes the accommodation on this level.





OUTSIDE

The property is approached via a sweeping private drive leading to ample parking, a vegetable garden with greenhouse, a stone car port, and a range of barns - both period and modern. The wrap around gardens include a pond and a well planted front garden with a rich assortment of shrubs and plants. The upper barns occupy a wonderfully secluded position with direct access to the land and far reaching views, while the grounds are further enhanced by three separate gated access points to the acreage.

THE LAND

This is mainly laid to permanent pasture which generally slopes and follows the contours of the valley. There are five fields accessed via the main drive or from a separate gate fronting the lane above the property. The land is more clearly identified upon the accompanying Promap plan which is for identification purposes only. The lower section of the land is bounded by a stream. The land is generally hedge enclosed and there is currently a grazing arrangement in place with a local farmer.

BARN & PLANNING PERMISSION

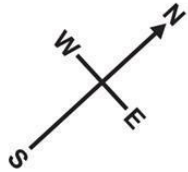
Situated parallel to the farmhouse and enjoying direct sea views. Is a detached barn constructed of timber frame and block work with metal sheet cladding to the roof. Planning permission was granted by North Devon Council under Planning Reference 75799 for conversion into a separate single storey residential dwelling. There is an existing double garage and ample additional parking. The barn is screened from the farmhouse by a range of period buildings between them.

An additional detached single storey period building is also adjacent and would make an ideal studio annexe/office etc, subject to planning permission.

Above, but screened from the farmhouse with frontline sea views, is a detached period stone barn which has consent under North Devon Council Planning Reference 75794 for conversion into a separate two storey residential dwelling. Across the access track from this barn is a small secondary stone barn which may have potential for conversion to studio annexe or similar, subject to planning permission.

SERVICES

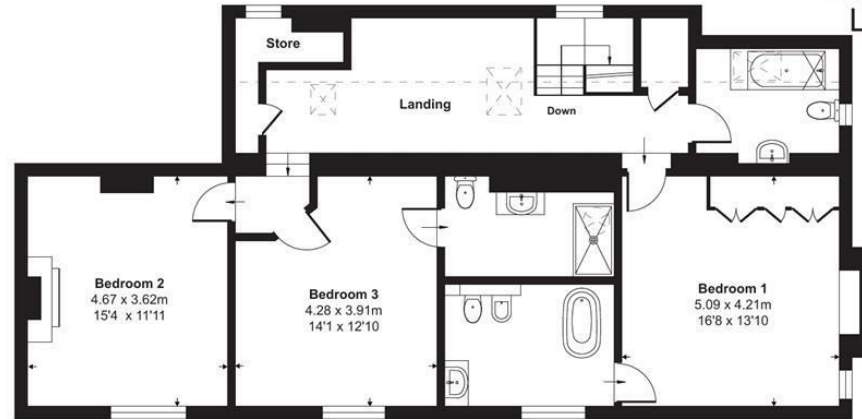
Mains electricity, private bore hole water supply, private drainage, oil fired central heating.
Solar panels & Tesla Powerwall



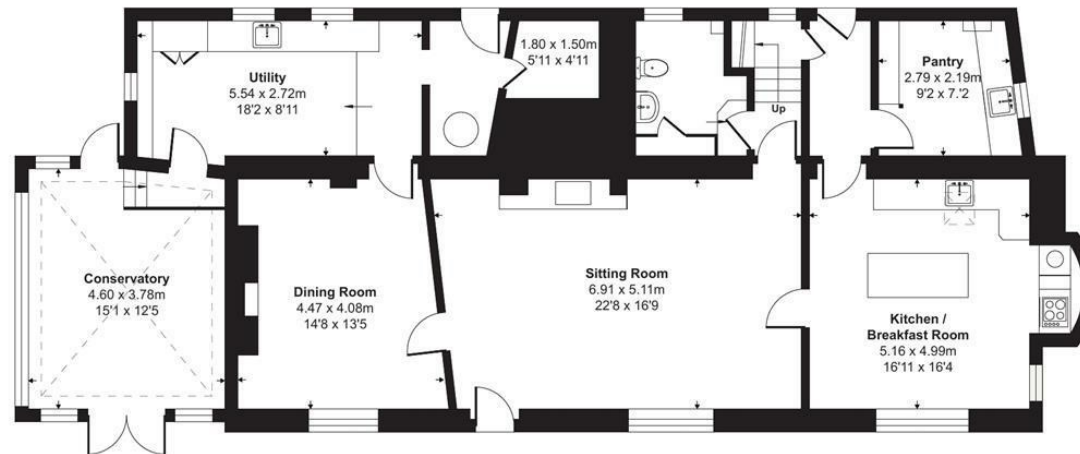
Approximate Area = 2500 sq ft / 232.2 sq m
Limited Use Area(s) = 142 sq ft / 13.1 sq m
Total = 2642 sq ft / 245.3 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026.
Produced for Stags. REF: 1466786



STAGS

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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



