

QUARRY HILL

Petrockstowe, Devon



A TRADITIONAL DEVON FARMHOUSE IN A PRIVATE RURAL SETTING

With a substantial range of barns and outbuildings and extensive pastureland with ponds and woodland

Summary of accommodation

Ground Floor: Hall | Sitting room | Family room | Conservatory | Kitchen/dining room | Shower room | Indoor swimming pool room

First Floor: Four bedrooms | Study | Bathroom | WC

Outside: Gardens | Carport | Substantial range of traditional barns, outbuildings and farmbuilding
Extensive range of pasture paddocks with wildlife ponds and woodland | Stream

In all about 64.24 acres (17.42 hectares)

Distances: Hatherleigh 6 miles, Bideford 12 miles, Okehampton 13 miles, Bude 25 miles
(All distances are approximate)

Guide price: £1,300,000

SITUATION

Quarry hill is situated in the heart of the rolling farmland of North West Devon, a few miles to the north of Hatherleigh, between Okehampton and Bideford. About 1.5 miles away is the village of Petrockstowe with village hall, church and farm shop. Merton, about 3 miles away, has a primary school and pub, The Malt Scoop Inn.

The charming market town of Hatherleigh, to the south, is between Dartmoor to the south and the North Devon coast and has at its heart its historic market square hosting its traditional Tuesday market. The town has independent shops, galleries, primary school, health centre, vets' surgery, post office and supermarket/garage, as well as pubs, restaurants and cafés and a vibrant community spirit with seasonal events including the Carnival and Arts Festival. There are cricket, bowling and football clubs and tennis courts, excellent walking, being close to the 'Tarka Trail' and the 'Two Moors Way', and trout and salmon fishing on the River Torridge.

To the south again is the larger town of Okehampton with supermarkets including Waitrose, leisure centre, hospital and Okehampton College and to the north is Bideford, at the mouth of the River Torridge, with its famous Quay and comprehensive range of facilities including pannier market, schools, supermarkets etc. Private schools in the area include Shebbear College, Kingsley School in Bideford and Mount Kelly at Tavistock.

Within easy reach, just beyond Okehampton, is Dartmoor National Park, renowned for its spectacular scenery and providing excellent opportunities for walking, riding, fishing etc. To the north and west is the stunning coast of North Devon and North Cornwall with its sandy surf beaches. There are golf courses at Ashbury, Libbaton, Great Torrington, Okehampton and Holsworthy.

At Okehampton there is access onto the A30 dual carriageway leading west into Cornwall or east to Exeter, where there is access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport. In Okehampton is a station with branch line services to Exeter.







THE PROPERTY

Quarry Hill is situated down a private entrance drive amidst the rolling farmland of North West Devon and consists of a spacious traditional Devon farmhouse together with a substantial range of traditional barns and outbuildings and an extensive range of pasture paddocks with ponds and woodland.

Within the house, to one side of the cross passage hall, is the large sitting room and the dining room, each with fireplaces and woodburners and French doors to the conservatory on the south side of the house, and, to the other side, the fitted kitchen/dining room. On the first floor is the large principal bedroom, study, three further bedrooms and bathroom.

Adjoining the house is a substantial barn incorporating the swimming pool room and a further storage area.







The entrance drive leads in from the road, around behind the house, and into a wide yard, adjacent to which is a three bay carport and the substantial, essentially stone, two storey former tannery barn. This building provides potential for conversion for a number of alternative uses, subject to the relevant planning permission. In addition, two forks from the drive lead to another barn, which was formerly a mill, and to a yard area with good sized farmbuilding.

There are gardens with lawns and pond around the house and, essentially to the north and east of the house and buildings, is an extensive range of pasture paddocks bounded by a pretty stream along the southern boundary and incorporating a series of wildlife ponds, a working well, and areas of delightful natural woodland, thus providing an idyllic setting for the house and buildings. In total extending to 64.24 acres.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Private drainage. Oil fired heating.

Local Authority: Torridge District Council: 01237 428700

EPC: E

Council Tax: Band D

Directions: EX20 3ET

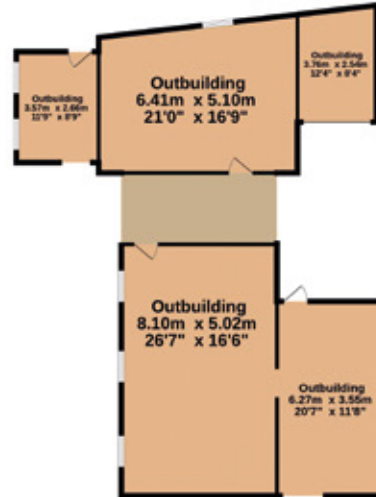
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



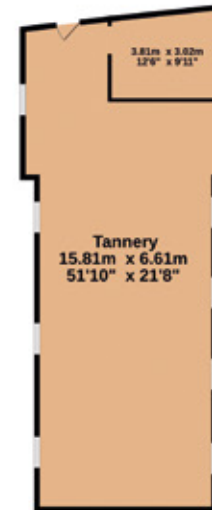
Ground Floor
201.2 sq.m. (2165 sq.ft.) approx.



Tannery Ground Floor
123.4 sq.m. (1329 sq.ft.) approx.



Tannery 1st Floor
95.1 sq.m. (1024 sq.ft.) approx.



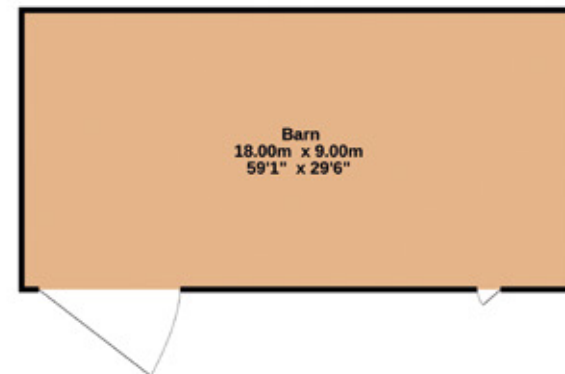
Carport
61.5 sq.m. (662 sq.ft.) approx.



Outbuilding
118.8 sq.m. (1279 sq.ft.) approx.



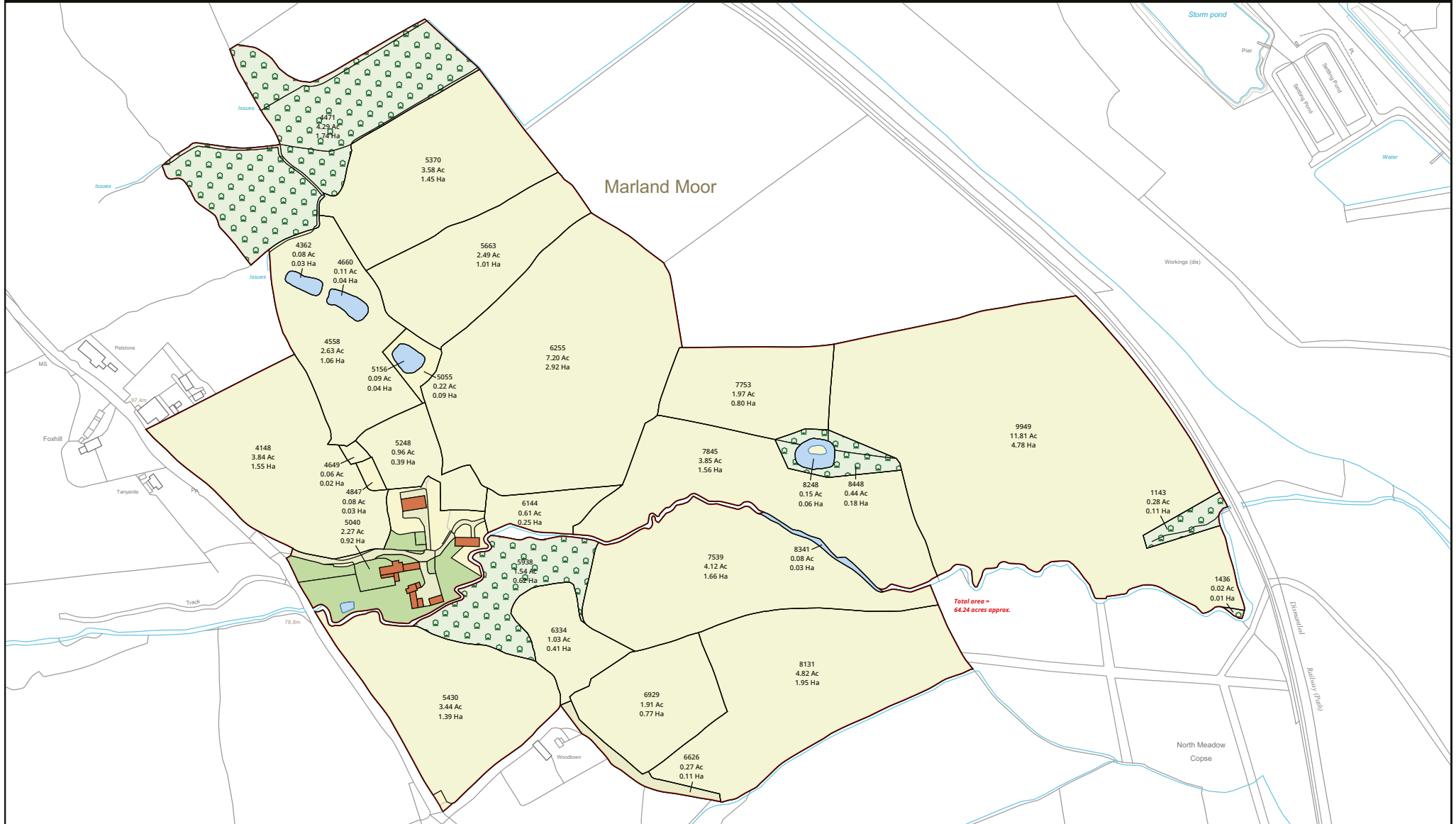
Outbuilding
161.9 sq.m. (1743 sq.ft.) approx.



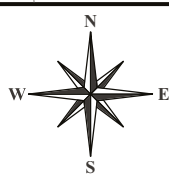
Approximate Gross Internal Area
854.5 sq.m. (9198 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Quarry Hill



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL
(e) planprep@lds-survey.co.uk



Date: 04:08:26 Drawn By: CW Scale: 1:4000 @ A4 Plan Ref: 21529

Title **Quarry Hill**

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.