1 & 2 Moormans

Woolsery, Bideford, Devon EX39 5QB

Guide Price

£795,000



PS&D

BUY • SELL • LET

PHILLIPS SMITH & DUNN







Three/Four Bedroom Farmhouse With An Attached Two-Bedroom Cottage, 5 Acres &

1 & 2 Moormans, Woolsery, Bideford, Devon EX39 5QB



Set within the quiet countryside of Stroxworthy, close to Woolsery village, 1 & 2 Moormans offers an exceptional opportunity to enjoy rural living, particularly for those with equestrian interests. The property includes two separate residences, making it perfectly suited for multi-generational living or for generating income as a holiday rental.

The property features a block of four large stables with hardstanding, approximately 5 acres of pastureland, and a range of versatile outbuildings - providing ample space for animals, storage, or workshop use.

Situated just a short drive from the welcoming village of Woolsery, it offers convenient access to local amenities while still allowing you to enjoy the tranquillity and natural beauty of North Devon. With its sweeping landscapes and unspoilt surroundings, this setting provides a peaceful retreat and an ideal lifestyle for those who appreciate the countryside.

1 MOORMANS -

Upon entering the property, the ground floor provides a welcoming and practical layout. The kitchen/breakfast room is well-equipped with a range of matching wall and base units, complemented by a cooker with hob and extractor, ceramic sink with drainer, and space for both a dishwasher and fridge/freezer. A useful breakfast bar enhances the space, while an open connection leads seamlessly through to the lounge, creating a sociable flow.

The lounge is a particularly inviting room, enjoying a bright and airy feel from a generous window, whilst a feature log burner provides a cosy focal point - ideal for relaxing evenings. There is also a door which leads out to the front garden.

To the rear, there is an additional reception room currently utilised as snug but offers excellent versatility to be used as a downstairs fourth bedroom, dining room or home office.

Completing the ground floor is a modern family bathroom, fitted with a contemporary white three-piece suite comprising a bath with shower over, low level WC, and wash hand basin set within a vanity unit.

To the first floor, the property continues to impress with three well-proportioned double bedrooms. Bedroom one offers comfortable accommodation with ample space for furnishings, while bedrooms two and three are equally generous, providing flexibility for family, guests, or home working.

A modern shower room completes the first floor accommodation, fitted with a walk-in shower cubicle, low level WC, and wash hand basin.

2 MOORMANS (SWALLOWS RETURN) -

Upon entering the property, you are welcomed into a light and well laid out kitchen/diner which is well-fitted with a range of matching wall and base units, complemented by a built-in cooker with induction hob and extractor, along with space for additional white goods and a sink with drainer. The room offers ample space for dining, making it ideal for both everyday living and entertaining, and leads through to the lounge.

The lounge is a warm and inviting space, featuring a cosy log burner as a focal point, while front-facing windows allow for an abundance of natural light. Stairs rise from here to the first floor, enhancing the flow of the home. A door from here also leads into the front garden.

To the first floor, there are two well-proportioned bedrooms. Bedroom one is a comfortable double room benefiting from built-in storage, while bedroom two is another generous room. Completing the accommodation is the family bathroom, fitted with a white three-piece suite comprising a bath with shower over, low level WC, and wash hand basin.

SERVICES - All mains services, oil fired central heating and private drainage which is shared between the two properties.








Reading Spot







1 & 2 Moormans occupies a delightful position on the outskirts of the highly sought-after village of Woolsery (Woolfardisworthy), a charming and traditional North Devon village offering a comprehensive range of everyday amenities. These include a well-regarded primary school, village shop with Post Office, garage, church, community and sports hall, together with a popular gastro pub/restaurant and traditional fish and chip shop.

The property is also conveniently situated for access to Atlantic Academy, as well as the award-winning thatched inn and luxury hotel, The Hoops Inn.

The nearby village of Bradworthy, approximately 6.5 miles distant, offers an excellent range of local facilities centred around its attractive village square, including a Post Office, traditional ironmongers, butchers, general store and garage.

The stunning North Devon coastline is within easy reach, with the historic villages of Clovelly and Bucks Mills close by, offering a picturesque pebble beach and direct access to the South West Coast Path, renowned for its superb coastal walks and far-reaching views.

Westward Ho! is also within convenient reach, famed for its expansive sandy beach and unique Pebble Ridge. The port and market town of Bideford lies approximately 10 miles away, providing a wider range of amenities including shops, banks, butchers, bakeries, cafés, pubs and restaurants, together with schooling for all ages, both state and private. Bideford also benefits from a selection of supermarkets and a retail park with a variety of well-known national retailers.

The A39 North Devon Link Road is easily accessible, providing convenient access to Barnstaple, the region's principal commercial centre, offering an extensive range of shopping, business and leisure facilities, together with a rail link to Exeter, connecting to the national rail network.

DIRECTIONS

From Bideford Quay, head west along The Quay (A386) and take the first exit at the roundabout onto Kingsley Road (A39). Continue on the A39 for approximately 6 miles, passing through Fairy Cross and Horns Cross. As you enter Bucks Cross, take the left turn signposted to Woolsery and follow this road into the village for approximately 2 miles, until the village pub is on your left. Turn left after the pub and continue out of the village. Keep following the road downhill, then follow signs for Stroxworthy. Continue up the hill and take the left turn signposted to Stroxworthy. Follow the lane for a short while, and you will find 1 & 2 The Moormans on your left-hand side.





VIEWING

By appointment through Phillips, Smith & Dunn Bideford Office on 01237 879797









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025