



Woods Farm







# Woods Farm

West Anstey, South Molton, , EX36 3PE

Dulverton 5 miles South Molton 10 miles Tiverton 15 miles

A beautifully restored listed farmhouse with a self-contained annexe, superb barn with potential, further outbuildings all set within large grounds in an idyllic location, very close to Exmoor National Park.

- 5 bedrooms in total
- Self-contained annexe
- Peaceful location
- Garaging, workshop, games room
- Freehold
- Very well presented
- Large barn with potential
- 0.88 acres
- Grade II listed
- Council Tax: F

Guide Price £850,000

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## SITUATION

Situated in the picturesque hamlet of West Anstey, to the southern edge of Exmoor National Park, Woods Farm benefits from a tranquil rural setting while remaining accessible. West Anstey is 1 mile away which has a parish church. The area is renowned for its unspoilt countryside, excellent walking routes, and strong community feel. Further facilities are available in Dulverton (6 miles). South Molton (9 miles). Tiverton (15 miles). The North Devon link road 4 miles away provides access to the beaches of North Devon and to Junction 27 of the M5 where there is a main line rail station. Exmoor National Park is just over 1 mile away.

## DESCRIPTION

Woods Farm is an exceptional farmhouse set in the centre of its mature grounds. The house is complimented by several traditional stone outbuildings, which offer potential and convenience. The property enjoys a peaceful and private position in the heart of North Devon's countryside. Thoughtfully renovated to a high standard, the property blends period charm with modern comfort, offering versatile accommodation including a self-contained annexe. This charming period home, with origins dating back to the early 1600s, has been sympathetically modernised while retaining a wealth of original features including exposed beams, inglenook fireplaces and traditional joinery.

## THE FARMHOUSE

The farmhouse offers a welcoming entrance hall with slate flooring leading to a cloakroom with WC. At the centre of the home is a spacious kitchen/dining room fitted with bespoke cabinetry, granite worktops, an integrated dishwasher, double oven and American style fridge freezer, centred around an impressive inglenook fireplace with a multi-fuel stove. A large pantry/cold room provides excellent additional storage. From the kitchen, you lead through to the bright sitting room with a Victorian fireplace, finished with a comfortable window seat which enjoys attractive views over the garden. During the renovations, all of the windows were replaced with bespoke frames and heritage slimline double glazed panels.

A staircase leading from the kitchen leads you up to the master bedroom which benefits from exposed beams, stretching views of the surrounding countryside and a stone fireplace with a slate hearth. It is enhanced by a superb modern en-suite with a walk-in shower. Across the landing is the second bedroom, a large double room, finished with gorgeous views. The third bedroom is currently used as a dressing room and is fitted with bespoke cupboards. The upstairs is completed with the family bathroom, which features a standalone bath, twin basins and large walk-in shower.





### THE ANNEXE

Accessed at the front of the property via the terrace is a self-contained annexe which offers spacious accommodation. On the ground floor, the kitchen is equipped with wooden units, an electric cooker and stainless-steel sink. The bathroom is also on the ground floor and includes a large, tiled shower, basin unit with storage cupboard and towel rail. The living room is a bright and airy room, featuring a Morso wood burner. From the living room, a staircase takes you upstairs to bedroom 1, which is a generous size, with Velux windows and built in cupboards. Bedroom 2, which is currently used as an office, is a versatile double room also with a Velux window.

### OUTBUILDINGS

The property benefits from an excellent range of traditional and modern outbuildings offering significant flexibility. There is a large double garage with an adjoining games room with a further workshop, storeroom and additional utility areas. The property also has the benefit of a large traditional barn, constructed with cob and stone, with large wooden double doors which open directly onto the lawn. There are also three stone-built potting sheds in the garden. The outbuildings offer great potential for conversion, subject to relevant planning consents.

### GARDENS & GROUNDS

The grounds are a particular feature, comprising a wrap-around garden bordered by mature hedging and stone walls, ensuring privacy and security. A south-facing terrace and decking areas provide ideal spaces for outdoor entertaining, all enjoying uninterrupted views across the surrounding countryside. There is also a further large area of lawn, which could be used as a small paddock if needed.

### SERVICES

Mains electricity and water. Oil-fired central heating. Private drainage, type and compliance with General Binding Rules is unknown, purchasers to satisfy themselves with their own inspection.

Mobile data services available. Standard and ultrafast broadband available. (OFCOM 2026)

Local Authority: North Devon Council

### VIEWING

Strictly by appointment with the agent.

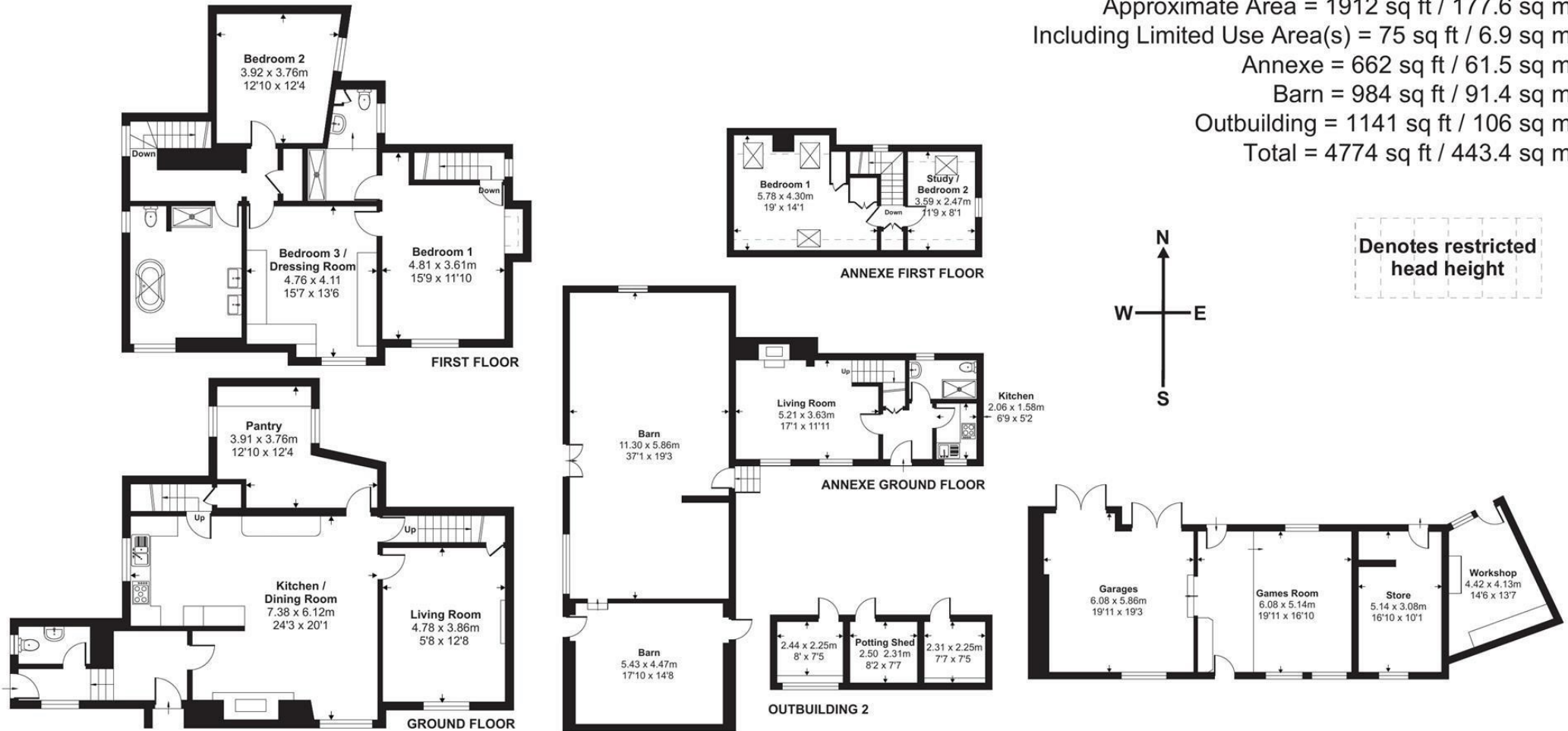
### DIRECTIONS

From M5 Junction 27 take the A361 towards North Devon. After around 7 miles at the roundabout take the second exit continuing on the A361. After 6.5 miles take the right hand turning to Knowstone, pass through Roachill and at the T junction turn left onto the B3227. After 1 miles beside the jubilee Inn turn right to Yeo mill, at the T junction turn left then take the next right continuing through Yeo Mill over the bridge, continue straight at the crossroads until you reach the T junction, the property will be found slightly to the right.

### WHAT3WORDS

///exit.resources.gown

Approximate Area = 1912 sq ft / 177.6 sq m  
 Including Limited Use Area(s) = 75 sq ft / 6.9 sq m  
 Annexe = 662 sq ft / 61.5 sq m  
 Barn = 984 sq ft / 91.4 sq m  
 Outbuilding = 1141 sq ft / 106 sq m  
 Total = 4774 sq ft / 443.4 sq m



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Stags. REF: 1463370



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



