



# ROBIN HILL FARM

Littleham, Near Bideford, Devon



# A PERIOD NORTH DEVON FARMHOUSE IN AN IDYLIC PRIVATE AND PEACEFUL RURAL SETTING, CLOSE TO THE COAST

With a thriving holiday business of six cottages and pastureland and woodland

## Summary of accommodation

**Ground Floor:** Sitting room | Dining room | Kitchen/breakfast room | Living room/garden room | Utility rooms | Cloakroom | Store room

**First Floor:** Principal bedroom/shower room suite | Two further bedroom/shower room suites | Two additional bedrooms | Family bathroom

**Holiday business:** Six, three and two bedroom holiday cottages (Sleeps 30)

Games room, indoor swimming pool and conservatory

Children's play area

Fully fenced four acre dog proof field/pasture paddock

**Gardens and grounds:** Garage | Stables | Parking | Gardens | Woodland

**In all about 12.42 acres**

**Distances:** Bideford 3 miles, Westward Ho! 4 miles, Barnstaple 13 miles  
(All distances are approximate)



## SITUATION

Robin Hill Farm is situated amidst unspoiled rolling farmland in the heart of North Devon, about one mile from Littleham and close to the glorious North Devon coast to the south west of Bideford.

The village of Littleham has a pub and the historic port and market town of Bideford, on the River Torridge Estuary, has a good range of shops, pubs, restaurants and cafes, as well as a retail park and supermarkets. The town of Barnstaple, on the Taw Estuary, has a further comprehensive selection of amenities, including hospital, cinema and theatre.

The property is ideally located for holiday makers, with the three mile long safe and sandy beach at Westward Ho! reached within 15 minutes, and many of North Devon's top visitor attractions nearby.

The South West Coast Path offers fabulous coastal walking and the nearby Tarka Trail covers over 30 miles of easy cycling.



England's oldest golf club, the Royal North Devon, is close by and there are two further championship courses at Saunton Sands Golf Club. The Atlantic Racquets Centre is two miles away for tennis.

The spectacular coastline of North Devon and Cornwall, with its sandy surf beaches and rocky cliffs, is on the doorstep, including such well known spots as Woolacombe, Croyde, Saunton Sands, Appledore, Clovelly, Hartland Quay, Bude, Tintagel, Port Isaac and the Camel Estuary and Padstow, providing excellent and many opportunities for surfing and other water sports.

The National Parks of Exmoor and Dartmoor are within easy reach, with their stunning scenery and many facilities for walking, fishing, riding etc.

There are primary schools at Parkham and Bideford and a secondary school in Bideford. Private schools in the area include Kingsley School in Bideford, Shebbear College and West Buckland.

There is quick access onto the A39 'Atlantic Highway', leading west past Hartland and Bude to the North Cornish coast and east, via Bideford, to Barnstaple, where there is access onto the A361 and via Tiverton to Junction 27 of the M5 motorway, beside which is Tiverton Parkway station providing mainline connections to London (Paddington). There is a station at Barnstaple with regular services on the 'Tarka Line' to the university and cathedral city of Exeter.

## THE PROPERTY

Robin Hill Farm occupies an idyllic, peaceful, private, rural setting, situated in unspoiled rolling farmland at the end of a half mile entrance drive.

The main farmhouse is believed to date from the 18th century and provides spacious, well presented family accommodation of character and charm. Including the cosy main sitting room with a woodburner and the fitted kitchen with four oven AGA opening out into the open plan living room and garden room with two sets of French doors out to the terrace and gardens,



providing a lovely family living area at the heart of the house. On the first floor is the large principal bedroom with exposed roof timbers, fitted wardrobes and en suite shower room and four further double bedrooms.

Around the house are landscaped gardens benefitting from delightful countryside views, including terrace, decked area, lawns, plant borders and vegetable garden.



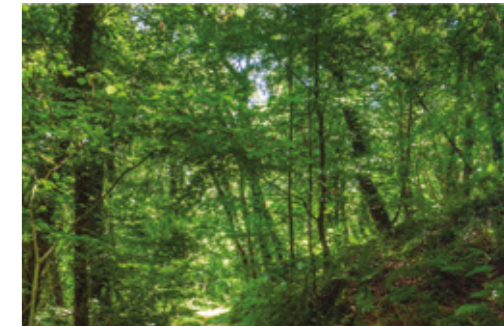
# THE BUSINESS

There is a well-established and thriving holiday letting business with robust processes and procedures in place ensuring that a new owner can easily continue the business, should they wish to, and with possible opportunities for expansion.

A full business handover and on-going post purchase support will be made available by the current owners and business accounts can be made available to interested parties after an initial viewing.

Converted from the traditional barns and outbuildings are six holiday cottages with period character and style, three being 3 bedroom and three 2 bedroom, as follows :

- |                               |                            |
|-------------------------------|----------------------------|
| Gull Cottage (sleeps 6)       | Puffin Cottage (sleeps 6)  |
| Heron Cottage (sleeps 6)      | Swallow Cottage (sleeps 4) |
| Kingfisher Cottage (sleeps 4) | Wren Cottage (sleeps 4)    |



At the end of the gardens, to the south of the cottages, is the separate leisure building incorporating the indoor heated swimming pool (with solar panels on roof), changing cubicles and shower and an adjacent games room with range of indoor games. From the pool room a glazed sliding door opens to the conservatory with French doors to a decked terrace.

There are lawns with sitting areas and an outdoor play area with climbing frame. There is also a fully fenced field of about 4 acres and a delightful area of about 5 acres of woodland with stream and woodland walk.

There is a parking area to the north of the house and opposite are the former stables and a garage containing the water holding tank.



# PROPERTY INFORMATION

**Tenure:** Freehold

**Rights of way:** The neighbouring farmer has a right of access along the drive to his fields.

**Services:** Mains water and electricity. Private drainage. Oil heating to farmhouse. Electric heating to cottages and pool.

**Local Authority:** Torrridge District Council

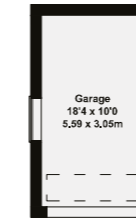
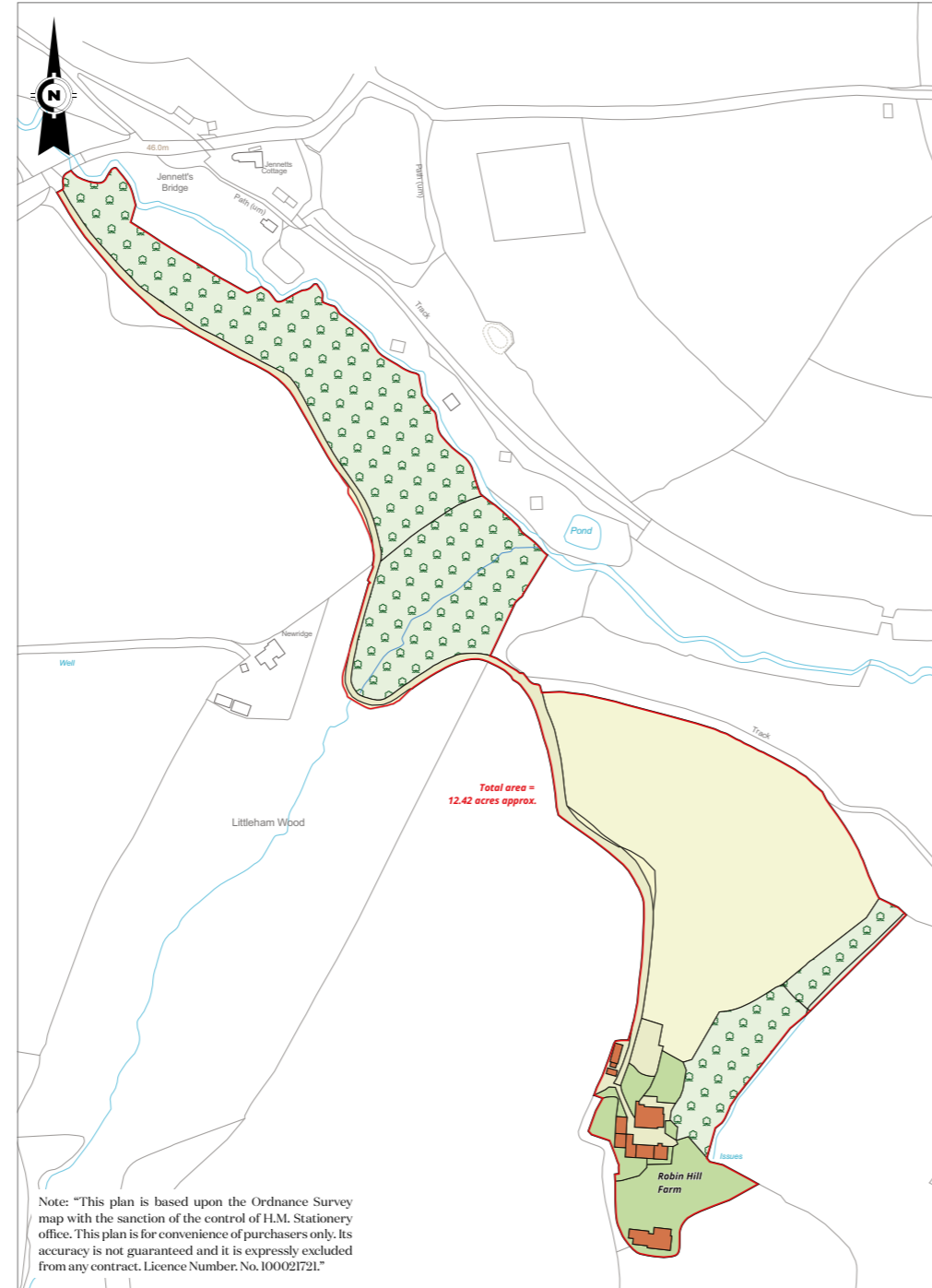
**EPC:** D

**Council Tax:** Farmhouse: E

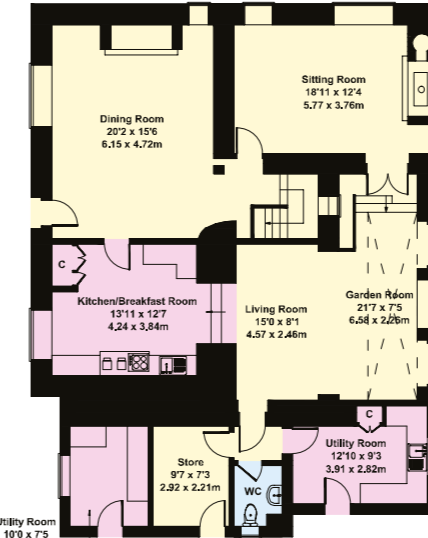
2026/7 Holiday Cottages Rateable Value - £17,550 , actual rates payable - £5,246.00

**Directions (Postcode EX39 5EG):** From the M5, leave at Junction 27 and follow the A361 towards Barnstaple. As you reach the outskirts of the town, take the left turn at the roundabout onto the A39 heading for Bideford. Continue over the high-level Torrridge Bridge. At the first roundabout after the bridge, stay on the A39 by going straight ahead. After roughly two miles—passing the signs for The Big Sheep—take the left turn at the next roundabout, signposted for the Clovelly Road Industrial Estate and Littleham.

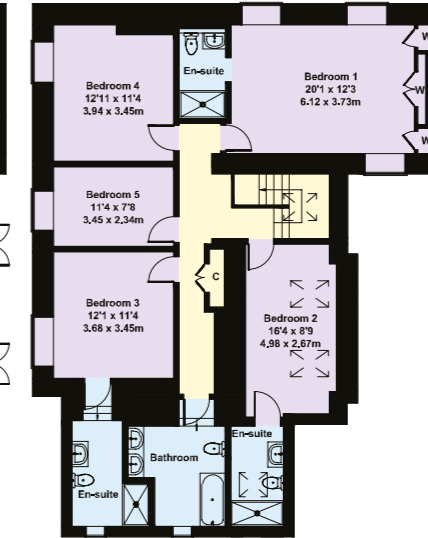
Almost immediately, turn right towards Littleham. Follow this country lane for about a mile, then turn left at the crossroads marked for Bideford. Head downhill, passing Littleham Court, and at the bottom of the hill turn right into the private lane for Robin Hill Farm Cottages. The car park is located approximately half a mile along this lane.



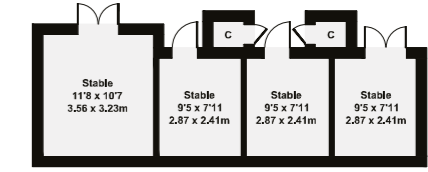
**Garage**



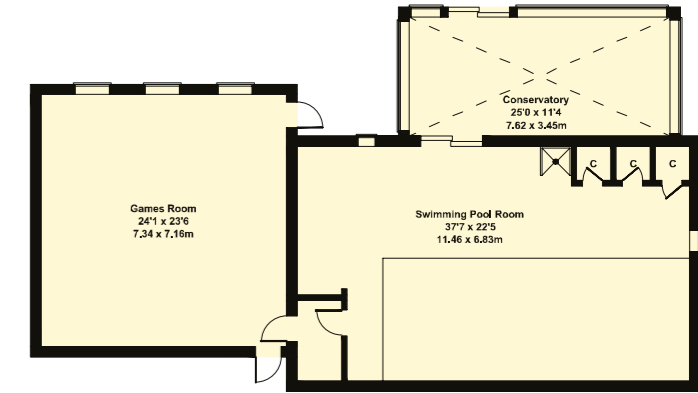
**Ground Floor**



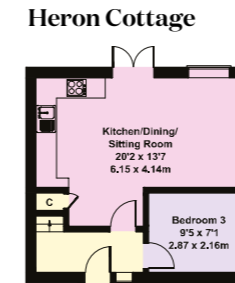
**First Floor**



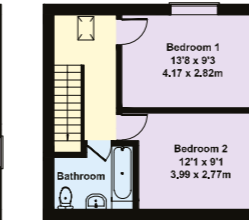
**Stables**



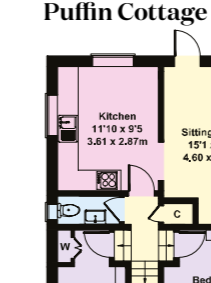
**Pool & Leisure Building**



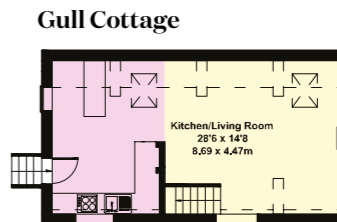
**Ground Floor**



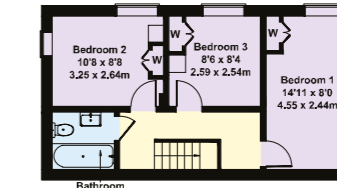
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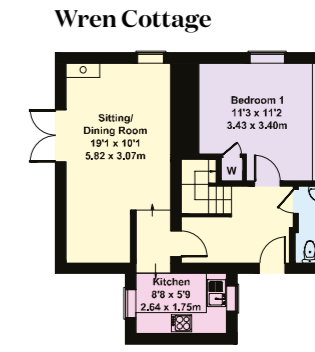
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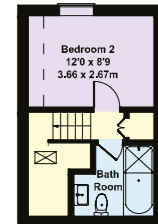
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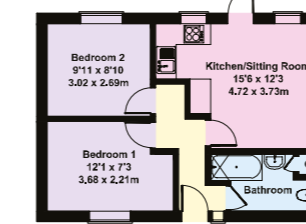
**Ground Floor**



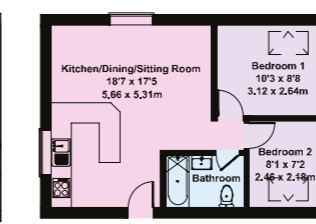
**Ground Floor**



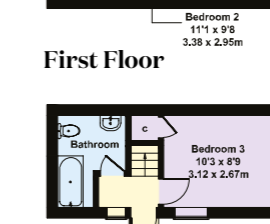
**First Floor**



**Kingfisher Cottage**



**Swallow Cottage  
First Floor**



**Ground Floor**

Approximate Gross Internal Area  
9,246 sq ft - 859 sq m

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.

I would be delighted  
to tell you more.

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