



Myrtle Farmhouse







# Myrtle Farmhouse

Jones Hill, Croyde, Devon, EX33 1LX

Village centre and surfing beach within walking distance

A historic, rare and beautifully preserved 17th Century Grade II\* Listed farmhouse set within the heart of Croyde and within walking distance of all amenities, SW Coastal path and the beach

- Historic period property
- Set within the heart of Croyde
- Would suit dual occupation/home with income/multi generational living
- Off-road parking
- Freehold
- A rare opportunity
- Walking distance to the beach
- Large private gardens
- No onward chain
- Council Tax Band F

Guide Price £1,150,000

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## SITUATION & AMENITIES

Croyde and its neighbouring surfing beaches are the nearest in the South West to London, the South East and the Midlands, and only about 45 miles from the M5. The village lies on the South West Coast Path near to Baggly Point, which is owned by the National Trust. It also lies within the North Devon Coastal Area of Outstanding Natural Beauty. Croyde has become internationally renowned for its superb surfing beach, which has hosted numerous top-ranking surfing competitions. The village is also one of the West Country's most popular areas in which to live or holiday – consistently featuring in the National Press and holiday/property programmes. The village offers an eclectic mix of picture-postcard cottages nestling next to contemporary homes, as well as a good range of local shopping facilities and amenities which are just a stroll from the property. The property is set within a conservation area and is ideally situated to explore other nearby beaches and the coastline of Ilfracombe, Lee, Putsborough, Saunton (also with Championship Golf Course), Woolacombe and Exmoor with its rocky coastline. The nearby larger village of Braunton – about 4.6 miles – provides a wide range of local amenities, which include post office, banking facilities, health centre, primary and secondary schooling, pubs, restaurants, library and a good range of shops. North Devon's regional centre of Barnstaple is about 10 miles and houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market and district hospital. The North Devon Link Road (A361) can be accessed at Barnstaple and provides a link to the M5 at Jct.27, where Tiverton Parkway has a regular mainline service to London Paddington in just over 2 hours. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

A beautifully preserved 17th century Grade II\* Listed farmhouse with even earlier origins, offering an extraordinary blend of historic character and charm. Constructed in traditional stone with slate roofs, the property presents an attractive L shaped layout with a wealth of original architectural detail. The interior remains remarkably unspoilt, showcasing an exceptional range of period craftsmanship. A standout feature is the magnificent 17th Century coved ceiling in the principal bedroom, enriched with finely detailed plasterwork, including a central pendant with a ribbed petal surround, delicate heart shaped motifs, floriated clusters and distinctive acorn detailing, all framed by an elegant two band plaster cornice. Attractive stone mullioned windows are also present throughout, including several original 3 light ovolo moulded examples. The accommodation extends to approximately 2628 sq ft and is configured as two self contained dwellings - each with its own private entrance - however, internally an interconnecting door allows the property to function as a single residence if desired, offering flexibility for use as one home, dual occupation, a house with income, or a combination of these options.

Externally, the property enjoys off road parking for several vehicles and generous, sunny private gardens. These secluded outdoor spaces create a peaceful haven ideal for families and entertaining, while also offering beautiful views over the surrounding countryside - a rarity in this location.





## ACCOMMODATION

Front door to inviting entrance hall with flagstone flooring, leading to the living room which is rich in original features and includes an open stone fireplace with a wooden lintel, exposed beams and cast iron radiators. This then leads to the snug which includes a stone fireplace with wood burner. An inner hallway continues the flagstone flooring through to the rustic farmhouse kitchen, fitted with wooden units, exposed stone and beams, slate worktops, two Belfast sinks and an oil fired Aga. Beyond this lies a practical rear porch with utility space, a shower room and access to the rear courtyard, parking and garden. The kitchen also connects to a breakfast room, which links through to the cottage. Upstairs, a split landing leads to a double bedroom overlooking the garden, a family bathroom, and three further doubles, one featuring an interesting, curved fireplace wall, exposed beams, window seat and built in storage. The larger bedroom is a generous, light filled space with a high ceiling, exposed wooden flooring and views across rolling countryside.

To the front, the cottage has its own entrance via an inner hallway with stairs to the first floor and a door to the garden. The sitting room is full of character, with stone mullion windows and window seats, a front door, and a stone fireplace with wood burning stove and wooden lintel. The kitchen combines modern fittings with period charm, offering flagstone flooring, an electric hob and oven, slate worktops, a Belfast sink, a feature Rayburn and a window seat with views to the front. Upstairs, the landing leads to two double bedrooms, a bathroom, and a remarkable principal bedroom showcasing the stunning Tudor ceiling, two windows with far reaching views, a decorative fireplace and an original exposed beam.

## OUTSIDE

An entrance drive leads to the parking area and rear of the house, with gravel parking for several cars and easy access to the property. The front of the property is beautifully presented with a stone and painted façade, planted borders, myrtle sweeping across the frontage, and steps rising to the historic front door, all set within a secluded terrace garden with a gate to the front. To the rear, a cobbled terrace provides space for seating, access to rear utility/shower room and gate opening into a truly impressive garden, far larger than expected for such a central location. A sweeping private lawn with patio terrace ideal for alfresco dining while further steps rise to an almost hidden upper garden that is level, enclosed, and wonderfully secluded, offering elevated views back across the grounds and towards the hills beyond. Practical storage areas at the rear of the house provide ample room for bikes, surfboards, and outdoor equipment, with convenient access to the front road.

## SERVICES

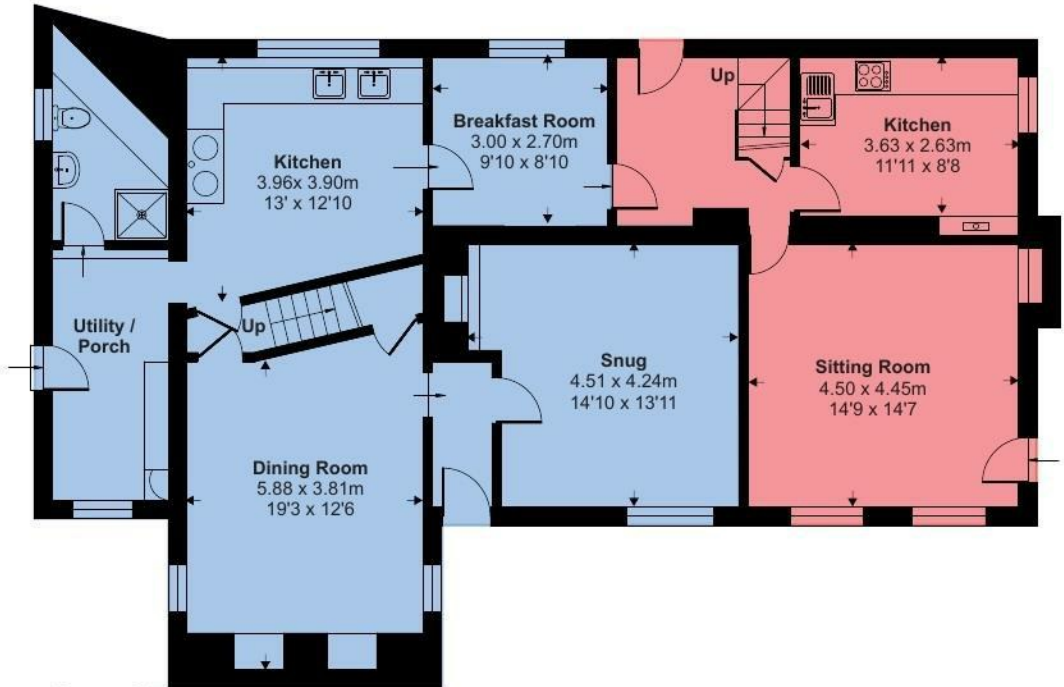
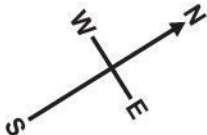
Mains electric and water.

Part electric and oil central heating.

Grade II\* listed.

Approximate Area = 2628 sq ft / 244.1 sq m

For identification only - Not to scale



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1432482



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