



Winswell Farm

| TORRINGTON, DEVON

| **Carter Jonas**

WINSWELL FARM
PETERS MARLAND
TORRINGTON
DEVON
EX38 8QB

**Three residential properties
in a small hamlet in a rural
location with holiday letting
potential.**

- End of terrace 3-bedroom period farmhouse.
- Mid-terrace 2-bedroom period cottage.
- End of terrace 2-bedroom period cottage.
- All with enclosed rear gardens.
- Panoramic countryside views from the rear of the properties.
- Concrete driveway to front with parking.
- Detached stable block with 3 loose boxes with potential to be converted in a holiday letting cottage, subject to gaining the necessary consents.
- Set in 7.29 acres including paddocks which lead down to a lake.
- The land has its own access from the highway and has potential for a glamping business.

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LOCATION

Winswell Farm is located in the hamlet of Winswell and is 5 miles from Great Torrington which is the nearest town with supermarkets, primary school, a secondary school, shops, a theatre, public houses/restaurants, an indoor swimming pool complex, a doctor's surgery, dentist, tourist information, community centre, pannier market and golf course.

The Half Moon at Sheepwash is known for good food within the area. Great Torrington is home to the Dartington Crystal Centre and the RHS Garden Rosemoor.

There are independent schools nearby including Shebbear College in Beaworthy and Kingsleigh School in Bideford.

The Tarka Trail is popular with walkers and cyclists and runs from Braunton to Meeth. The nearest access is at East Yarde (1 mile away) where the Yarde Orchard Café is

located. Other popular tourist attractions in Devon include the harbour town of Bideford (10 miles away), the picturesque fishing village of Clovelly, Hartland Point with lighthouse and rugged coastline, Westward Ho!. The nearby theme parks of the BIG Sheep and Milky Way are located just off the A39.

Barnstaple is the commercial centre of North Devon and is located 16.5 miles away and is linked directly to the M5 motorway at J27 by the North Devon link road (A361) which is mainly dual carriageway.

Winswell Farm is ideally situated to explore the coastline via the A39 (Atlantic Highway) which gives access to North Devon and further into North Cornwall to the seaside resorts such as Bude, Widemouth Bay and Padstow.

There are sporting facilities in the area including golf courses at Torrington and Westward Ho! (The oldest golf course in England).

The North Devon coastline is renowned for his excellent surfing beaches such as Woolacombe, Saunton Sands and Croyde which are easily accessible.

Close by are the scenic former fishing villages of Instow and Appledore on the Torridge estuary.

The National Trust properties of Castle Drogo and Arlington Court make ideal daytrips.

AMENITIES

The property lies in an elevated position with panoramic views from the rear over the surrounding countryside.

Terrace of three residential properties which have the potential to be used as holiday letting cottages, residential lets or occupied for multi-generational living.

The parcel of land is positioned to the rear of the properties with a stable block that has potential to be converted into a holiday letting cottage, subject to gaining the relevant planning consents.

The land slopes down to a spring-fed lake at the bottom of the site which tiers down to two further ponds. The lake has the potential to be used for coarse fishing. The land could also be used for glamping and has its own separate access onto the highway further along the lane.

FARMHOUSE

Two-storey end of terrace cottage with parking for two vehicles to front on a concrete yard area.

Accommodation on the ground floor comprises an entrance hall with Grant oil-fired boiler providing central heating, ceramic tiled floor, wooden ledge and brace door into dining room with parquet flooring and former interconnecting door into Higher Cottage (now blocked). Opening through into a fitted kitchen of modern wall and base cupboards, ceramic 1.5 bowl sink unit, electric oven and halogen hob. Door into sitting room with an inglenook fireplace with stone hearth housing a cast iron wood burning stove with heavy wooden lintel over. Rear hall with ceramic tiled floor and built in cupboard. Wooden glazed door leading out onto rear gardens and onto the land with close proximity to the stables. Stairs to first floor accommodation. Landing with access to roof void. Bedroom 1 with built in wardrobes and UPVC double glazed window to rear with panoramic countryside views over the land and lake. Bedroom 2 with stripped wooden floorboards, high-level built-in bunk bed, built in cupboard, UPVC double glazed window to rear with countryside views over the land and lake. Bedroom 3 with built in cupboards, alcoves for two single beds and a UPVC double glazed window to rear with panoramic countryside views over the land and lake.

Rear enclosed garden laid mainly to lawn with patio area.

HIGHER COTTAGE

Two storey mid terrace cottage with parking for one vehicle to front. Accommodation on the ground floor comprising a hall, shower room/utility, open plan sitting, kitchen and dining area. First floor landing, two bedrooms and bathroom. Oil-fired central heating.

POST HOUSE

Two-storey end of terrace cottage with parking for 1 vehicle at the front of the property on the road. Accommodation on the ground floor comprises an open plan sitting/dining room and kitchen with beamed ceiling, ceramic tiled floor and built in cupboards with wall mounted boiler providing central heating with the property having supplementary electric heating. Stairs to first floor accommodation. Landing with exposed roof trusses. Access to roof void. Two bedrooms, both with exposed roof trusses. Bedroom 1 with a dormer window to the rear overlooking the gardens and surrounding countryside. Shower room with a white suite of pedestal wash hand basin, low level WC and tiled shower cubicle.

Outside rear garden laid mainly to lawn with greenhouse, raised vegetable patch area and gated access leading out onto the paddocks.



Farm House



Post House



Farm House



Farm House

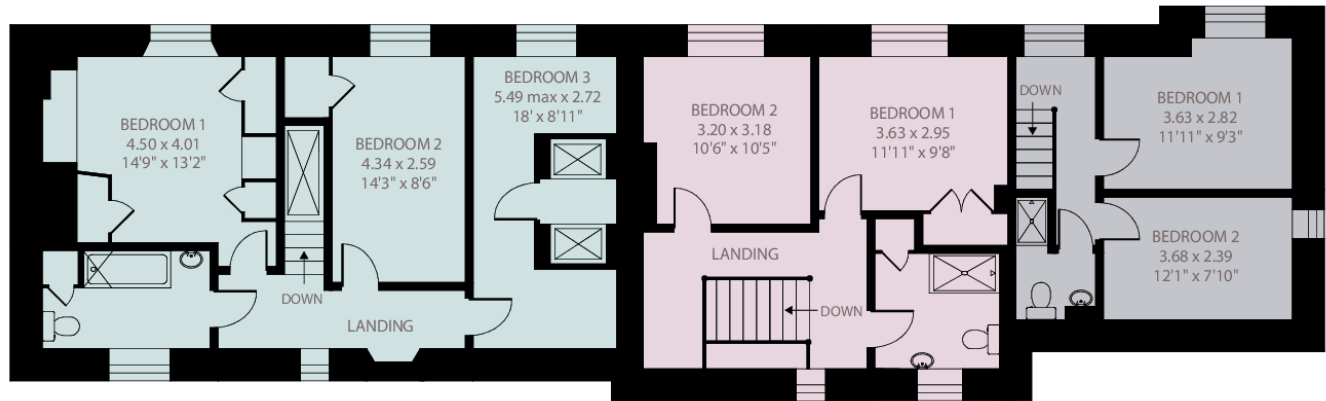


Post House

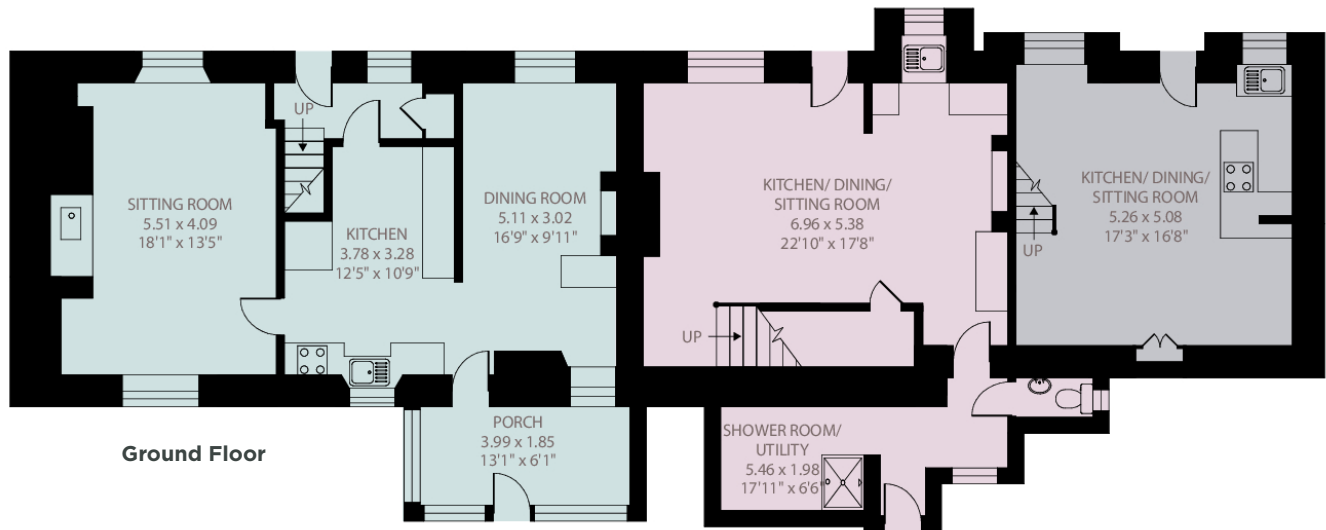


Farm House





First Floor



Ground Floor

LAND PLAN

- POST HOUSE
- HIGHER COTTAGE
- FARM HOUSE

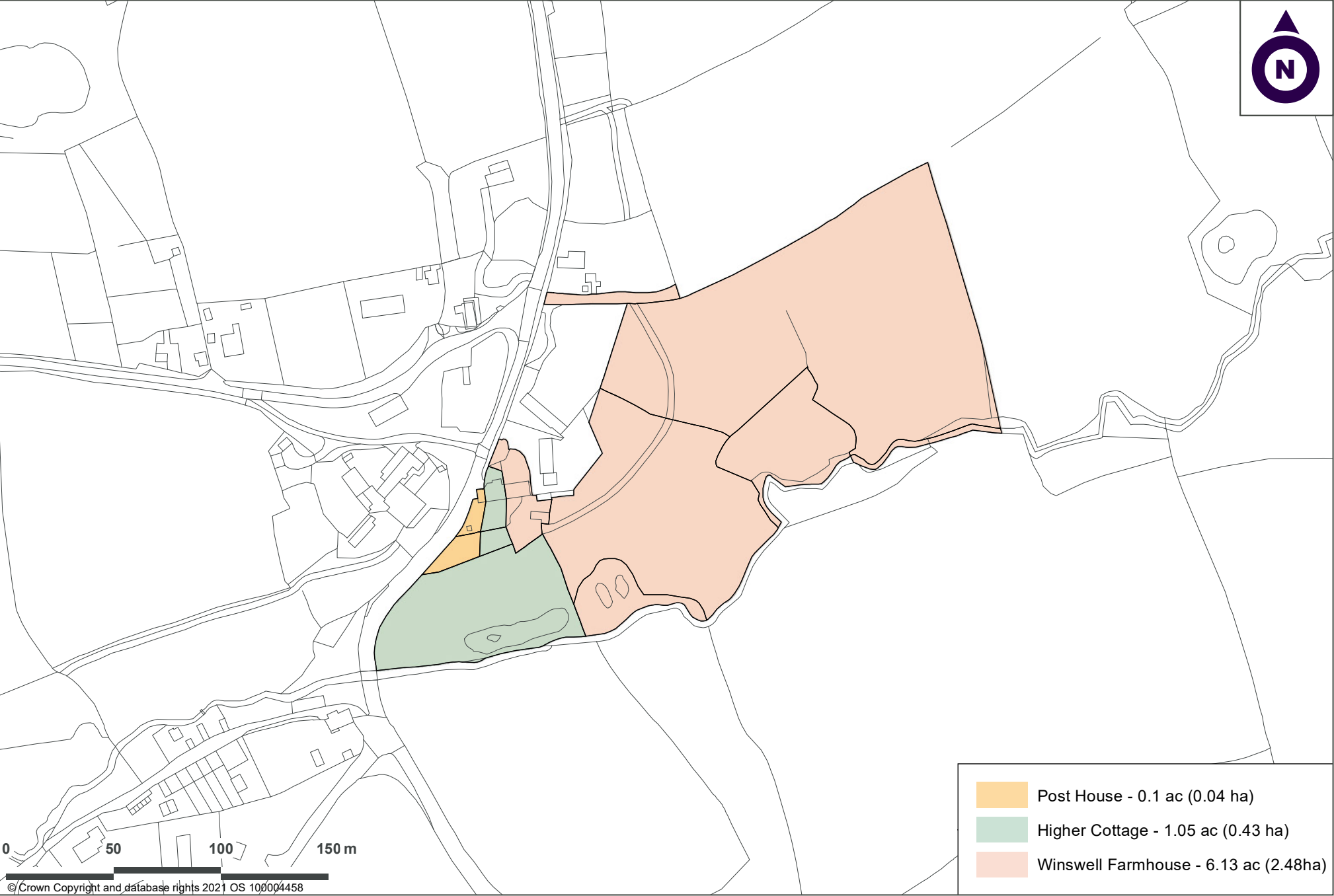
FLOOR PLAN

WINSWELL FARM, PETERS MARLAND,
TORRINGTON, DEVON, EX38 8QB

Approximate area: 288.3 sqm / 3104 sqft

- POST HOUSE
- HIGHER COTTAGE
- FARM HOUSE

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





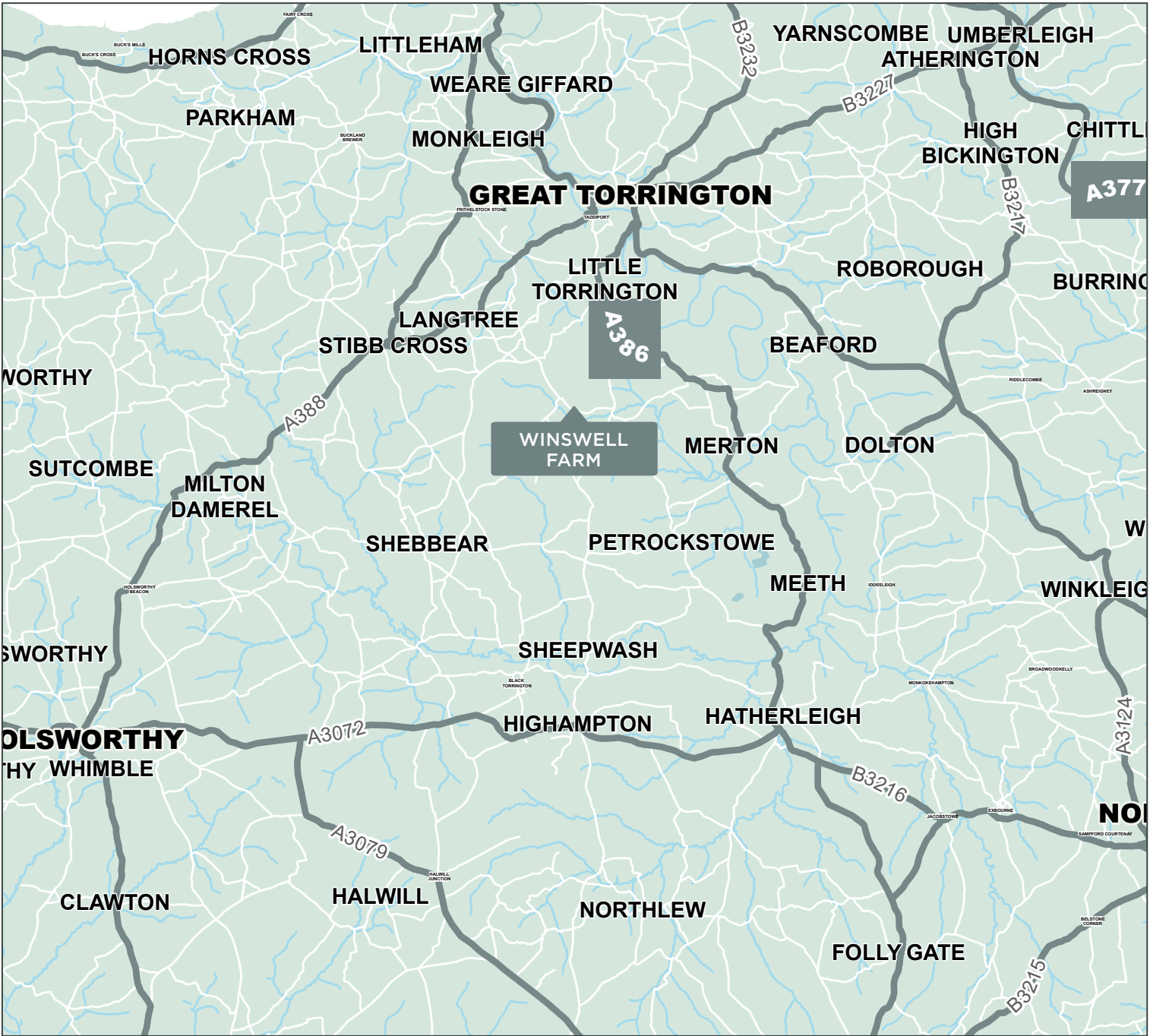
LAND

Land of 7.29 acres of pasture with mature trees including Oak, Beech and Ash. Divided into three paddocks, ideal for equestrian purposes.

At the bottom of the site is the River Mere which is the boundary where the lake is located with an island along with two further ponds, ideal for coarse fishing.

The land has far reaching countryside views and is ideal for glamping and has a concrete driveway through one of the steeper paddocks and has its own access onto the highway.

Within the land is a detached stable block with a concrete yard near to Farm House with three loose boxes. One of the stables has been converted into an office and another is being used as a workshop currently with power and lighting.



METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE & POSSESSION

The freehold interest is being offered with vacant possession on completion.

EPC RATINGS

Farm House: D
Post House: D
Higher Cottage: E

LOCAL AUTHORITIES

Torridge District Council
Riverbank House, Bideford, Devon,
EX39 2QG
01237 428 700
www.torridge.gov.uk

VIEWINGS

Strictly by appointment with agents
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/// reap.ombudsman.expect



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