

Birchill Farm
Langtree | Great Torrington | Devon | EX38 8NB

FINE & COUNTRY

BIRCHILL FARM



Set amidst Devon's rural countryside, within minutes of the Tarka Trail and the historical market town of Great Torrington, a well laid out holiday complex with a handsome main house providing contemporary family living, a detached annexe and 7 holiday cottages, all offering stylish accommodation set amidst approx. 8 acres of gardens, children's play area both inside and out, BBQ/Pizzeria, woodland walk and fields for animals including stabling.



KEY FEATURES

- 2024/25 Holiday accommodation of the year South West (Prestige Awards)
- 2024/25 Visit England 5 Star Gold award
- Peaceful location
- Holiday accommodation for up to 26 people
- Cottages are furnished and extensively equipped
- Wonderful family home
- 4 bedrooms
- 2 bathrooms
- 5 reception rooms
- Paddocks
- Stabling
- Approx. 8 acres overall
- Great Torrington 3 miles
- North Devon Surf Beaches 11 Miles
- Dartmoor 22 miles
- Exeter 37 miles

Coming up the driveway with silver birch lining either side really is only a small taster of what lies beyond. The handsome farmhouse sits back on the left above the drive, before it turns off to the ample parking for the cottages.







KEY FEATURES

Farmhouse

Approached across an enclosed paved courtyard and coming in through the front door, one is immediately struck by the contemporary feel that has been created inside. A fine reception hall guides you in, with Walnut doors featuring aluminium horizontal inserts, a Porcelain tiled floor that extends through other parts of the ground floor complimented by hard wood stairs, having glass side panels and risers, leading to the first floor. The sitting room with its log burner is a delightful south westerly facing room having a log burner sat upon a stone hearth with fireplace surround. Continuing down the hall is a double aspect office. The splendid south westerly facing drawing room has a fireplace with inset Clearview stove and adjacent luminated display cupboards with glass fronts as a focal point. Having two large sash windows, this is a wonderful room to be in at any time of day but especially mid afternoon through to the early evening as the sun pours in.

They say the heart of a home is the kitchen and this is the theme expressed by our clients by creating a wonderful 'T' shaped entertaining environment, combining a double aspect 30' kitchen/family opening into an 18' dining room, allowing refectory table dining for 10. The kitchen offers an extensive range of burgundy wall, floor and drawer units with concealed lighting, all balanced with granite work surfacing and a substantial island unit. The kitchen design is based around someone who enjoys cooking offering an induction hob with extractor and light above, oven, grill, microwave, tall fridge and separate tall freezer, dishwasher and waste disposal/ recycling drawer. Two pairs of bifold doors open up into the garden thus creating even more entertaining space during the warmer months. Leading off is a generous size utility room with ample storage and appliance space, with doors leading off into a small study on one side which overlooks the garden and a useful boot room with external door to the courtyard outside. Rounding off the accommodation on the ground floor is a stylish cloakroom. Upstairs is a fusion of contemporary with traditional farmhouse panel doors to the rooms with brass knobs whilst the decoration is finished in a modern style. The whole right side of the first floor is taken up with a substantial main bedroom, dressing room and large en suite having a wooden floor, double ended spa bath, separate shower, wash hand basin and WC with hidden cistern. There are two further double bedrooms, a single room currently used as a second dressing room and a family bathroom with bath, shower, wash hand basin and WC.

SELLER INSIGHT

"Birchill Farm has been our home for the past seven and a half years. What first drew us in was the setting. The beautiful land, the stream and woodland, and the cottages that came with it made it very compelling. It offered so much potential, all finished to a high standard and carrying the prestige of a 5-Star Gold Visit England rating."

"The property even caught wider attention, being featured on I Escaped to the Country - so it has already had its moment on television!"

"Since moving here, we have lovingly modernised and enhanced the farmhouse, reconfiguring the ground floor, installing new doors, stairs, and flooring. Each of the cottages have also been upgraded and refurnished."

"The farm has brought so much joy, from the alpacas and miniature donkeys, to rabbits and the reptile room. Children who stay here are enchanted by the gnome garden, the chocolate eggs hidden by the 'cheeky chickens', and the fairy walk through the woodland down to the stream."

"My favourite room in the house is the kitchen/dining room which is a sociable, T-shaped space that's perfect for gatherings, whether for family meals or special occasions."

"As a garden designer, the grounds have been a labour of love. I've created a series of distinct areas, from a vegetable patch to a Mediterranean corner and even a Japanese garden. Beyond the cultivated spaces, the woodland is alive with wildlife including deer, hedgehogs, and countless other creatures. There is a peaceful viewpoint where we have often sat with a morning coffee, looking across the valley just taking it all in. We have loved sharing these spaces with holiday guests, often hosting pizza nights by the firepit."

"This home has been wonderful for entertaining, with a natural flow that makes hosting easy and enjoyable. A treasured memory is my mother's 90th birthday party which we hosted here."

"With no immediate neighbours, we have enjoyed great privacy while still joining in local activities such as yoga, craft classes, and even a beekeeping course that my husband particularly loved."

*"What we will miss most is the peace and tranquillity. Birchill Farm has been a truly special place to us, but it now feels the right time to begin a new chapter."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.




CERTIFICATE

















KEY FEATURES

Gardens
Large areas of terracing run adjacent to the house and provide ample room for al fresco entertaining with the wonderful gardens as a back drop. As a garden designer, our client has put much thought into the layout, the positioning and planting throughout the formal gardens with several places to sit and relax throughout. There are several areas all zoned differently, with lawns for playing on, to vegetable patches, to Japanese water garden with bridge, to a Mediterranean hot garden. Outside the kitchen across from the terrace is a long Rill water feature taking the eye into the distance.

Strategically placed is a selection of steel and wooden structures giving further form and shape to the environment. Planting includes, box, banana, ferns, acer, bamboo, black bamboo, button lavender, lavender, lily Crocosmia and Photinia to mention but a few.

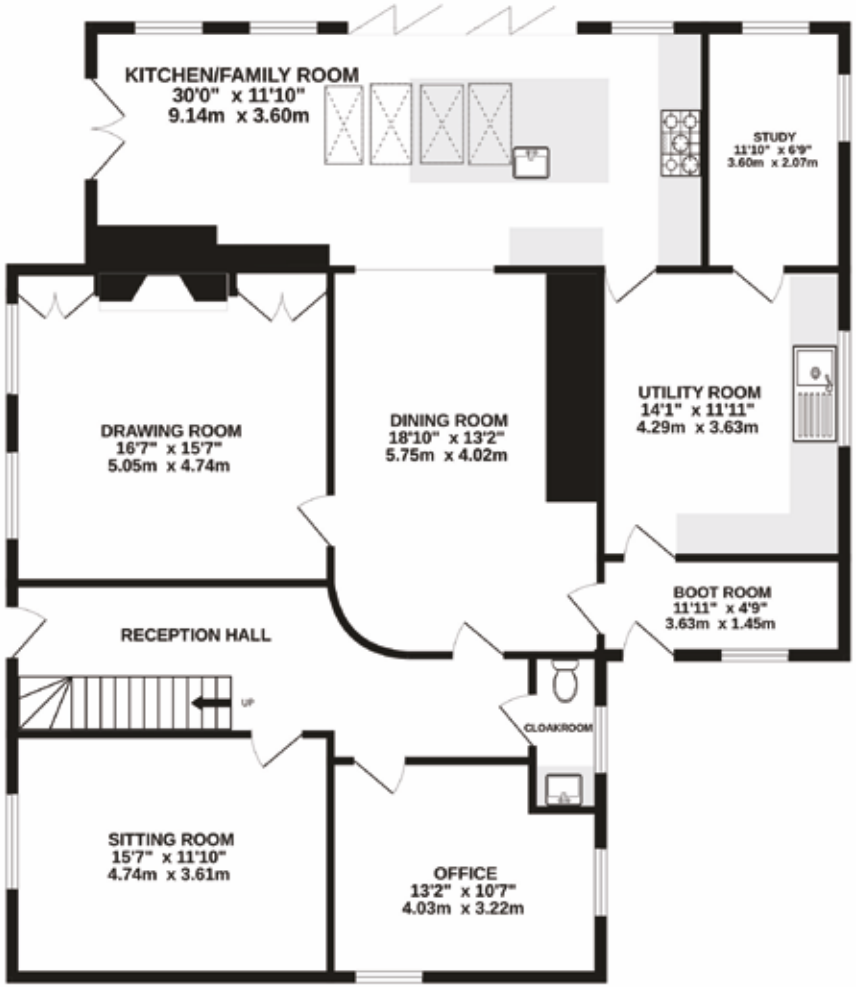
Parking
The house has its own separate parking beside the formal gardens.



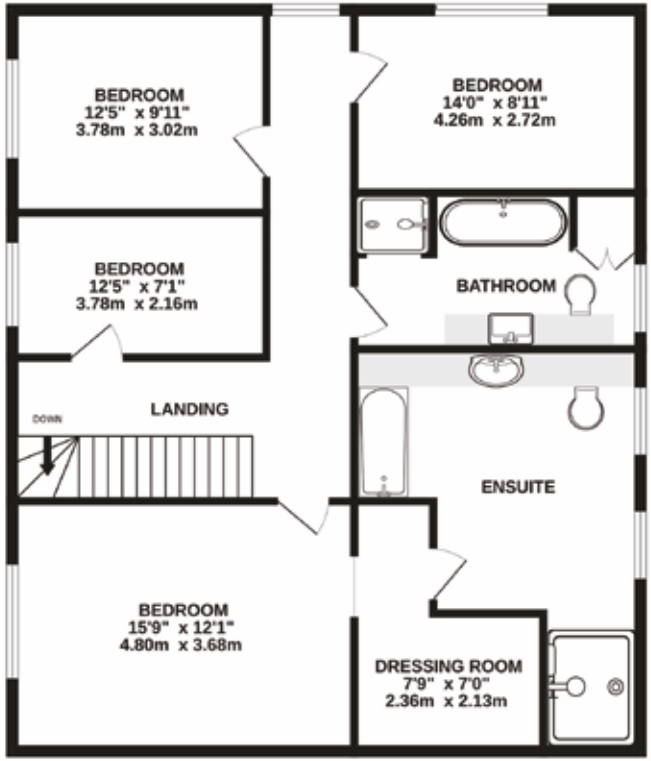




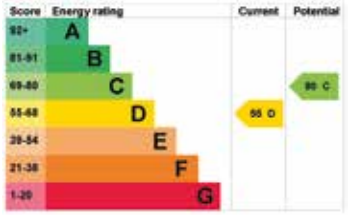
GROUND FLOOR
1597 sq.ft. (148.4 sq.m.) approx.



1ST FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



Tenure: Freehold
Council Tax Band: F



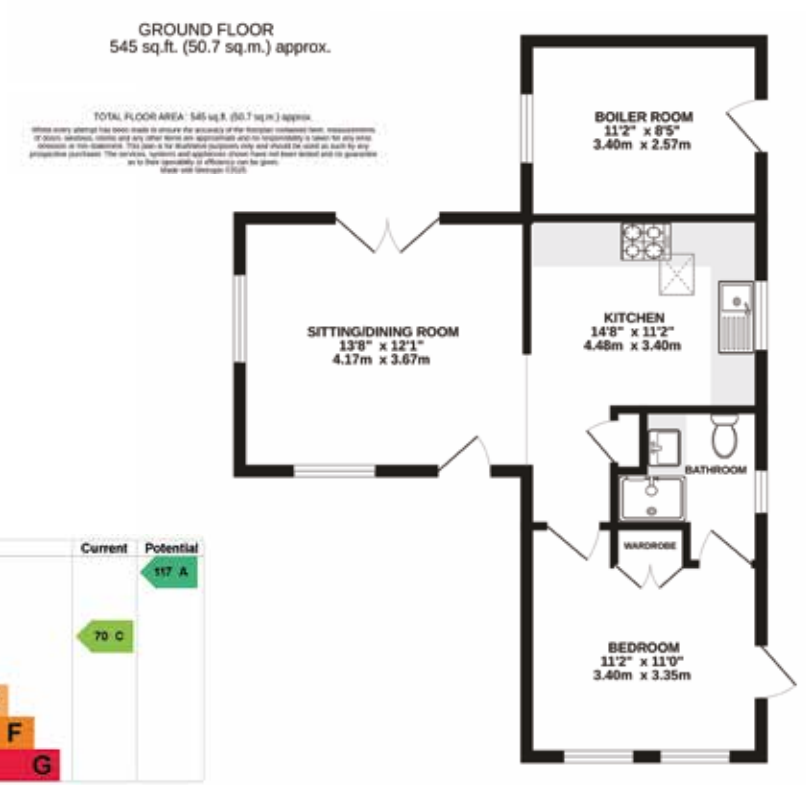
TOTAL FLOOR AREA : 2709 sq.ft. (251.7 sq.m.) approx.

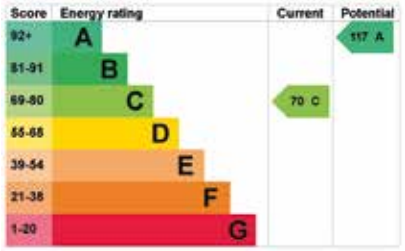
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Primrose Cottage


Primrose Cottage


Primrose Cottage


GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.
TOTAL FLOOR AREA: 545 sq.ft. (50.7 sq.m.) approx.
BOILER ROOM
11'2" x 8'5"
3.40m x 2.57m
SITTING/DINING ROOM
13'8" x 12'1"
4.17m x 3.67m
KITCHEN
14'8" x 11'2"
4.48m x 3.40m
BATHROOM
WARDROBE
BEDROOM
11'2" x 11'0"
3.40m x 3.35m


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
70 C
117 A

Primrose Cottage
This is held under a section 106 agreement as an Annexe and currently falls outside the holiday accommodation. It is an ideal relative cottage, as demonstrated in the current living arrangements, and offers a sitting room overlooking its own garden with doors out into it, a kitchen/breakfast room with plenty of units, hob, oven and microwave, along with a double bedroom and en suite. Planning was passed in 2019 to enlarge the accommodation to create a larger shower room, a walk in wardrobe, larger living area with sun room, separate kitchen/breakfast room and utility room.

Stables and Paddocks
These are found adjacent to the farmhouse and Primrose Cottage. The paddocks all interlink on this side of the grounds with the main paddock being on the South Westerly side adjacent to some of the cottages and cottages parking area.








Play Barn


Kids Tractor barn

The Holiday Cottages
Over recent years these have all undergone extensive refurbishment, upgrading, and have been refurnished which has paid off dividends, with several Visit England rating awards including the Prestige 5 Star Gold, winning the South West of England Prestige award for holiday accommodation 2024/2025 and being rated 5.0 on Trip advisor.

All of the cottages have their own welcoming and homely feel, private gardens of varying sizes with six of them sleeping 4 plus a cot, with a further one sleeping 6 plus a cot.

Facilities in the cottages include
Combi boilers for heating and water
TV with Freeview and DVD player
Radio and CD player
Washer/dryer
Fridge and full size freezer
Electric oven and hob
Or fridge/freezer
Dishwasher
Microwave
Bread making machine
Nespresso coffee machine
Milk frother
Iron and ironing board
Hairdryer
Baby and toddler equipment
WIFI

Children are well catered for within the complex.
A two storey Indoor Play Barn offers a soft play area for babies, toddlers and children up to 3 years. Downstairs is set up for imaginative play with a shop to serve pizzas or ice-creams, dressing up costumes, and more. There's plenty of comfortable sofas for parents to sit and relax while the children play. The Indoor Play Barn also houses toilet & hand washing facilities which are accessible from either inside or outside.

Within the Tractor Play Barn are a good selection of ride on tractors and cars, ideal for those odd rainy days. Have your friends over for tea in the playhouse or get messy in the sand and water play tables. There's also a fort, arts and crafts, and more.

The Den provides older children with table football, a pool table and toys.

The enclosed Outdoor Play Area has a varied selection of swings, slides, climbing frames, picnic tables and for the musical amongst us percussion chimes!

Before heading into the woodland walks down to the stream and pond is a fire pit and circular rotunda which is an ideal spot to while away the hours.

Outbuildings
Adjacent to the farm is a prefabricated building that acts as storage and laundry facility for all the bed linen, towels etc.

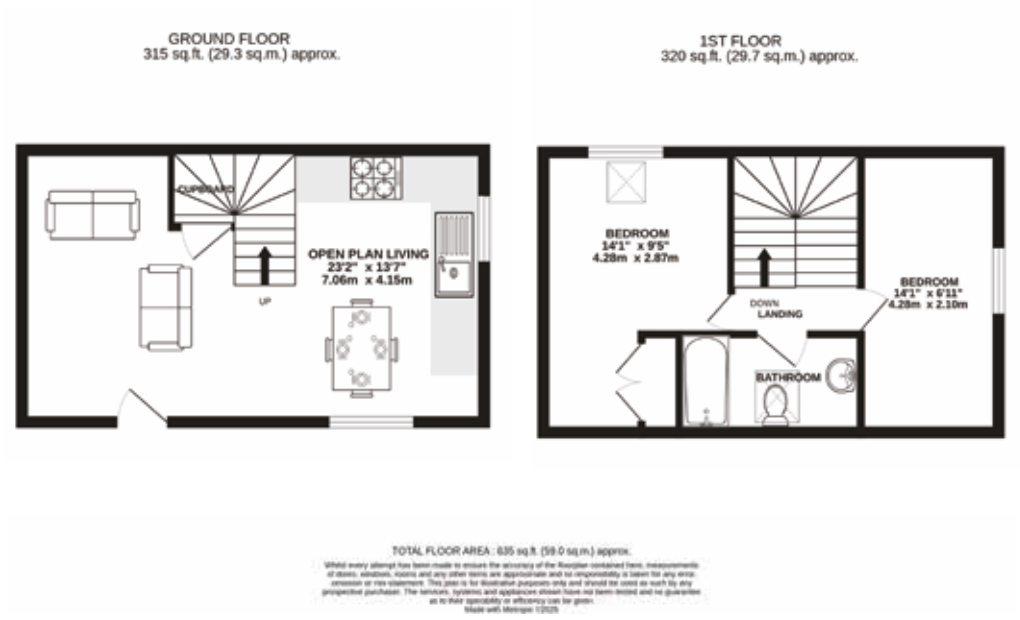
Parking
Each of the cottages has a space in the communal parking area.







Bramble



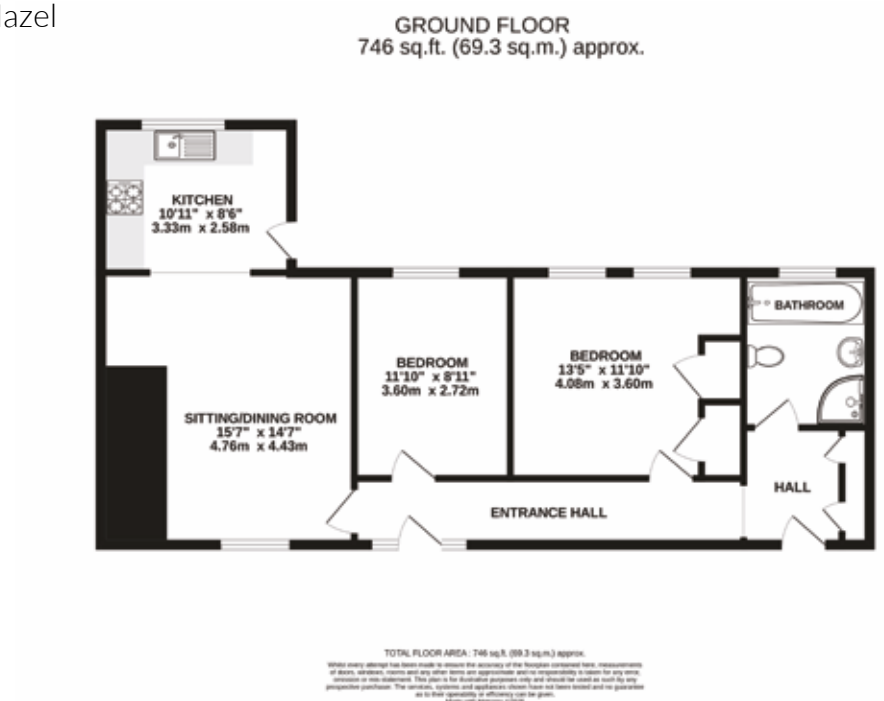
EPC: C


Hazel


Hazel


Hazel

Hazel


GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.
KITCHEN
10'11" x 8'6"
3.33m x 2.58m
SITTING/DINING ROOM
15'7" x 14'7"
4.76m x 4.43m
BEDROOM
11'10" x 8'11"
3.60m x 2.72m
BEDROOM
13'5" x 11'10"
4.08m x 3.60m
BATHROOM
HALL
ENTRANCE HALL
TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

EPC: C

The Granary



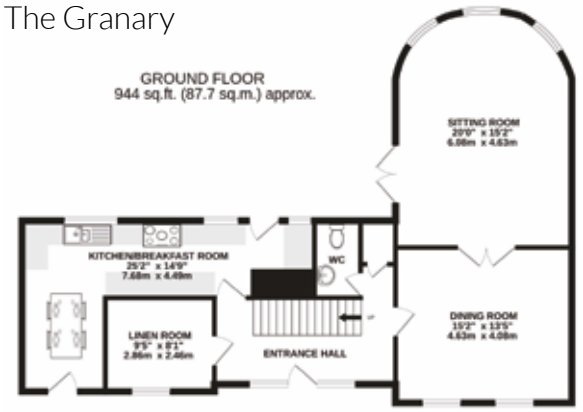
The Granary



The Granary



The Granary





TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

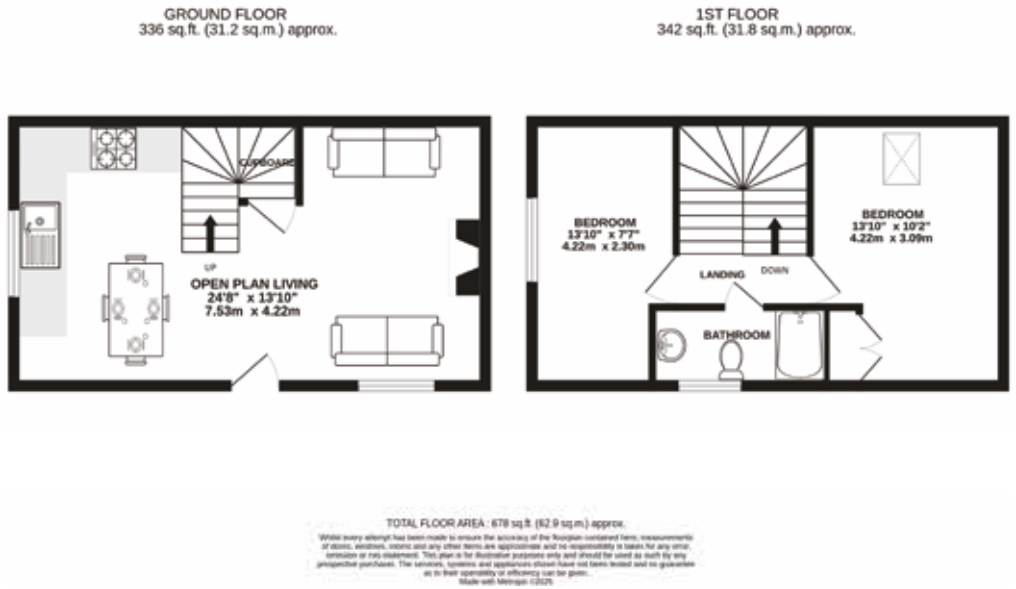
EPC: C







Oak Apple



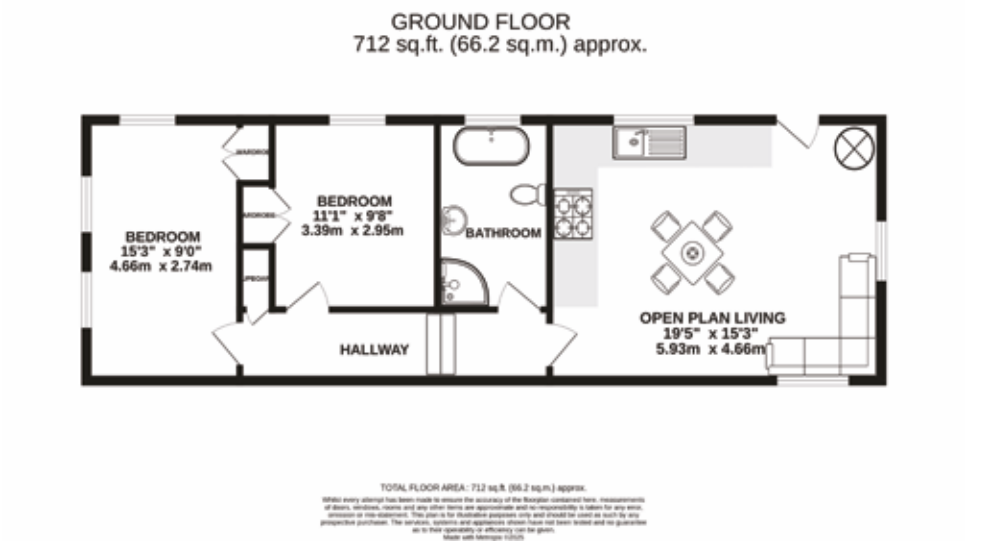
EPC: C







Elderberry



EPC: C

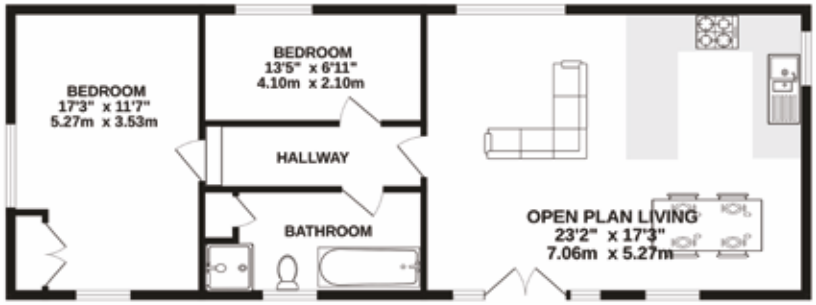






Willow

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

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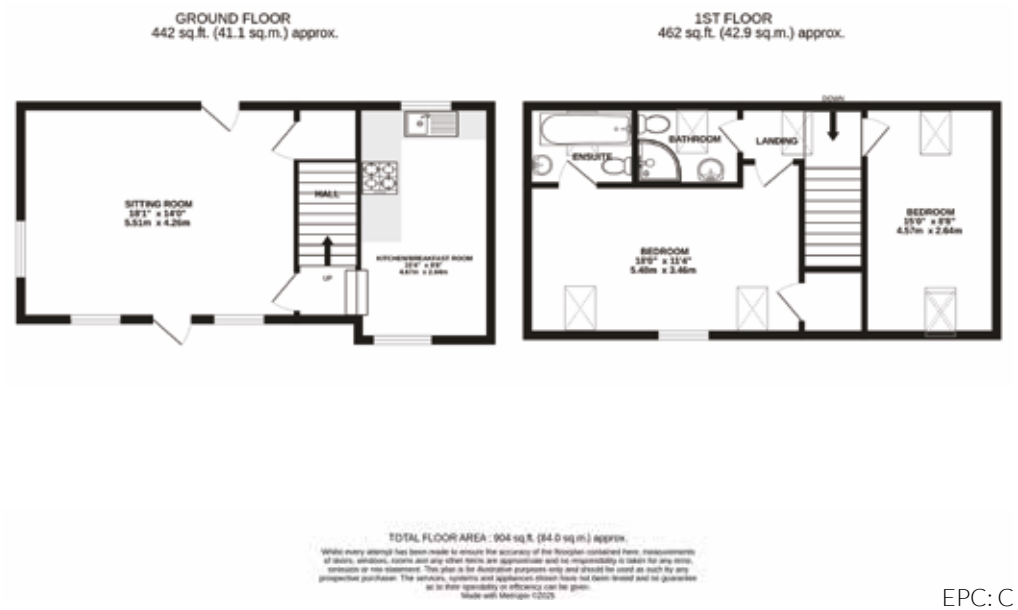
EPC: C


Bryony


Bryony


Bryony

Bryony


GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.
1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.
SITTING ROOM
18'1" x 14'0"
5.51m x 4.26m
HALL
UP
KITCHEN/BREAKFAST ROOM
15'4" x 9'3"
4.67m x 2.84m
ENSUITE
BATHROOM
LANDING
DOWN
BEDROOM
18'0" x 11'4"
5.48m x 3.46m
BEDROOM
15'0" x 9'5"
4.57m x 2.84m
TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
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EPC: C



INFORMATION

Services
Mains water, electricity and private sewage treatment plant. Heating via oil. Within the on site plant room is a filtration system for a private water supply currently not in use.

Summary
Birchill Farm represents a unique blend of elegant country living and thriving holiday enterprise. Whether as a private residence with guest accommodation, a multi-generational estate, or an award-winning hospitality business, it offers exceptional lifestyle and investment opportunities in one of the UK's most sought-after rural regions.

Directions
Leave Great Torrington via the A386 in the direction of Bideford turning left opposite the Commons on to the B3227 signed to Taddiport. Continue through the village for about 1.5 miles turning left onto the concrete farm lane opposite Homelea dairy farm on the right. Follow the lane to the drive up to Birchill where the parking will be found on the right hand side.

Agents Note
The lane off the main road is owned by Homelea Farm and the complex has rights of access.

Guide price £2,200,000

Trading As: Fine & Country Torrington
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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