

HALLCOURT FARM

PETROCKSTOWE • OKEHAMPTON • DEVON

JACKSON STOPS





HALLCOURT FARM
PETROCKSTOWE, OKEHAMPTON, DEVON, EX20 3HP

A BEAUTIFULLY SITUATED CHOCOLATE-BOX
COTTAGE OFFERING SPACIOUS AND VERSATILE
ACCOMMODATION, SET WITHIN APPROXIMATELY
3.8 ACRES OF DELIGHTFUL GROUNDS



DISTANCES

HATHERLEIGH - 4 MILES

OKEHAMPTON - 11 MILES

DARTMOOR - 19 MILES

BUDE - 23 MILES

EXETER - 34 MILES

(DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Private and secluded position
- Edge of village location
- Grade II listed character cottage farmhouse
- Re-thatched in 2026
- Easy access to the Tarka Trail
- Spacious and versatile accommodation
- Three/four bedrooms
- Beautiful live-in kitchen
- Delightful stream bordered gardens
- Fantastic range of outbuildings with potential (STP)
- 60' Agricultural barn
- About 3.8 acres in total
- Additional 4.7 acres available by separate negotiation

COMMUNICATIONS

The area can be accessed from junction 31 of the M5 Motorway, and along the A30 and then the A386. The nearest train station is located at Okehampton, which connects to Exeter where there are regular mainline rail services to London (Paddington) in just over 2 hours.

LOCATION

Occupying a wonderful position, situated on the edge of the quintessential Devon village of Petrockstowe and approached via a private track, the property offers an enviable blend of privacy, tranquillity and convenience. The village is within walking distance and provides a range of local amenities, including a farm shop, village hall and parish church.

The property is ideally positioned for access to some of Devon's most celebrated landscapes. Dartmoor National Park lies close by, while the A30 provides excellent road links to the wider region. The thriving market town of Hatherleigh, just four miles away, is a designated conservation area characterised by its medieval streets and attractive mix of period properties. The town offers a comprehensive range of amenities, including independent shops, cafés, pubs and restaurants, together with a primary school, community facilities and a variety of sporting and leisure pursuits.

Approximately 11 miles away, the charming market town of Okehampton sits on the northern edge of Dartmoor and provides an excellent selection of both independent and national retailers, including a Waitrose supermarket. The town offers schooling from infant through to sixth-form level, with the highly regarded Shebbear College nearby. Okehampton also benefits from a railway station providing regular services to Exeter, making it particularly attractive for commuters and families. Further amenities include a community hospital, a modern leisure centre and the picturesque Simmons Park. From Okehampton, the A30 offers swift access to Exeter and the wider motorway network.

The stunning coastlines of both Devon and Cornwall are within easy reach, offering a wealth of sandy beaches, dramatic coastal scenery and renowned surfing destinations. The popular seaside town of Bude on the North Cornwall coast is approximately 23 miles away, while the celebrated beach and resort of Westward Ho! lies around 17 miles distant.

The cathedral city of Exeter, approximately 34 miles away, is widely regarded as one of the South West's most desirable cities. It offers an outstanding range of shopping, dining and cultural amenities.





THE PROPERTY

A rare and exciting opportunity to acquire a beautifully positioned period cottage, enjoying a private and secluded setting whilst remaining within easy walking distance of village amenities. This charming Grade II listed home has been the subject of significant improvement by the current owner and now offers beautifully presented, versatile accommodation, combining character and period charm with modern comforts. Notably, the property was completely re-thatched in 2026.

The accommodation extends to a generous and flexible layout, with a stunning kitchen/dining/family room that forms the heart of the home. This impressive space opens directly onto an extensive terrace that wraps around the property, creating an ideal setting for outdoor dining, entertaining and enjoying the surrounding gardens.

Outside, the property is equally impressive: beautifully landscaped grounds surround the cottage, creating a wonderful sense of privacy and tranquillity, whilst a gently flowing stream forms a picturesque boundary. A range of traditional outbuildings provide excellent storage and offer exciting potential for alternative uses or conversion, subject to the necessary planning permissions. The property also benefits from a substantial agricultural barn. It is understood that planning permission was previously granted for the conversion of the outbuildings into four holiday cottages, although this consent has since lapsed.

In all, the property extends to approximately 3.8 acres, comprising delightful gardens, level pastureland and a field shelter, making it ideal for those seeking an equestrian, smallholding or lifestyle property. An additional parcel of approximately 4.7 acres situated on the opposite side of the lane is available by separate negotiation.

Offering a superb combination of character, privacy, land and potential in an exceptional rural setting, this is a truly special home for which early viewing is highly recommended.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

A covered porch leads to the front door and:

Entrance Hall – Stairs rise to the first floor landing. Limestone flooring.

Drawing Room – Window to the front elevation overlooking the gardens. Inglenook fireplace with a wood-burning stove (chimney not lined), bread oven and exposed stonework and lintel with a slate hearth. Exposed beams. Under-stairs storage cupboard. Former creamer remains in situ. Access to the utility room.

Sitting Room – Window to the front elevation overlooking the gardens with a window seat. Exposed beams. Wood-burning stove (lined) on a slate hearth with exposed lintel.

Kitchen/Dining/Family Room – A superb generously sized space spanning the width of the property, enjoying a delightful triple aspect overlooking the gardens, with French doors leading onto the terrace. Part-vaulted ceiling with exposed beams. Fantastic range of matching base units with a sink set into granite work surfaces and an electric Aga. Range of integrated appliances including fridge/freezer, dishwasher and a wine fridge. Pull out larder cupboard. Breakfast bar peninsula with oak work surfaces and further storage below.

Study/Bedroom 4 – Window to the rear elevation enjoying views over the garden. Hatch access to loft space.

Utility Room – Windows to the rear elevation overlooking the gardens. Fantastic range of matching wall and base units with a sink set into work surfaces. A range of integrated appliances include a fridge/freezer, hob, double oven and space for a washing machine.

Rear Lobby – Access to the rear garden and window to the rear. Space for coats etc. Hatch access to loft space.

Boiler Room – Window to the side elevation. Belfast sink. Space for washing machine and tumble dryer. Floor-mounted oil fired boiler.

Cloakroom – Comprising low level WC, wash hand basin and window to the rear elevation.

First Floor Landing – Window to the rear elevation. Hatch access to the loft space. Large walk-in airing cupboard.

Bedroom 1 – Window to the front elevation overlooking the gardens and land beyond. Built-in wardrobes.

En-Suite – Comprising low level WC with a concealed cistern, vanity wash hand basin and a double shower cubicle. Heated towel rail. Window to the rear elevation.

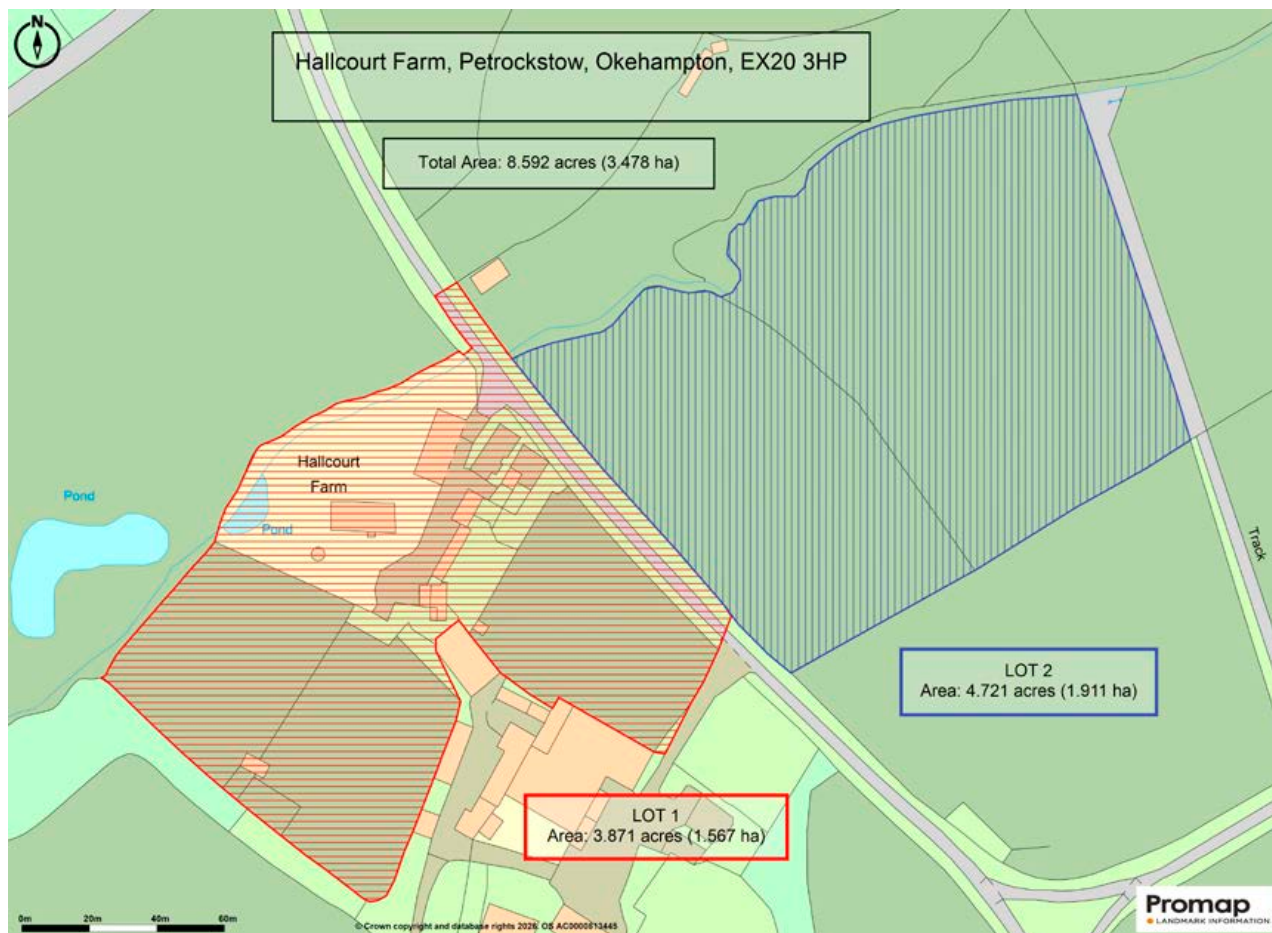
Bedroom 3 – Window to the front elevation overlooking the gardens and land.

Bedroom 2 – Window to the front elevation overlooking the gardens and land. Built-in wardrobes. Exposed beam.

Family Bathroom – Comprising low level WC with concealed cistern, vanity wash hand basin and a bath with shower over. Heated towel rail. Window to the rear elevation.







OUTSIDE

Approached via an electric five-bar gate, the property enjoys a sweeping gravelled driveway providing ample parking and turning space for numerous vehicles. To one side of the driveway stands a substantial agricultural barn (approximately 60ft x 30ft), offering excellent storage and considerable versatility for a range of agricultural, equestrian or lifestyle uses.

The approach is framed by beautifully established gardens, featuring raised beds and an abundance of mature trees, shrubs and flowering plants, creating colour and interest throughout the seasons. A charming seating area set against a feature wall provides an ideal spot from which to enjoy the peaceful surroundings. Double gates lead through to the rear of the property, where there is a timber stable, greenhouse and access onto the adjoining lane. There is also access to the paddock.

A range of traditional single-storey outbuildings are situated adjacent to the cottage and offer significant potential for a variety of uses, subject to any necessary consents. It is understood that planning permission was previously granted for their conversion into holiday cottages, although this consent has since lapsed. The buildings currently comprise a combination of storage areas, workshops, sheds, a greenhouse and a double garage. Beyond, a five-bar gate provides access to two level paddocks, one of which benefits from a field shelter.

The gardens are a particular highlight of the property, enveloping the cottage on all sides and enjoying a private, sheltered and sunny aspect. Thoughtfully planted and beautifully maintained, they feature an array of mature trees, shrubs and herbaceous borders, including roses, giant allium, geums and lavender, creating a quintessential cottage garden setting. A generous terrace wraps around two sides of the house, providing the perfect space for outdoor dining and entertaining, with views across the gardens and surrounding countryside. A feature pond further enhances the charm and character of this delightful outdoor space.

Beyond the formal gardens are areas of level lawn, a substantial wildlife pond and a gently meandering stream that forms part of the property's boundary, attracting an abundance of wildlife and contributing to the tranquil setting. Additional access from the lane leads to a further paddock located behind the range of outbuildings.

Extra Land – An additional parcel of land situated on the opposite side of the lane is available by separate negotiation. Extending to approximately 4.7 acres, the land is currently laid to level pasture and offers excellent potential for equestrian, agricultural or amenity use.

Note – It is understood that previous owners obtained planning permission for the construction of a stable block comprising six loose boxes and a tack room, and that foundations were laid accordingly. Interested parties should make their own enquiries with the relevant local authority regarding the status and potential reinstatement of any such consent.

HALLCOURT FARM PETROCKSTOWE, OKEHAMPTON, DEVON, EX20 3HP

TOTAL APPROX. FLOOR AREA 2050 SQ FT / 190.5 SQ M

PROPERTY INFORMATION

Services: Mains electricity, private water (borehole & well), private drainage (septic tank), oil-fired central heating. Super fast broadband.

Local Authority: Torridge District Council.

EPC Rating: Exempt

Agent's Note: Under the Estate Agents Act of 1979 we hereby declare that the owner of the property is a connected person to Jackson-Stops (North Devon).

What3Words:/// sweeper.scramble.assembles

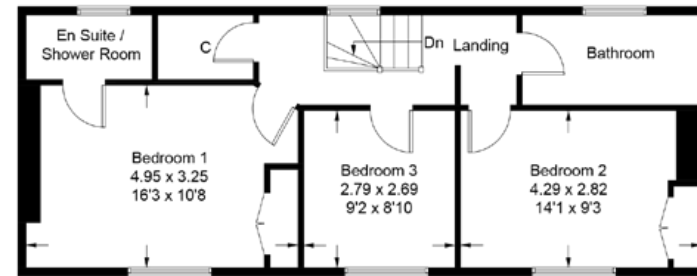
Directions: From Okehampton, proceed on the A386 towards Hatherleigh for approximately seven miles. Upon reaching the roundabout on the edge of Hatherleigh, continue straight ahead on the A386 towards Great Torrington for a further two miles.

Turn left, signposted for Petrockstowe and Sheepwash, and continue along the country lane. After a short distance, turn right onto a private track, identified by a 'Canada Woods' sign at the entrance.

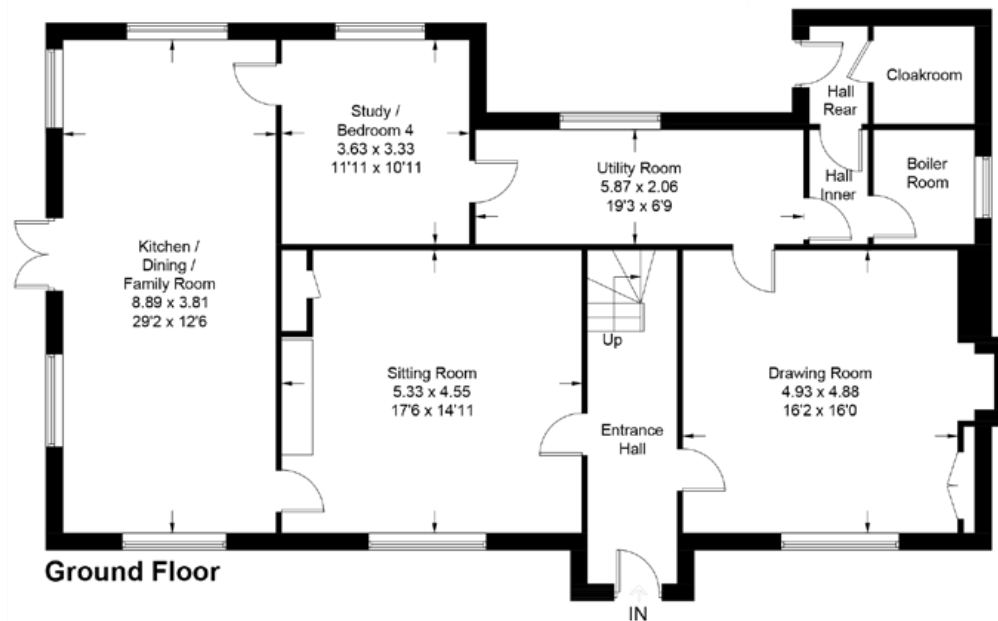
Follow the track for approximately half a mile passing a pair of stone lions. After a short distance, the entrance to the property will be found on the left-hand side with nameplate clearly displayed.

Viewing – By appointment with Jackson-Stops, North Devon 01271 325 153.

For sale by private treaty with vacant possession upon completion.



First Floor



Ground Floor

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

NORTH DEVON

01271 325153

northdevon@jackson-stops.co.uk
jackson-stops.co.uk

MAYFAIR OFFICE

020 7664 6644

66 Grosvenor Street
London, W1K 3JL

OnTheMarket.com

rightmove



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910