

Badslake

Little Torrington, Torrington, Devon, EX38 8PW

£1,300,000

EPC: E Council Tax: G & A (Shippen) Tenure: Freehold Bedrooms: 6 Reception Rooms: 5 Bathrooms: 3

FINE & COUNTRY

KEY FEATURES

- Private and secluded rural setting
- Excellent lifestyle, equestrian and multigenerational potential
- Substantial 5 double bedroom farmhouse of circa 3,350 sq. Ft
- 4 Reception rooms
- 2 Garden rooms/conservatories
- Double glazing
- Character features including exposed beams, stone fireplaces and wood-burning stoves
- Detached one bedroom annexe with 33’ former attic used as occasional further sleeping quarters
- Traditional cobb barn with lapsed planning
- Stabling
- Three paddocks
- 44’ tractor barn
- Workshop and wood stores
- Livestock/storage buildings
- Parking for numerous vehicles
- Formal gardens and lake
- Overall plot in the region of 8 acres





















The Approach

The long private driveway immediately creates a wonderful sense of seclusion before you arrive at the farmhouse with its generous parking and turning areas.

The combination of character lifestyle that is on offer within the main house and the former Shippen, along with the land and various outbuildings, makes Badslake particularly appealing to those looking for a lifestyle property with equestrian facilities, and multigenerational living or simply plenty of space, in a peaceful rural environment.







STEP INSIDE

Badslake

The Farmhouse

The farmhouse itself is an attractive and substantial period home we understand to be of cobb and stone construction under a slate roof, providing approximately 3,350 sq. Ft of accommodation over two floors. Character features can be found throughout, including exposed timbers, stonework, Marland brick floors and impressive fireplaces, while the generous proportions provide excellent space to enjoy family life without necessarily having to be on top of each other.

On the ground floor, the accommodation is centred around a spacious double aspect kitchen/breakfast room, complete with Aga, that creates a natural heart to the home and sets the tone for the rest of the accommodation that is on offer elsewhere in the house.

The sitting room and family room sit alongside one another, both having fireplaces with log burners to cosy up to in the colder months of the year. Off the family room and overlooking the approach to the farm is a fine 23' garden room that our clients use as a dining room that should comfortably sit 12 or more as required and it must be a lovely environment for some lively evening entertaining, or lunch time get togethers as it is bathed in sunlight through the mid morning to mid afternoon. On the other side of the kitchen an inner hall leads to the family room, again with log burner and leading off is another garden room, with log burner, which our client uses as an office overlooking the garden on the eastern side which also means they are away from the daily household activities going on around.

At the rear of the farmhouse is a study/gym, featuring an attractive local Marland brick floor, as well as a cloakroom and a generous sized utility room, providing ample appliance space and direct access out to the garden.

On the first floor there are five double bedrooms providing excellent accommodation for a larger family or visiting guests. There are also two big bathrooms, together with useful landing and storage areas.













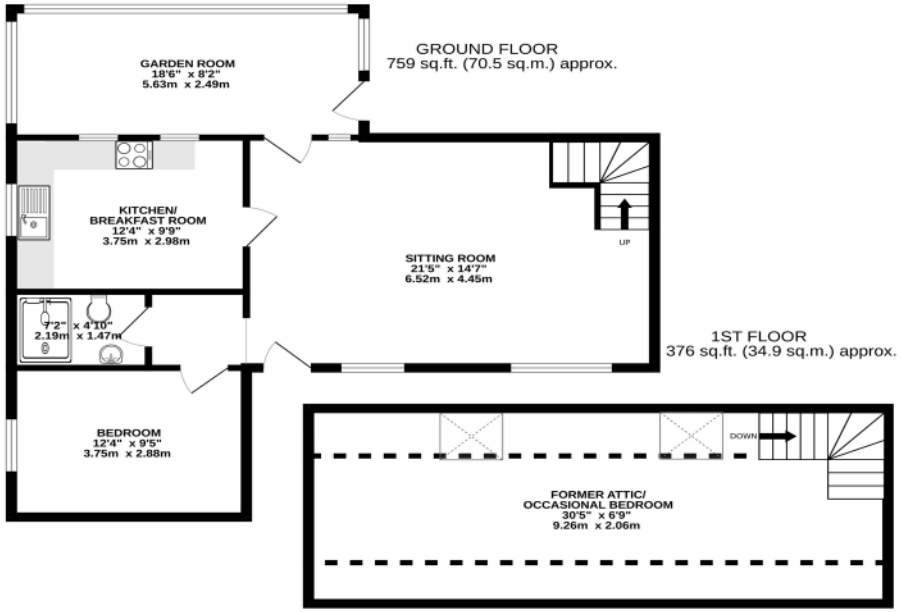
Badslake Shippen

Badslake

The Annexe

Away from the main farmhouse, the former Shippen has been thoughtfully converted to provide characterful and versatile additional accommodation. Ideal for extended family, dependent relatives or visiting guests, it also offers excellent potential as a separate work from home space. The ground floor comprises a generous sitting room with log burner, a kitchen/breakfast room with a range of units and appliance space, a double bedroom, a contemporary styled wet room and at the front a sun trap conservatory/garden room looking back towards the farmhouse and up to the fields beyond.

A staircase rises to a substantial former attic that is being used as an occasional sleeping area and provides a highly useful and adaptable additional space.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





Outbuildings, Stables & Barns

A traditional cobb barn stands opposite the farmhouse and although it has lapsed for conversion, provides a terrific storage/workshop with storeroom on one side and stables attached at the rear. The other buildings include an impressive 44' tractor barn providing substantial storage for machinery and vehicles, an animal pen, games room and large wood store with plenty of space for splitting logs.

There is extensive parking and turning space around the buildings, while the private driveway provides access through the grounds to the main property.

Paddocks

There are three paddocks, two together culminating near the small lake. The third is on the inner curve of the drive linked to the stables via a 'race' providing ideal turn out for horse and ponies.

Gardens & Grounds

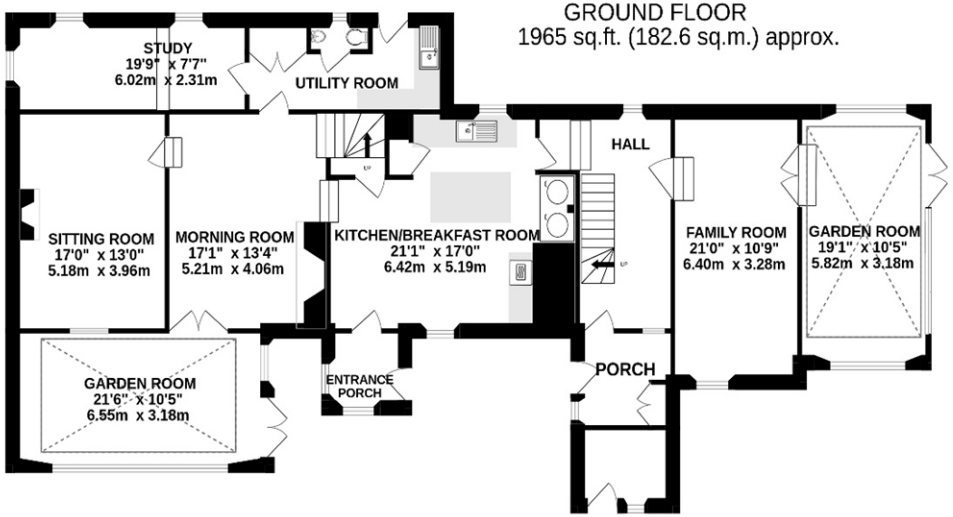
Wandering through these is like being in your own park with a swathe of lawn dotted with young trees leading down to the small lake which has its own island in the middle. There are productive orchards with fruit trees including pears and apples, both eaters and cookers. Adjoining the rear of the house is a large lawn and at the front is a sun trap terrace ideal for a quiet contemplation and listening to the sounds of nature all around.

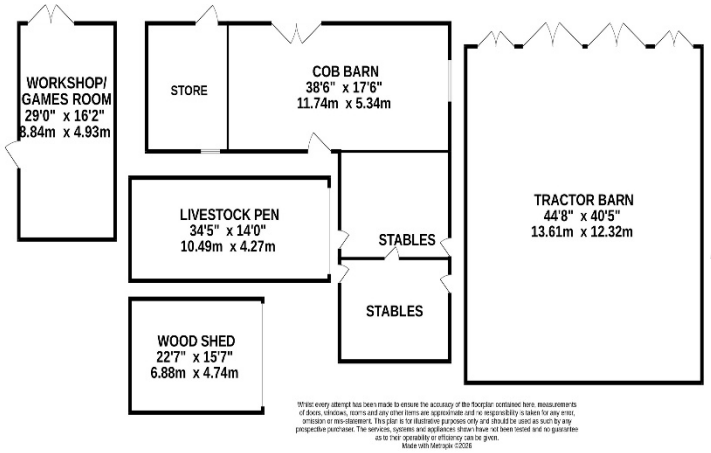
The Shippen has its own garden having lawn at the front and a terrace at the back which is an ideal for some al fresco entertaining.

The surrounding countryside offers excellent opportunities for walking, riding and enjoying the outdoors, with the renowned Tarka Trail and extensive areas of North Devon countryside within easy reach. RHS Rosemoor is only a few miles' away, perfect for the avid gardener. The wider area is well placed for access to Bideford, Barnstaple and Okehampton, while North Devon's spectacular coastline and beaches are also accessible for days out surfing or just taking in the North Devon Biosphere.







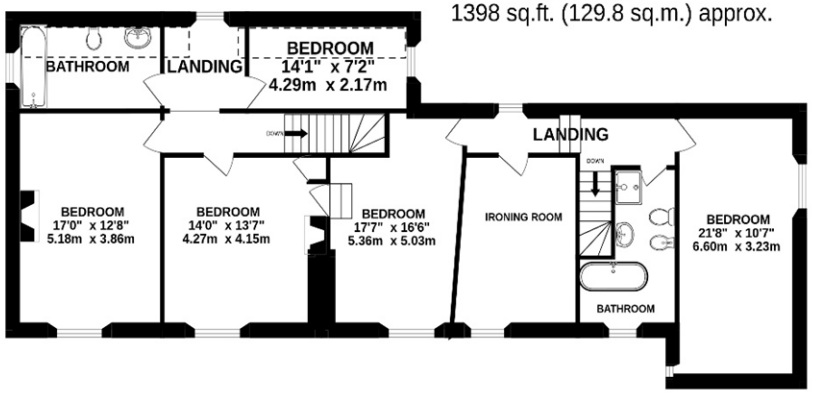




Adrian Hardwick
Local Director

Follow Torrington Fine & Country on





TOTAL FLOOR AREA : 3363 sq.ft. (312.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-stat
prospective purchaser.

Utilities and Services:

Mains electricity, Oil Heating, Private Borehole water,
Private drainage via modern water treatment plant
Bore Hole water providing water to field troughs.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

DIRECTIONS

From our Great Torrington office, follow the square around and take the left turning onto Well Street. Continue along until reaching the crossroads and turn right down onto New Road. Follow this road down the hill and over the bridge next to Orford Mill, continuing along the road until reaching another crossroads at the very top of the hill. Turn right here and continue until reaching a final set of crossroads, taking the left turning. Head down the hill past the farm, continuing under the Tarka Trail bridge and after about 300 yards the drive is on the right hand side.

https://what3words.com/dock.yachting.boating

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

FINE & COUNTRY



Torrington Fine & Country 17 High Street, Torrington, North Devon, EX38 8HN
01805 626999 | torrington@fineandcountry.com

fineandcountry.com™