



West View Farm

Staddon Road, Holsworthy, Devon, EX22 6NH

Guide Price £1,450,000

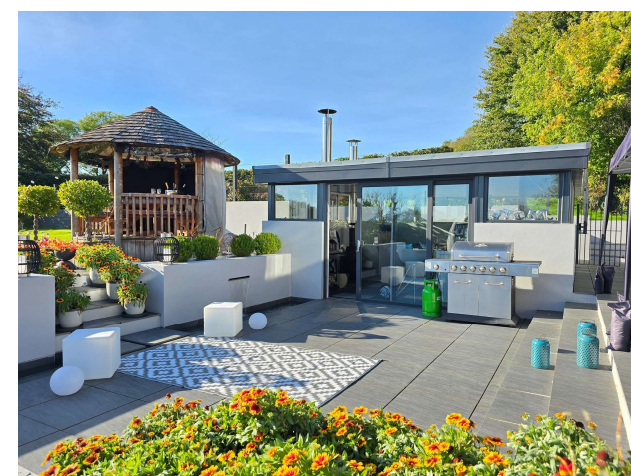
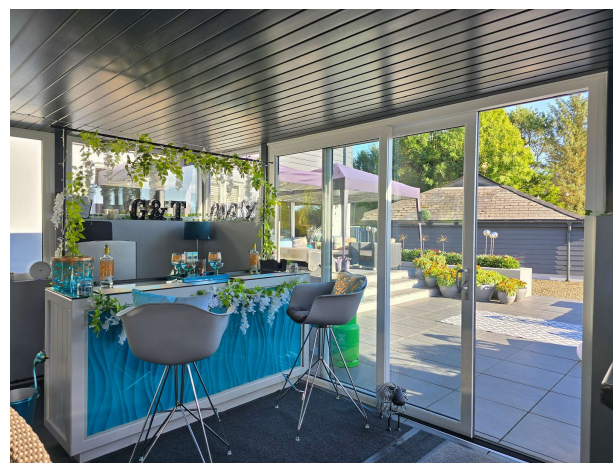
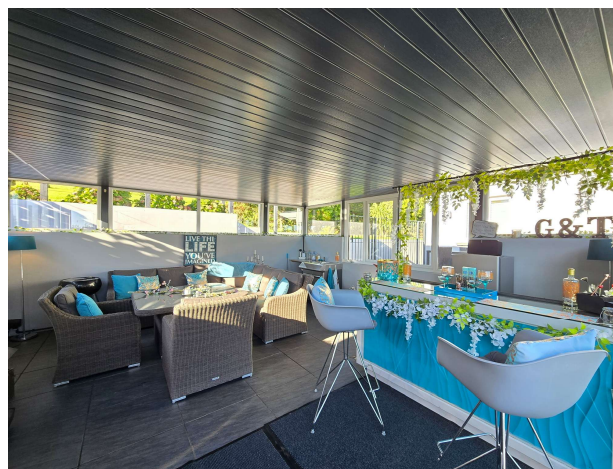
EPC West View Farm: D Council Tax: C Tenure: Freehold Bedrooms: 5 Reception Rooms: 4 Bathrooms: 4

EPC Daisybank Cottage: E Bedrooms: 2 Reception Rooms: 2 Bathrooms: 1



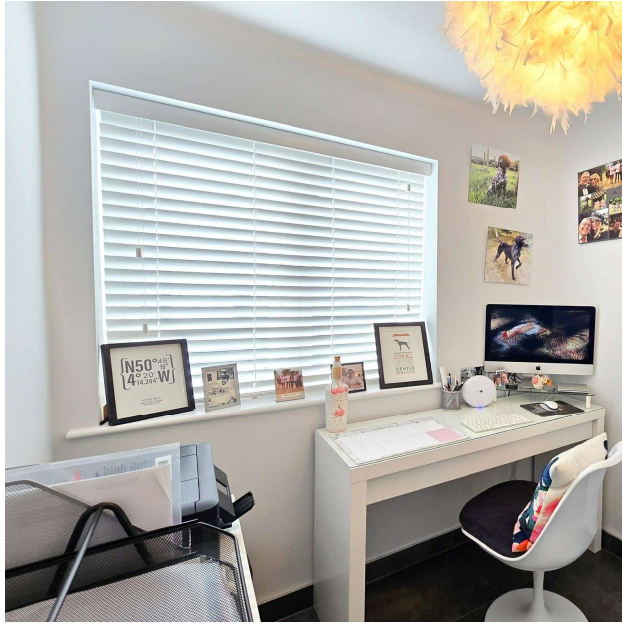
KEY FEATURES

- Exceptional renovated five-bedroom detached farmhouse.
- Approximately 6.75 acres of gardens, woodland and paddocks.
- Daisybank Cottage - a 2 bedroom detached holiday cottage, with sun terrace.
- Flexible accommodation ideal for multigenerational living.
- Impressive bespoke kitchen.
- Luxurious principal bedroom suite with dressing room, walk-in wardrobe and ensuite.
- Multiple reception rooms and entertaining spaces.
- Stunning tiered terrace with integrated water feature with steps leading to the heated safari lodge.
- Dedicated party room with bar and pizza oven, and woodburning stove.
- Beautiful woodland walks and duck pond.
- Vegetable garden and polytunnel.
- Elevated “Lookout” with breathtaking rural views.
- Double garage, workshop and additional outbuildings.
- Far-reaching views towards Dartmoor, Bodmin Moor and the North Cornish coast.









SELLER INSIGHT

“When we moved to Devon 11 years ago, we wanted more than just to create a beautiful home – we wanted a lifestyle that felt a little bit special every day, and West View Farm has given us exactly that. Over the years, we’ve created an incredibly flexible home with easily maintained grounds and a wonderful choice of spaces to enjoy with family and friends. We can entertain in the house or out on the patio, have drinks in the heated Safari Lodge, then move into the Party Room with its log burner, pizza oven and bar, which we use all year round.

Daisybank Cottage is perfect for guests as well as providing additional income, while The Lookout is our favourite retreat, where we often ‘staycation’ ourselves – having a BBQ, watching the sun go down and taking in the wonderful far-reaching views towards Bodmin Moor, Dartmoor, and Crackington Haven. It really is a wonderful way of life, we call it our slice of country paradise and it’s going to be incredibly hard to say goodbye.

* 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.



STEP INSIDE

West View Farm

West View Farm is an exceptional country home occupying a wonderfully private rural setting, surrounded by approximately 6.75 acres of formal gardens, woodland and paddocks, with breathtaking views towards Dartmoor, Bodmin Moor and, on clear days, the North Cornish coast.

At its heart is a beautifully renovated five-bedroom detached farmhouse, arranged across two distinctive yet integrated wings, offering impressive versatility for family and multigenerational living. Complementing the main residence is Daisybank Cottage, a detached two-bedroom cottage with its own garden and courtyard, alongside an outstanding collection of lifestyle spaces including a party room, safari lodge, pond, paddocks and the wonderfully positioned “Lookout”.

The farmhouse has undergone an extensive programme of renovation, successfully combining the warmth and character of a country home with an exceptional standard of contemporary living.

The West Wing forms the principal part of the house and centres around an impressive open-plan kitchen. Generous proportions and two sets of sliding patio doors create an immediate connection with the gardens and tiered terrace beyond.

The bespoke kitchen is comprehensively equipped with integrated appliances and a substantial central island incorporating a breakfast bar, sink and NEFF induction hob. Hidden-track sliding doors open into the formal lounge, where a woodburning stove provides a natural focal point and further doors lead directly outside.

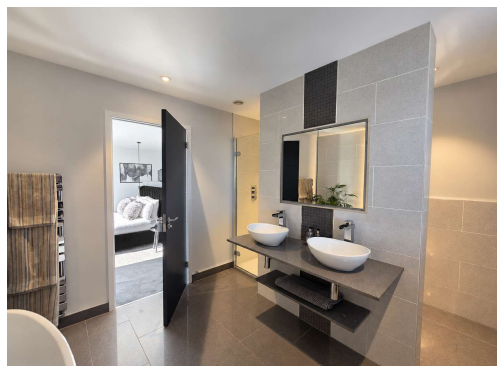
A bespoke oak and glass staircase creates a striking architectural feature, while the ground floor also provides a generous utility room, cloakroom and dedicated home office. A characterful snug features wood flooring, wall panelling and a beautiful stone fireplace with woodburning stove and traditional bread oven.

The East Wing provides an additional living room, pantry/store, fitted kitchen with dining space, utility room and cloakroom, enhancing the flexibility of the accommodation.

Upstairs, the West Wing offers three double bedrooms. The impressive principal suite enjoys a large picture window framing remarkable countryside views, complemented by a dressing room, walk-in wardrobe and luxurious ensuite bathroom. Two further double bedrooms occupy the East Wing, one with its own ensuite bathroom, while additional family bathrooms serve both areas of the house.

DAISYBANK COTTAGE

Daisybank Cottage is a detached two-bedroom holiday cottage occupying its own defined setting with a private courtyard and garden. Arranged over two floors, the ground floor provides a kitchen, dining room, bedroom and bathroom. Upstairs is a living room opening directly onto a roof terrace, together with a further bedroom. The cottage provides excellent ancillary accommodation for extended family, guests or potential income generation, subject to any necessary consents.









STEP OUTSIDE

West View Farm

The grounds extend to approximately 6.75 acres, combining formal gardens, woodland, paddocks and thoughtfully created areas for entertaining and relaxation.

Immediately adjoining the farmhouse is a spectacular tiered terrace with an integrated water feature. Its direct connection with the kitchen creates an exceptional setting for outdoor entertaining. The dedicated party room, complete with bar, pizza oven and woodburning stove, provides a fantastic space for gatherings, while the Safari Lodge offers a sheltered spot from which to enjoy the gardens and surrounding views.

Woodland walks lead through areas rich in spring wildflowers, while a duck pond provides another peaceful corner of the grounds. The paddocks offer scope for keeping animals, complemented by a vegetable garden and polytunnel.

At the highest point is “The Lookout”, commanding exceptional views across the countryside towards Bodmin Moor and Dartmoor and, on clear days, the North Cornish coast. Here stands a further outbuilding affectionately known as “The Loveshack”, with power and lighting, creating a memorable location for watching the sunset or stargazing beneath remarkably dark skies.

A generous gravel courtyard provides ample parking, supplemented by a double garage with workshop space and further useful outbuildings.

West View Farm is ultimately defined by the lifestyle it offers: an extensively renovated farmhouse, detached cottage, 6.75 acres, outstanding entertaining spaces and remarkable far-reaching views, creating an unusual opportunity to enjoy rural Devon living on an impressive scale.

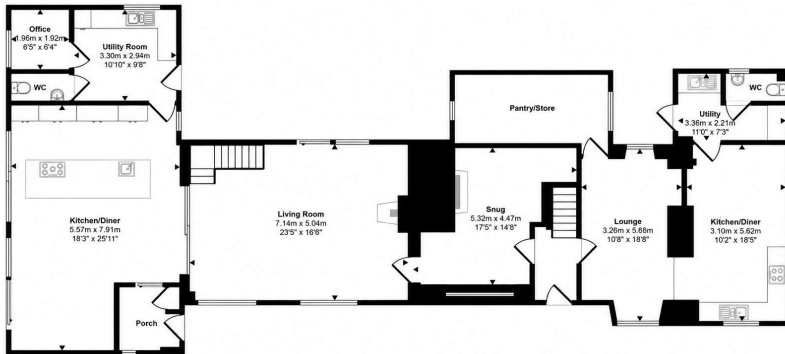
The Area

West View Farm enjoys a peaceful rural position on Staddon Road, surrounded by the rolling countryside of North Devon yet within convenient reach of Holsworthy.

This traditional market town offers an excellent range of everyday amenities, including independent shops, cafés, pubs and a weekly Pannier Market, together with Waitrose & Partners and Co-op Food - Holsworthy - Stanhope Square. The town also provides a medical centre, community hospital and dental services, while Holsworthy Leisure Centre offers a swimming pool and fitness facilities. Educational facilities include Holsworthy C of E Primary School and Holsworthy Community College.

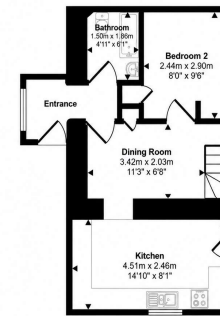
The North Cornish coast is also within comfortable driving distance, with Bude, Widemouth Bay and Crackington Haven offering sandy beaches, dramatic coastal walks and water sports. For wider connections, the A39 provides access along the North Devon and Cornwall coast, while the A30 can be joined at Okehampton for onward travel towards Exeter.





Ground Floor
Approx 181 sq m / 1946 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Daisybank Cottage Ground Floor
Approx 39 sq m / 422 sq ft

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Local Director

Follow Bude on



Utilities and Services:

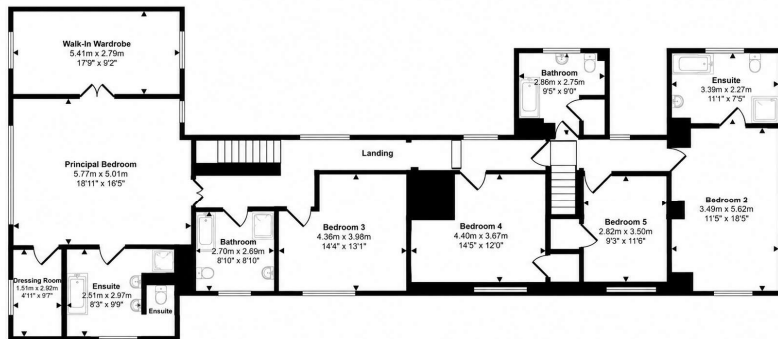
Mains Electricity and Water. Private Drainage. The Farmhouse has Oil-Fired Central Heating. Daisybank Cottage has LPG Central Heating.

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

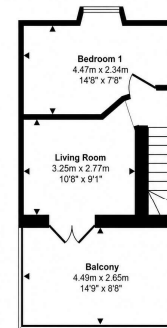
From Bude proceed into Holsworthy. At the T-junction turn right and drive through the town, on A388, towards Launceston. At the very top of the hill, turn left into Staddon Road, follow Staddon Road for approximately 1/2 mile where the road will sweep right. As the road turns left the lane leading to West View Farm will be found on the right.

What3Words: stays.cushy.plankton



First Floor
Approx 181 sq m / 1946 sq ft

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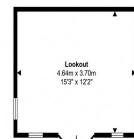
Daisybank Cottage First Floor
Approx 25 sq m / 265 sq ft

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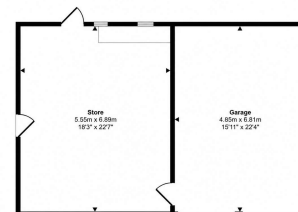
Outbuilding
Approx 28 sq m / 303 sq ft

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Outbuilding
Approx 17 sq m / 185 sq ft

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Garage/Store
Approx 72 sq m / 778 sq ft

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