

gth





Old Patsford Farmhouse

Middle Marwood, Barnstaple, Devon, EX31 4EF

Barnstaple 6 miles; Bideford 15.4 miles; South Molton 17.4 miles

2 4 1 183.9 sq m

Enjoying a peaceful rural setting, this four-bedroom period farmhouse sits in around 2.5 acres and benefits from extensive outbuildings, generous accommodation and outstanding lifestyle potential.

Freehold Guide Price £675,000

DESCRIPTION

Originally the farmhouse for Patsford Farm, this characterful home is constructed of rendered stone beneath a slate roof and follows a traditional longhouse design, complete with period features including exposed beams, lintels, and an inglenook fireplace.

The ground floor offers a spacious entrance hall with an attractive front door, two reception rooms, a kitchen, and a large walk-in dairy. To the rear, there is a lean-to boot room and a separate WC. Upstairs, a generous landing leads to the principal bedroom, three further double bedrooms, a family bathroom, and separate WC.

A notable feature of the property is the stone-built former shippen, now adapted for stabling and storage. The remaining outbuildings and sheds are arranged around a spacious concrete yard. Together with the house, these buildings provide excellent potential beyond their current use for stabling, smallholding, storage, and garaging. Subject to the necessary planning permissions, they could also serve as workshops or studio space, or offer scope to extend the existing residential accommodation, either through conversion of the shippen and/or extension of the main house.

The grounds extend to just over 2.5 acres in total, comprising gardens to the front and west side of the house, two pasture fields to the rear, and an orchard to the western boundary.



SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property, with private drainage via a sewage treatment plant. The property benefits from Electric Night Storage Heaters, Oil Heating via a Rayburn for Hot Water, and heating supplied via a wood burner

Council Tax: North Devon District Council—Band E

SITUATION

The property enjoys a peaceful rural setting at the head of a wooded lane in the hamlet of Patsford, within the North Devon parish of Marwood.

The regional centre of Barnstaple lies approximately six miles to the south, offering a comprehensive range of shopping, commercial, and leisure facilities. The village of Braunton, just four miles away, caters for most everyday needs. The stunning North Devon coastline is within easy reach, including the popular seaside resorts of Croyde, Woolacombe, and Ilfracombe. The open moorland and natural beauty of Exmoor National Park are also readily accessible.

The area is well served by local schooling, with a primary school in Marwood and further primary and secondary education available in Braunton, Barnstaple, and Ilfracombe.

Sporting and recreational facilities are plentiful, with golf courses at Landkey, Ilfracombe, and the renowned links at Saunton Sands Golf Club. The North Devon Leisure Centre and Tarka Tennis Centre provide excellent indoor sporting amenities. In addition, there are numerous local sports clubs, including football, rugby, and cricket, along with extensive opportunities for outdoor pursuits such as surfing, sailing, walking, and riding.

DIRECTIONS

The nearest postcode to the property is EX31 4EF
For the exact location, please refer to What3Words:
///ruler.printouts.insurers

ADDITIONAL INFORMATION

Broadband: ADSL—Ultrafast airband is available—highest available download speed 900 Mbps, highest available upload speed 900 Mbps. (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area



we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding.

Construction Type: Stone and Cob

Building Safety: We have been advised of the presence of corrugated asbestos in the roof of the Shippon

Rights and Restrictions: the property is accessed from the council road along a private lane over which there is a right of way shared by all the adjacent properties.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

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Denotes restricted head height

Approximate Area = 1980 sq ft / 183.9 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Garages = 270 sq ft / 25 sq m
Outbuildings = 1536 sq ft / 142.6 sq m
Total = 3813 sq ft / 354.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Greenslade Taylor Hunt. REF: 1404387



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	81 B
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

