



Puddleduck Farm

South Wonford, Thornbury, Holsworthy, Devon, EX22 7DR



PUDDLEDUCK FARM

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Bude 16.2 miles; Barnstaple 25.1 miles; Exeter 44.5 miles



An exceptional 4.21-acre smallholding combining a beautifully presented four-bedroom farmhouse, extensive outbuildings and a successful holiday let, all set within an idyllic North Devon countryside setting.

Freehold Guide Price £850,000



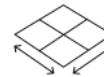
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209.9 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon EX31 1BA

Tel: 01271 233777 Email: residential.barnstaple@gth.net

DESCRIPTION

An exceptional and highly versatile rural smallholding set in approximately 4.21 acres, enjoying a delightful countryside setting with far-reaching views towards Dartmoor. Puddleduck Farm offers a rare opportunity to acquire a beautifully presented four-bedroom farmhouse, an established holiday letting business, extensive outbuildings and excellent equestrian and lifestyle facilities, all within easy reach of North Devon's amenities.

Approached via twin five-bar gated entrances leading to a substantial concrete yard and extensive parking areas, the property immediately conveys a sense of space, privacy and opportunity. The grounds are a particular highlight, featuring paddocks, private woodland with nature walks, a vegetable garden and greenhouse, fruit trees, chicken run, pond, and beautifully positioned south-facing terraces, creating an idyllic environment for those seeking the very best of rural living.

The farmhouse extends to approximately 2,259 sq ft and has been significantly improved by the current owners, combining character and charm with modern comforts. Entering through the impressive "Bootility" room, complete with fitted heated drying cupboards, Butler sink and adjoining shower room, the home is perfectly equipped for country pursuits and family life alike.

At the heart of the property is a stunning country kitchen and family room, designed as a sociable entertaining space. Featuring a stylish range of fitted units, integrated appliances including an induction hob, steam oven, microwave and dishwasher, together with a traditional electric Aga, the room offers both practicality and character. A concealed walk-in pantry provides extensive shelving, power and lighting, while a large bifold window overlooks the patio and paddocks beyond, creating a wonderful connection between the home and its surroundings.

The ground floor also offers a spacious dual-aspect sitting room with a recently constructed brick fireplace and open fire, a separate snug, study or dining room, utility facilities and a





cloakroom, providing flexible accommodation for modern family living.

To the first floor are four bedrooms, three of which are generous doubles, together with a beautifully appointed family bathroom featuring a separate shower. The principal bedroom enjoys particularly attractive views across the surrounding countryside towards Dartmoor, further enhancing the property's appeal.

Outside, a substantial south-facing patio extends along much of the rear elevation, creating an ideal space for alfresco dining and entertaining while enjoying uninterrupted views over the paddocks and surrounding countryside.

A major feature of Puddleduck Farm is the extensive range of outbuildings and agricultural buildings, offering enormous versatility. These include stables, a large storage shed suitable for a caravan, horsebox or machinery, additional powered workshops and stores, the characterful "Piano Barn", former pig pens now converted into secure dog kennels, and the impressive "Barn of Dreams", a vast workshop and storage space with power, lighting and double-glazed windows and doors. Subject to any necessary permissions, these buildings offer potential for a wide range of uses including workshops, home business space, leisure facilities, ancillary accommodation or further equestrian development.

The land extends to approximately 4.21 acres and comprises well-fenced paddocks ideal for equestrian use, livestock or smallholding interests. The current layout includes four fenced grazing areas with quality post-and-rail boundaries and slip-rail gates, while the upper paddock may offer potential for a ménage, additional stabling or other uses, subject to the necessary consents.

Complementing the main residence is Jemima Barn, a charming and successful holiday let currently generating valuable supplementary income through Airbnb. With its own separate driveway, private courtyard, disabled access and independent outdoor space, it offers excellent flexibility as a holiday business, self-contained annexe for multi-generational living, guest accommodation or long-term rental opportunity.

Offering an exceptional combination of a beautifully presented family home, established holiday letting income, extensive outbuildings, equestrian facilities, productive land and significant future potential, Puddleduck Farm represents a rare lifestyle opportunity in the heart of the North Devon countryside.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Septic tank and oil central heating.

Council Tax: Torridge Council—Band D.



SITUATION

Nestled within the picturesque North Devon countryside, the home enjoys a peaceful rural setting in the hamlet of South Wonford, close to the sought-after market town of Holsworthy. Surrounded by rolling farmland, open countryside and scenic walking routes, the area offers an enviable lifestyle that combines tranquillity with excellent access to local amenities.

The nearby town of Holsworthy provides a wide range of everyday conveniences, including supermarkets, independent shops, cafés, restaurants, healthcare services and well-regarded schools, making the location ideal for families, professionals and retirees alike.

For those seeking the best of both coast and countryside, the stunning North Cornwall and North Devon coastlines are within easy reach. Popular destinations such as Bude offer beautiful sandy beaches, coastal walks, water sports and a vibrant community at-

mosphere, while the surrounding countryside provides endless opportunities for outdoor recreation.

There is good access to the A30 dual carriageway with direct links to the West of Cornwall and into Devon and the City of Exeter which has a mainline train station and airport. Plymouth is also accessible beyond Launceston, with university and busy city life. The picturesque Roadford Lake is only a few miles from the property, ideal for walks, outdoor activities and boating enthusiasts. Clawford Lakes is also close by, offering additional leisure opportunities including fishing, watersports, scenic walks and family-friendly activities.

DIRECTIONS

What3words:///adjust.inspected.iceberg

ADDITIONAL INFORMATION

Broadband: Broadband is available—highest available download speed 21 Mbps, highest available upload speed 1 Mbps. (Openreach).

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 (defined as the chance of flooding each year as less than 0.1%).

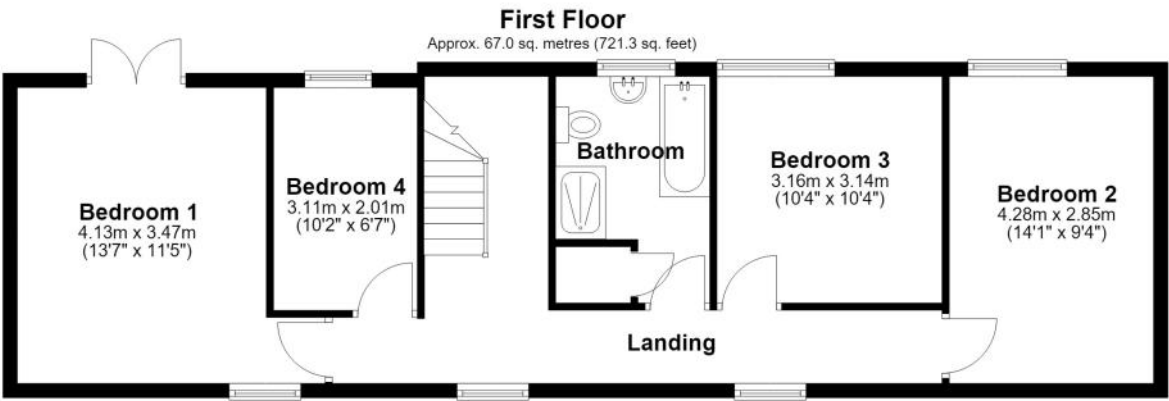
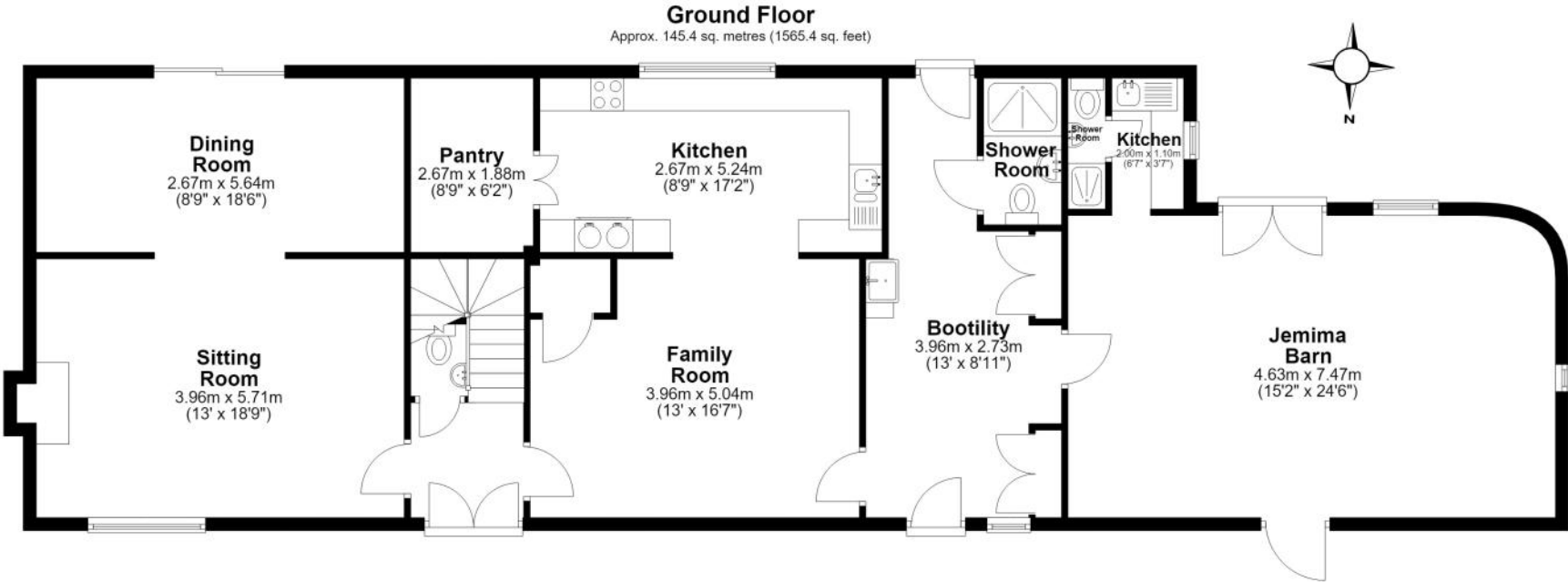
Construction Type: Stone, Cob and Traditional

Planning Permission: 1/1030/2022/FUL

Accessibility & Adaptions: The annex has a wheelchair-accessible ramp.



Main House



Total area: approx. 212.4 sq. metres (2286.6 sq. feet)

Puddleduck Farm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

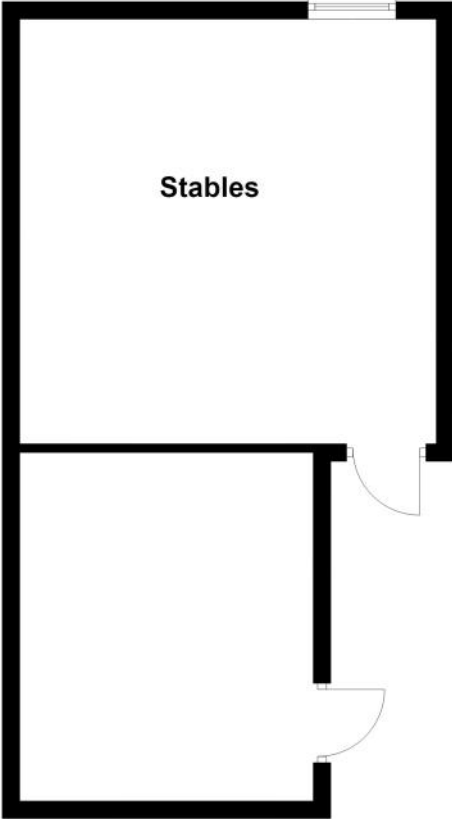
IMPORTANT NOTICE

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.

Outbuildings

Ground Floor

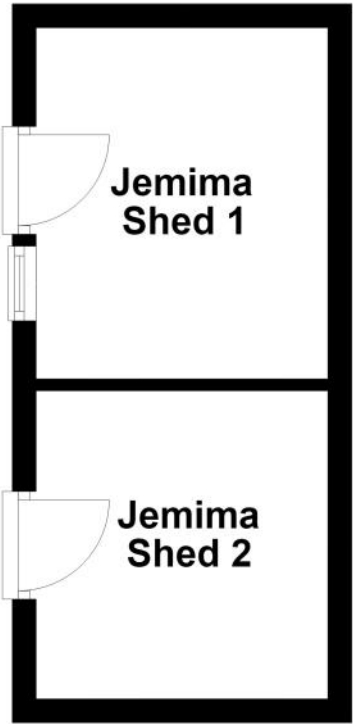
Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 36.5 sq. metres (392.4 sq. feet)
Stables

Ground Floor

Approx. 13.7 sq. metres (147.8 sq. feet)



Total area: approx. 13.7 sq. metres (147.8 sq. feet)
Jemima Store

Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)

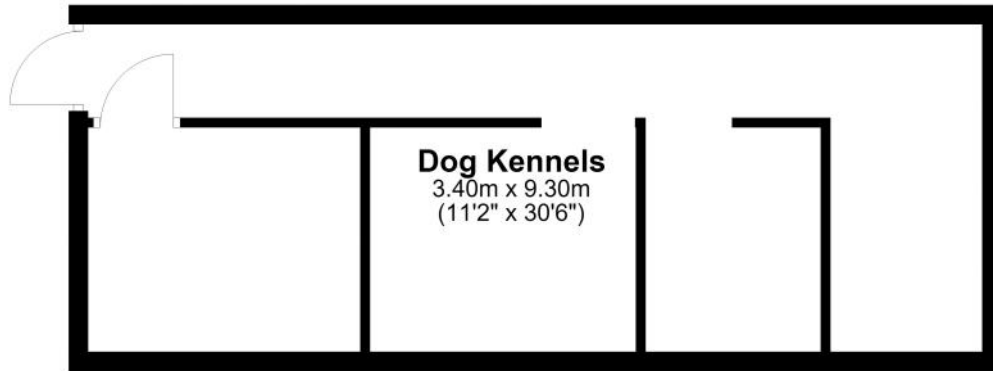


Total area: approx. 42.7 sq. metres (460.1 sq. feet)
Driving Barn

Outbuildings

Ground Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



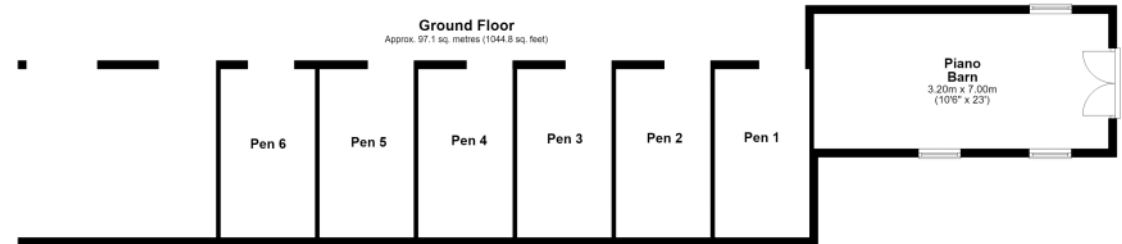
Dog Kennels
3.40m x 9.30m
(11'2" x 30'6")

Total area: approx. 31.7 sq. metres (340.8 sq. feet)

Dog Kennels

Ground Floor

Approx. 97.1 sq. metres (1044.8 sq. feet)

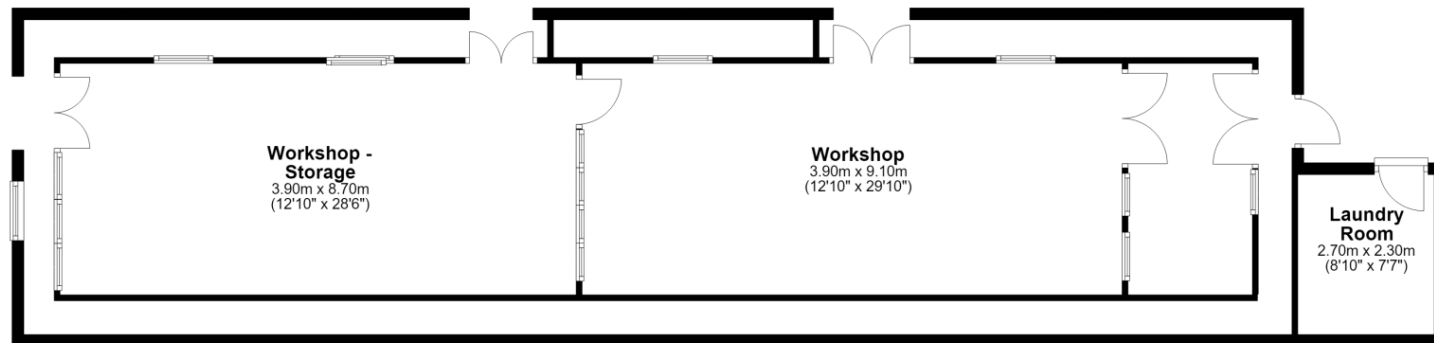


Piano Barn
3.20m x 7.00m
(10'6" x 23')

Total area: approx. 97.1 sq. metres (1044.8 sq. feet)
Piano Barn

Ground Floor

Approx. 119.8 sq. metres (1289.7 sq. feet)



Workshop - Storage
3.90m x 8.70m
(12'10" x 28'6")

Workshop
3.90m x 9.10m
(12'10" x 29'10")

Laundry Room
2.70m x 2.30m
(8'10" x 7'7")

Total area: approx. 119.8 sq. metres (1289.7 sq. feet)

The Barn Of Dreams



gth



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