



# FERNHILL

St.Giles - Torrington - Devon

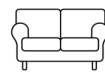
# FERNHILL

St. Giles - Torrington - Devon - EX38 7EQ

*Torrington 2.0 miles; Bideford 9.0 miles; Barnstaple 13.6 miles; Exeter 33.2 miles;*



Freehold Guide Price £900,000



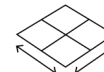
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234.8 sq. m

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](mailto:residential.barnstaple@gth.net)

## INTRODUCTION

A breathtaking countryside escape set within 24 acres of rolling Devon farmland, offering 5 bedrooms, 3 reception rooms, a range of outbuildings and planning permission to create a new dwelling in addition.

## DESCRIPTION

Nestled in the heart of the picturesque Devon countryside, Fernhill is a stunning detached farmhouse offering the perfect blend of character, space, and tranquillity.

Set within approximately 24 acres of beautiful grounds, this charming five-bedroom home provides a rare opportunity for those seeking a rural retreat with modern comforts. The property boasts spacious living areas, period features, and breathtaking countryside views, making it ideal for families, equestrian enthusiasts, or anyone looking for a peaceful escape. In addition to the main residence Fernhill also has planning permission to convert a redundant barn to create a new 2 bedroom dwelling at the far end of the plot.

Conveniently located near the historic market town of Great Torrington, with excellent local amenities and schools nearby, Fernhill offers both seclusion and accessibility. Whether you're



dreaming of a countryside lifestyle, farming potential, or simply a home with exceptional space inside and out, this is a must-see property.

### SERVICES & OUTGOINGS

We understand that mains electric, and water are connected to the property. Oil fired central heating. Private drainage - Septic tank.

Solar panels are included in the sale and are owned outright with an average annual income of £2,500 with a 25 year contract starting in 2011.

**Council Tax:** *Torrridge District Council—Band F.*

### SITUATION

The property is situated within 2 miles of the market town of Great Torrington. The historic town is surrounded by 365 acres of common land, ideal for walking, offering wonderful views and scenery, and access to the River Torrridge.

The town itself has a thriving local community and offers a great range of local amenities and leisure pursuits including various shops, two doctors and dentists surgeries, local sports clubs, a gym,

numerous pubs and restaurants, nurseries, primary and secondary schooling, Lidl supermarket and the ever popular Plough Arts Centre, as well as renowned RHS Rosemoor Gardens. There is also direct access to the Tarka Trail which affords excellent walking and cycling opportunities.

### DIRECTIONS

What3words:///relies.outdoors.spend

### ADDITIONAL INFORMATION

**Broadband:** Broadband is available- Basic 11 Mbps.

**Mobile Coverage:** Available via 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

**Planning Permission:** Torridge District Council - 1/0296/2023/FUL

**Rights & Restrictions:** Neighbour has access to his water tank (top of field)



# Fernhill St. Giles, Torrington, Devon, EX38

Approximate Area = 2528 sq ft / 234.8 sq m

Garage = 892 sq ft / 82.8 sq m

Outbuilding = 282 sq ft / 26.1 sq m

Total = 3702 sq ft / 343.7 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). © n1checom 2025. Produced for Greenslade Taylor Hunt. REF: 1261371



| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92+)                                             | A       |           |
| (81-91)                                           | B       |           |
| (69-80)                                           | C       |           |
| (55-68)                                           | D       |           |
| (39-54)                                           | E       | 52        |
| (21-38)                                           | F       | 63        |
| (1-20)                                            | G       |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

## 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.







