



MICHAEL ADEY
PROPERTY



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HEALAND HOUSE
ST. GILES





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ST. GILES - DEVON

EX38 7JN

ABOUT THE PROPERTY

Healand House is a most impressive Grade II Listed former farmhouse occupying a secluded position and set amongst unspoilt countryside. With just a few neighbouring properties, its located close to the small village of St. Giles in the Wood. Throughout this superb historic country house exhibits a wealth of charming original features, providing extremely adaptable five bedroomed accommodation.

This well preserved example of a quintessential Devon home, has been in the current vendors ownership for the past 40 years and undoubtedly provides potential suiting those with agricultural, equestrian or amenity interests. Formerly utilised for equestrian purposes there is a range of stabling together with a carport and separate field shelter.

Approached from the council country lane, private gates lead onto the driveway and front gardens. A gated cobbled patio to the side provides an additional entrance with feature well and leads to the separately enclosed mature orchard opposite. Adjoining the rear is a large paddock which opens through to a separate parcel of land. In all, Healand House extends to about **1.17 acres**.

The established orchard contains a variety of fruit and nut trees including, apple, damson, plum, mulberry, medlar, quince, pear, fig, walnut, cherry and mazzard. It is thought that the enclosed orchard extending to 0.28 acres, may provide potential for the creation of ancillary accommodation or even an additional dwelling, subject to obtaining any appropriate planning consents.





The generous accommodation extends to over 3200 sq ft and comprises, entrance porch, hallway, sitting room with impressive stone inglenook open fireplace, complete with bread oven and double creamer to the side, sitting room with woodburning stove, kitchen/ breakfast room with oil fired Rayburn and utility with feature range cooker and boot room. To the rear is a former dairy with original slate shelves, pantry and ground floor shower room, together with a garden room, office and store room. Adjoining the utility is a log store. The first floor provides five character bedrooms, the master with an en-suite bathroom and a large Victorian family bathroom with impressive cast iron rolltop bath and period facilities. There are two staircases creating a versatile layout.

Considering the property is historic, the vendor has installed a ground mounted rotatable array of 14 solar PV panels combined with a 6.5kW battery storage. We understand that the property is of rendered stone and cob elevations beneath a natural slated roof.

For layout and approximate room measurements please see the enclosed floorplan.

THE AREA

Healand House occupies a peaceful setting just 1.7 miles from the pretty and quaint village of St Giles in the Wood, with a parish church, village hall and sports and social club. Great Torrington is the nearest small town just 1.9 miles distant and offers a wider ranges of facilities.

Barnstaple, North Devon's principal town, is 13 miles from the property and provides an extensive range of shopping, leisure, recreational and educational facilities, together with excellent transport links. The surrounding countryside offers numerous opportunities for walking and cycling, while the North Devon coastline and renowned beaches are also within easy reach.

Barnstaple and Umberleigh railway stations on the Tarka Line offer a regular sprinter train service linking Barnstaple and Exeter.





St Giles in the Wood - **1.7 miles**
Great Torrington - **1.9 miles**
Barnstaple - **13 miles**
Hartland Heritage Coast - **19 miles**



Great Torrington Primary - **1.7 miles**
Great Torrington Secondary - **2.0 miles**
Bideford Schooling - **9.3 miles**
West Buckland - **20 miles**



Instow Beach - **12 miles**
Westward Ho! - **12.3 miles**
Saunton Sands - **19 miles**
Croyde Bay - **23.2 miles**
Hartland Quay - **24 miles**



Umberleigh Station - **8.4 miles**
Barnstaple Station - **13 miles**



A361 North Devon Link Road - **16 miles**
Junction 27 (M5) - **40 miles**

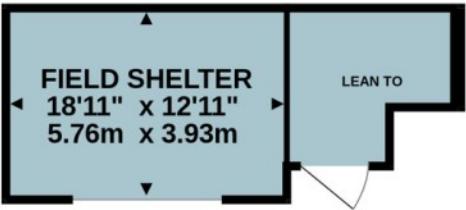


Exeter Airport - **47 miles**
Bristol Airport - **89 miles**

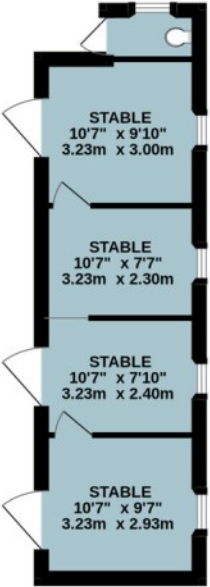




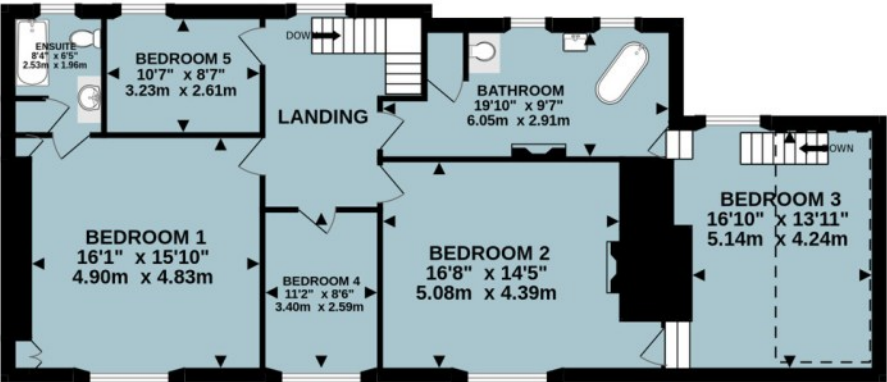
BARN
348 sq.ft. (32.3 sq.m.) approx.



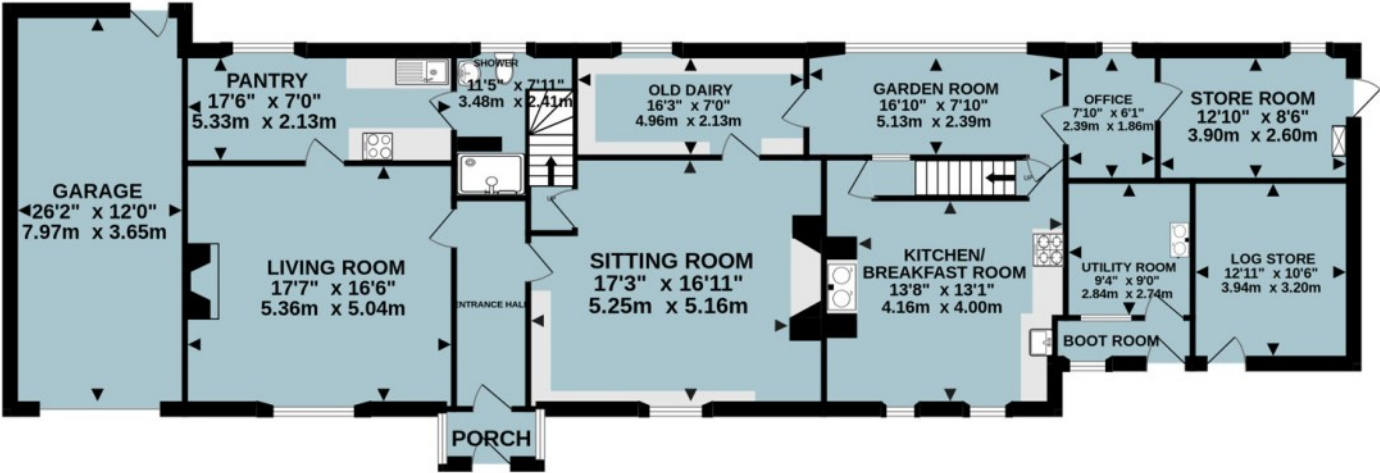
STABLES
390 sq.ft. (36.2 sq.m.) approx.



FIRST FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



2024 sq.ft. (188.0 sq.m.) approx.



TOTAL FLOOR AREA : 4020 sq.ft. (373.5 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.
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SERVICES & OUTGOINGS

We understand that the property is connected to mains water, and electricity. Well water supply, formerly used for outside. Large open fireplace in the sitting room. Woodburning stove to the living room. Oil fired Rayburn in the kitchen also providing hot water complete with immersion backup.

We understand drainage to a private septic tank system and soakaway. We are informed that the tank is functioning as it should but may require upgrading.

Ground mounted array of solar PV Panels circa 4KW with 6.5KW battery storage.

Torridge Council – Band F (approx. £3,675 per annum)

EPC - D - 57/82

Tenure - Freehold

Internet & Mobile - Visit [OFCOM](https://www.ofcom.gov.uk) We understand that ultrafast fibre is available.



IMPORTANT NOTICE

These sale particulars have been prepared 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 make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly.

A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase.

We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.





DIRECTIONS

Travelling on the B3227 from the direction of Umberleigh to Great Torrington, at High Bullen turn left signed St. Giles in the Wood. Continue for 1.4 miles through the village of St. Giles and turn right at the crossroads. Take the next left turning at the triangle signed Healand. Follow the lane for 0.7 of a mile and take the next right turning. Follow the lane for a short distance passing the first property on the right hand side and Healand House is straight ahead.

What 3 Words Location - [///insist.salmon.song](https://insist.salmon.song)

MEDIA LINKS

VIRTUAL TOUR

Property Reference #RS0816

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