



Cranford Farm



# Cranford Farm

Cranford, Bideford, Devon EX39 5QW

Woolsery village 1 mile, Clovelly 6 miles, Bideford 9 miles

A very spacious attached character farmhouse set within approximately 3.91 acres of delightful gardens and grounds including fishing lake.

- Attached Character Farmhouse
- 5 Bedrooms, 6 Bathrooms
- Sitting Room, Family Room
- Two cabins with holiday let potential
- Approximately 3.91 acres or garden, woodland and lake
- Kitchen/Diner, Utility Room
- Stunning private fishing lake
- Potential business

Offers In Excess Of £895,000

## SITUATION

Cranford Farm is nestled in some of North Devon's most attractive and un-spoilt countryside, located just 1 mile away from the traditional and popular village of Woolsery (Woofardisworthy) with an excellent range of amenities including primary school, local shop/Post Office, garage, church, sports and community hall, pub and restaurant and fish and chip shop. In 2015, the village became famous worldwide after a Californian based Internet entrepreneur with family links to the village purchased the derelict village pub and manor house, which they are currently in the process of renovating. Once complete will become a boutique hotel and gastro pub. Bradworthy which is around 7 miles away has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, butchers, general store and car garage. The property is also located close to Atlantic Academy school, award winning thatched public house & luxury hotel 'The Hoops Inn' and the rugged North Devon coastline at the historic village of Clovelly and Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 12 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.



## DESCRIPTION

Cranford Farm is a very spacious, attached character farmhouse set within approximately 3.91 acres of delightful gardens and grounds, which includes its very own private fishing lake which we understand is perfect for any keen angler, a potential business or for someone who just wants to relax and enjoy the wildlife, peace and quiet, 'the good life' etc. There are also two detached cabins, one which is nestled within a private wooded area overlooking a stunning pond and the other benefiting from its own garden - both of which could be used for ancillary accommodation, holiday letting, studio, office or combination of such uses subject to any necessary planning permission. The property itself has more recently been updated by the current owners and offers spacious, versatile and well-presented accommodation with generous gardens and extensive parking.

## ACCOMMODATION

An attractive porch leads into the reception hall, which gives access to the principle rooms including the sitting room with wood burner, the family room which is almost split into two sections but still presents an open plan layout with part being used as the more snug area and the other side the main TV room with wood burner and slate hearth. From this room is access to the only downstairs (double) bedroom that benefits from an en-suite WC with sink (perfect for dual occupation or guest room). A door leads to the store room and beyond this is a utility room/WC. The kitchen has underfloor heating and includes a range of higher and lower modern units with quartz worktops, inset Belfast sink, space for a gas stove, extractor fan, integrated wine cooler and dishwasher. There is a door to a large walk-in pantry, polished tiled flooring and French doors leading out to the patio and garden. The sizeable utility room/boot room is perfect for coats, boots, fridge/freezer and includes a WC with sink. Underfloor central heating in the kitchen and utility rooms.

The spacious and well proportioned accommodation continues to the first floor where all of the 4 bedrooms are generous in size. Bedroom 1, being the largest, includes a range of fitted wardrobes and a quality en-suite which comprises modern freestanding bath, shower cubical, WC and sink. Bedroom 2 also benefits from en-suite facilities. There is also the airing cupboard on this level and the family bathroom, finished to a good standard and includes a walk-in double shower, WC and sink. Access to the loft from the landing.

## GARDEN TO THE HOUSE

Cranford Farm has a gated entrance with a sweeping drive that leads to the front of the property with extensive parking for a number of vehicles, boats, motorhome etc. From here you have access to the lake, wooded pond area, both cabins, outbuildings and the main house. The main house benefits from a private and secluded garden that wraps around the property and includes large areas of lawn, patio areas for outdoor dining, children's play area, garden shed and other areas of space which have potential for more garden, orchard, vegetable garden etc.

## THE FISHING LAKE

The lake is simply stunning, is approximately 1.5 acres and has been created by its current owner and is perfect for any keen angler, a potential business or for someone who just wants to relax by their own lake with a glass of wine. The lake is stocked with mainly fast-growing Mirror Carp. There are also two quality lake side timber 'Fishing Cabins' equipped with electricity and built in beds (2x single beds in each pod/cabin), with fishing straight from the comfort of the decking.

## CABINS

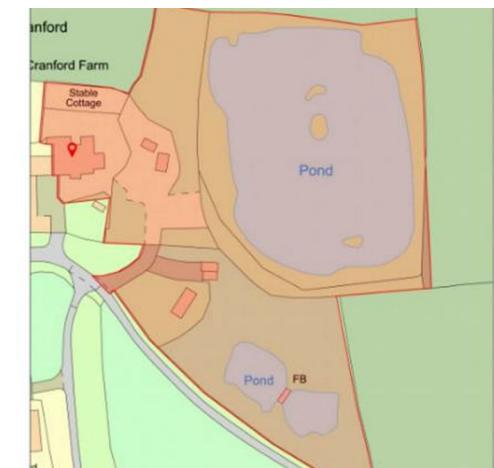
1) A detached cabin with electrics, WC and sink set within a private and almost hidden idyllic setting overlooking a fantastic wooded area with large pond, paths around and wooden bridge. 2) The former garage which has now been replaced with a detached cabin with space for bed, and TV area. Electrics fitted. Garden to front. No drainage connected but potential to do so, however an outside toilet and shower is in close proximity along with a kitchenette, fridge etc. Both could be ideal for ancillary accommodation, holiday let, studio, office or combination of such uses subject to any necessary planning permission.

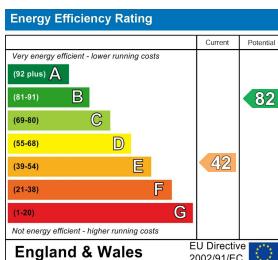
## OUTBUILDINGS

Within the parking area and within close proximity to the cabins and the fishing lake is a portable shower and toilet unit and a detached kitchenette unit/office. These could be perfect if anyone intends on running the fishing lake and cabins as a business.

## SERVICES

Oil central heating. Private drainage. Mains and private water. Two boreholes on site.



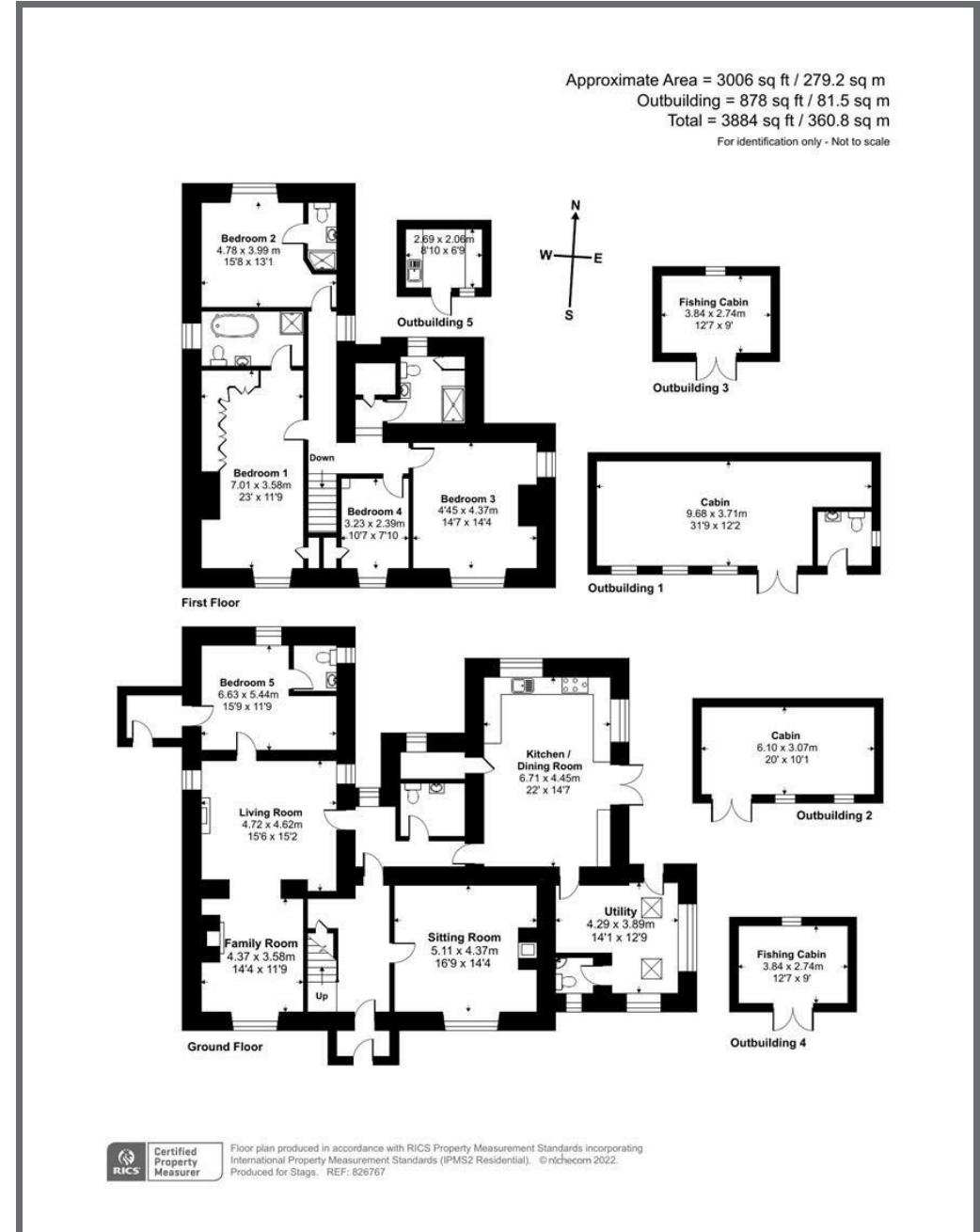


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Approximate Area = 3006 sq ft / 279.2 sq m  
Outbuilding = 878 sq ft / 81.5 sq m  
Total = 3884 sq ft / 360.8 sq m  
For identification only - Not to scale



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Measurer

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