



Twitchen Farm







# Twitchen Farm

Challacombe, Barnstaple, Devon, EX31 4TT

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A seven-bedroom, four reception room period farmhouse & two holiday cottages set in gardens & grounds of around 27.5 acres, in an idyllic, peaceful & extremely private location with stunning views of Exmoor in all directions

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- Stunning Farmhouse
- Set within Exmoor National Park
- Outbuildings
- Wonderful views
- Council Tax Band
- Two successful holiday let units
- Grounds of around 27.5 acres
- Multi purpose opportunities
- High Eco Credentials with 18kwh solar array
- Freehold

Guide Price £2,000,000

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## SITUATION

Situated within North Devon's Exmoor National Park, with breath taking uninterrupted views all around. The pretty Exmoor village of Challacombe has a popular award-winning pub, The Black Venus; Challacombe Stores, Post Office and Church. The popular twin resorts of Lynton and Lynmouth and the famous Valley of Rocks are some 10 miles distant. The regional centre of Barnstaple, situated at the head of the Taw Estuary, is 11 miles to the west.

## DESCRIPTION

Twitchen Farm comprises of a seven-bedroom, four reception room period farmhouse and two holiday cottages set within gardens and grounds of around 27.5 acres, all set in an idyllic and peaceful location with stunning views of Exmoor in all directions. The farmhouse has undergone extensive restoration in recent years and has been sympathetically and meticulously renovated, resulting in an exceptional & energy efficient traditional period home with stylish accommodation spread over two floors and bespoke high-quality finishes that blend seamlessly with many restored period features. The two holiday cottages, have also been a labour of love for the current owners and are now very impressive, well-established and proven holiday rentals, providing the future buyer comfort of mind that the business will continue. Externally the property also benefits from a range of barns which would for equestrian use or could have potential for further accommodation (subject to planning permission) Twitchen Farm is unquestionably a wonderful property in a stunning location, providing an excellent home and income opportunity together with a mix of pasture and woodland, offering the full lifestyle package for potential growers, livestock keepers or for equestrian use.

## THE HOUSE

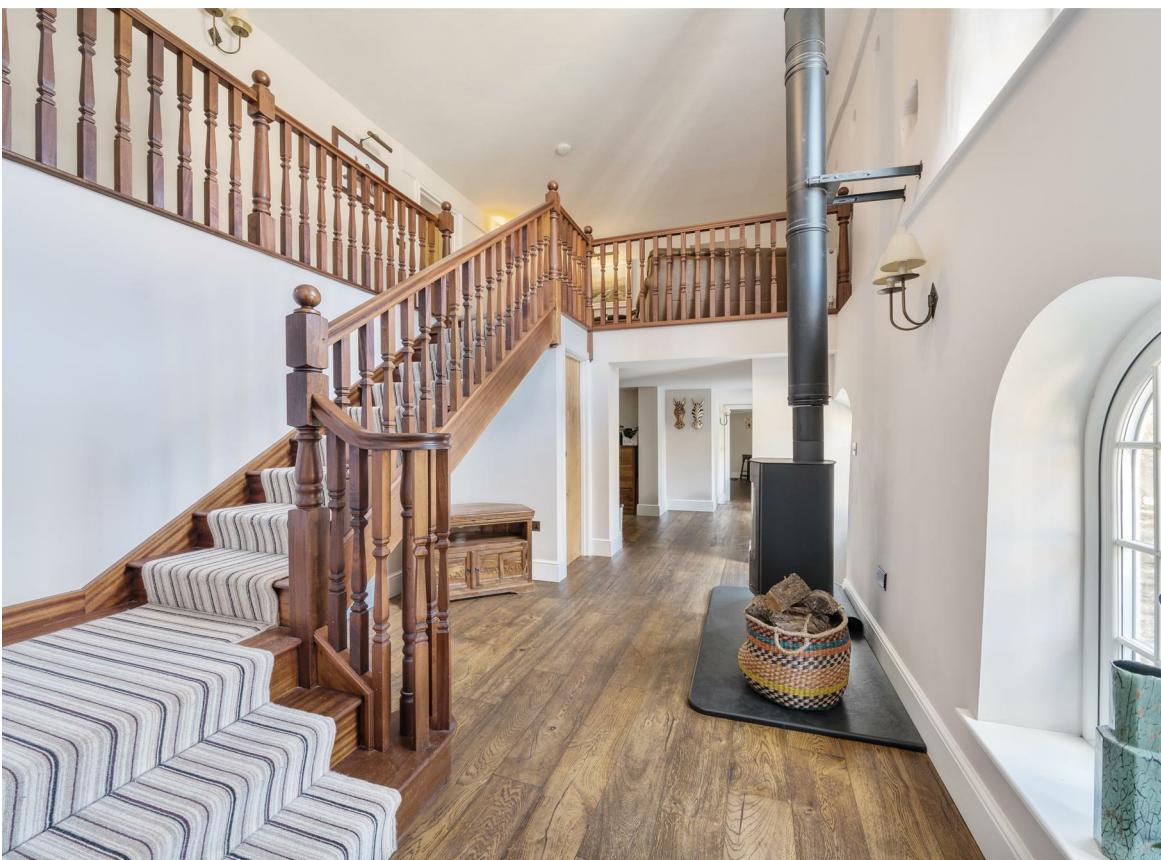
The house is a beautiful traditional Farmhouse which wraps around a stunning central courtyard and exudes charm and elegance at every turn with a jaw dropping aesthetic that is both inviting and refined. Entering from the porch you are greeted by a large triple aspect sitting/family room which sets the tone for the rest of the house with its detailed cornicing, stylish wall panelling, doors to outside, stone inglenook fireplace with wood burner and staircase to first floor. From here is access to the boot room with flagstone flooring, access to the central courtyard and utility room which includes a WC and sink. The exquisite kitchen/dining room offers vaulted ceilings with exposed beams, a mixture of stone and solid wood flooring, a range of bespoke farmhouse style units with granite worktops, integrated appliances, ESSE stove and large central island. This space also has access to the central courtyard and rest of the accommodation making it a wonderful room for entertaining. On from here is access to a further reception room, utility room and the inner hallway which includes high ceilings, views of the courtyard, stairs to first floor and stylish woodburner. The hallway continues into the games room, together with snooker table and shower room with WC. The bar room which has been cleverly designed includes fitted units, fridge, sink and bar set up with door to the courtyard- another perfect place for relaxing with a drink or entertaining guests. The gym follows on from here but is a versatile room which could be suitable for a variety of uses.

The property has two separate upstairs accessed via a staircase in the sitting room and inner hallway as mentioned before. All together there are six double bedrooms, all with ensuite bathrooms. The principle bedroom is very impressive with fantastic views and includes a luxury walk in wardrobe and ensuite which includes a double shower, freestanding bath, WC, twin sinks and built in wardrobes.

## EXMOOR RETREAT

A deceptively spacious single-story successful holiday let home with stunning unspoiled views of the surrounding countryside, private gardens, and parking. The accommodation is very well presented and features a country style kitchen/diner with exposed beams and integrated appliances. The master bedroom is just off the kitchen and has an en-suite shower room; it also has access to the patio and boasts lovely views of Exmoor. The sitting room also enjoys magnificent views of Exmoor and access to the garden. The remaining three bedrooms, as well as the enormous bathroom with bath, large separate shower and WC, are located farther inside the house. The entire property has underfloor heating and slate flooring.





## EXMOOR HIDEAWAY

An attached stone fronted property with open plan vaulted ceilings and exposed beams, which makes it feel light and airy. It is well planned out with a slate floor throughout and wood burner effect electric fire. The kitchen/diner area is well equipped and offers a range of units, wooden worktops and integrated appliances. Space for a super-king-size bed and completing the accommodation is the shower room with large walk-in shower and WC.

Outside from the front door there is a raised decked area to enjoy far-reaching views of Exmoor. There is parking for one vehicle with EV car charging point.

## OUTSIDE

The property is accessed via a long sweeping drive leading to the Farmhouse, holiday cottages, ample parking, outbuildings and the land. A wonderfully private position with no near neighbours in sight. The central courtyard is delightful and compliments the house, perfect for alfresco dining. To the side of the main house is a large lawn area, ideal for ball games, gardening etc. Adjacent to the outbuildings is a well-established vegetable garden with polytunnel and greenhouse.

## THE LAND & OUTBUILDINGS

The outbuildings comprise of a lambing shed, general purpose agricultural shed and barn with internal stabling comprising of 6 loose boxes, tack room and feed store. Concrete yard to the front.

The land is laid to permanent pasture which surrounds the properties and outbuildings. In addition, there is a woodland area of around 5 acres providing flora and fauna bordered by a pretty Exmoor stream with waterfall and plunge pool.

There is also a former ménage and a cider orchard of 72 cider apple trees which were planted by the current owners.

Former pool room with planning to reinstate the pool or improve.

## INCOME INFORMATION

Holiday lets income £72100 Per year (2024).

Renewable heat incentive payment until March 2029 for use of ASHP in Exmoor Retreat. The payment is £1800/year, paid quarterly and is transferable.

5kwh Wind turbine, currently paid 47p for every kw generated which amounts to £4500 per year paid quarterly. We understand the scheme has 7 years left to run and is transferable.

Stables rented and grass keep for £6000/year paid.

Total income for the site – approximately £83400 per year.

## TREE PLANTING OPPORTUNITY

The site has a contractual offer to finance tree planting across 4.5Ha of land. This is not mandatory. This is a EWCO scheme via the forestry commission to plant 9232 trees (80% broadleaf, 20% conifer) with individual tree shelters. The grant is £90000 and then an annual maintenance payment is paid for 15 years, as well as 25 years of carbon offset payments. The timber can then be harvested and sold or maintained as woodland. New owners would have until May 2028 to plant the trees and claim. It is estimated by planting that a £48k profit could be made, plus a residual profit of around £700/month for 15+ years.

## SERVICES

Air source heat pump (house and holiday units)

Private drainage

Private water (spring)

18kwh Solar array & Wind turbine with income

EV Charging points

## DIRECTIONS

W3W:///digitally.suitably.perch



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	
(81-91)	B	69	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



