



Holwell

Holwell, East Down, Barnstaple, Devon, EX31 4NZ



Remote, but not isolated - Close to Barnstaple, the Link Road, Exmoor and the Coast

Currently operating as home with Wellness Centre & Yoga Retreat - Suitable for residential and/or business use - A country estate in miniature comprising a substantial, historic period mill house, secondary accommodation, extensive range of useful period buildings, all set in 6.3 acres in a private, timeless & tranquil rural location

- Detached 9 bedroom main house, includes potential annexe
- Detached secondary period barn, 2/3 bedrooms
- Incorporates Studio/Conference Room 31'4 x 14'8
- Playroom/Media Room 23'2 x 16'9, Detached Art Barn 35'x 19'7
- Music room. 35' Barn housing working water wheel
- Triple garage barn & Detached granary barn
- Grounds include; courtyards, water features
- Woodland, orchard, secret garden, stone circle
- Council Tax Band A & Business Rated
- Freehold

Guide Price
£1,500,000

SITUATION & AMENITIES

Holwell is situated in an idyllic location, amidst rolling farmland in the heart of an unspoilt and peaceful area of North Devon, between Exmoor to the East and the coast to the North and West. It lies within easy reach and sight of open moorland and the dramatic coastline – including the wonderful sandy surfing beaches at Putsborough, Woolacombe, Croyde Bay and Saunton Sands (also offers a Championship Golf Course). The regional centre of Barnstaple – with good shopping, restaurants, theatre, commercial opportunities and hospital – is about 7 miles via a very picturesque journey. There is access from Barnstaple to the North Devon Link Road (A361) which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway offers a service of trains to London Paddington in just over 2 hours. The area is well served by excellent state and private schools, including West Buckland, Kingsley at Bideford and Blundell's at Tiverton. The nearest international airports are at Bristol and Exeter. The property is approached over a long private driveway across open farmland, which terminates at a parking area beside the former mill pond, and then continues around beyond the house and to the ancillary buildings. A striking circular moon gate leads into the pretty courtyard, which the principal buildings surround.

DESCRIPTION

Holwell essentially means 'the spring in the hollow' or 'the well in the hollow' – symbolising the water source nestled within a depressional valley. The name carries a sense of connection to nature and serenity, reflecting a rich historical backdrop. This charming country retreat and original farmstead comprises the main farmhouse with origins going back as far as 1244, and Georgian façade added subsequently, together with adjoining barns and outbuildings – many of which have been converted into ancillary accommodation. The property operated as a farm until the 1960s and was substantially renovated by previous owners who completed their works in 2003. The restoration project was then featured in Devon Life in September 2005. The existing vendor has also stamped her mark making further improvements since purchasing the property in 2016. The main property presents elevations overall of stone and painted render, beneath slate roofs. Many original features have been retained, such as exposed beams, wood carvings, a cosy Inglenook fireplace, stone floors and a Minstrels Gallery. These sit well with 21st Century refinements. A previous owner was Ken Sprague, the political cartoonist and activist, whose creative spirit is still felt throughout the property. A hand-carved beam in the kitchen stands as a quiet tribute to his tenure, and to Holwell's enduring role as a haven for artists, thinkers and dreamers. The property is currently operated as a home, as well as a successful holistic wellness retreat and yoga business [Possible going concern potential]. Alternatively, Holwell could suit a variety of other uses – subject to any necessary planning consent, including dual or multi-generational occupation, wedding venue, headquarters, health resort and spa, training centre, consortium purchase/base for sporting pursuits, lucrative holiday let or with further investment and conversion of buildings there is scope to create a holiday complex – possibly themed for artists, cookery, writers etc. Some of the unconverted areas originally had consent to convert and, as the consent has commenced partially, the remainder stands ad infinitum. Plans exist to convert other buildings into further ancillary accommodation, namely The Granary, The Tool Barn [Laundry Room] and The Bul Pens [cattery]. The environs of the house

provide a number of charming discreet 'outdoor rooms' on terraces, small walled gardens and the central courtyard. The various converted barn spaces can potentially support many types of business or private hobby/leisure interests, such as music studios, party rooms, galleries, etc. The grounds have been developed to provide outdoor amenity for the property and to make it as self-sustaining as possible. There are delightful walks through established woodlands to the orchards. There is a secret garden and a vegetable garden. Other notable features include the restored 18' water wheel adjoining the former threshing barn. There is a sauna with shower and changing room, an independent utility area and shower room for use of guests/staff. Adjacent to the sauna is a walled COURTYARD with firepit. A detached granary barn incorporates garaging and storage. An open-roofed walled garden, which connects the granary barn and the art barn was formerly a barn in its own right, and could potentially be reinstated, subject to planning. A large stone circle has played host to retreat ceremonies. There have even been music festivals on site and within the woodland area there is a fixed yurt and series of compost toilets to support such initiatives, and where there is yet further potential to possibly add lodges or similar subject to planning, supported by the independent onsite utility and shower/wc facilities. We understand that the grounds are a natural haven for birds and wildlife, including a barn owl, which the writer witnessed with his own eyes during one visit to the property. The original mill pond is a most attractive feature and is overlooked by a fixed crescent shaped stone bench, a marvellous place for quiet contemplation. All in all, there is something for everyone at Holwell, which is a truly special place, which needs to be viewed to be fully appreciated.

The circular theme of the moon gate is mirrored throughout the property in other features, such as circular windows – even the lawn of the courtyard is circular.

DIRECTIONS

W3W://duet.secret.thrilled

SERVICES

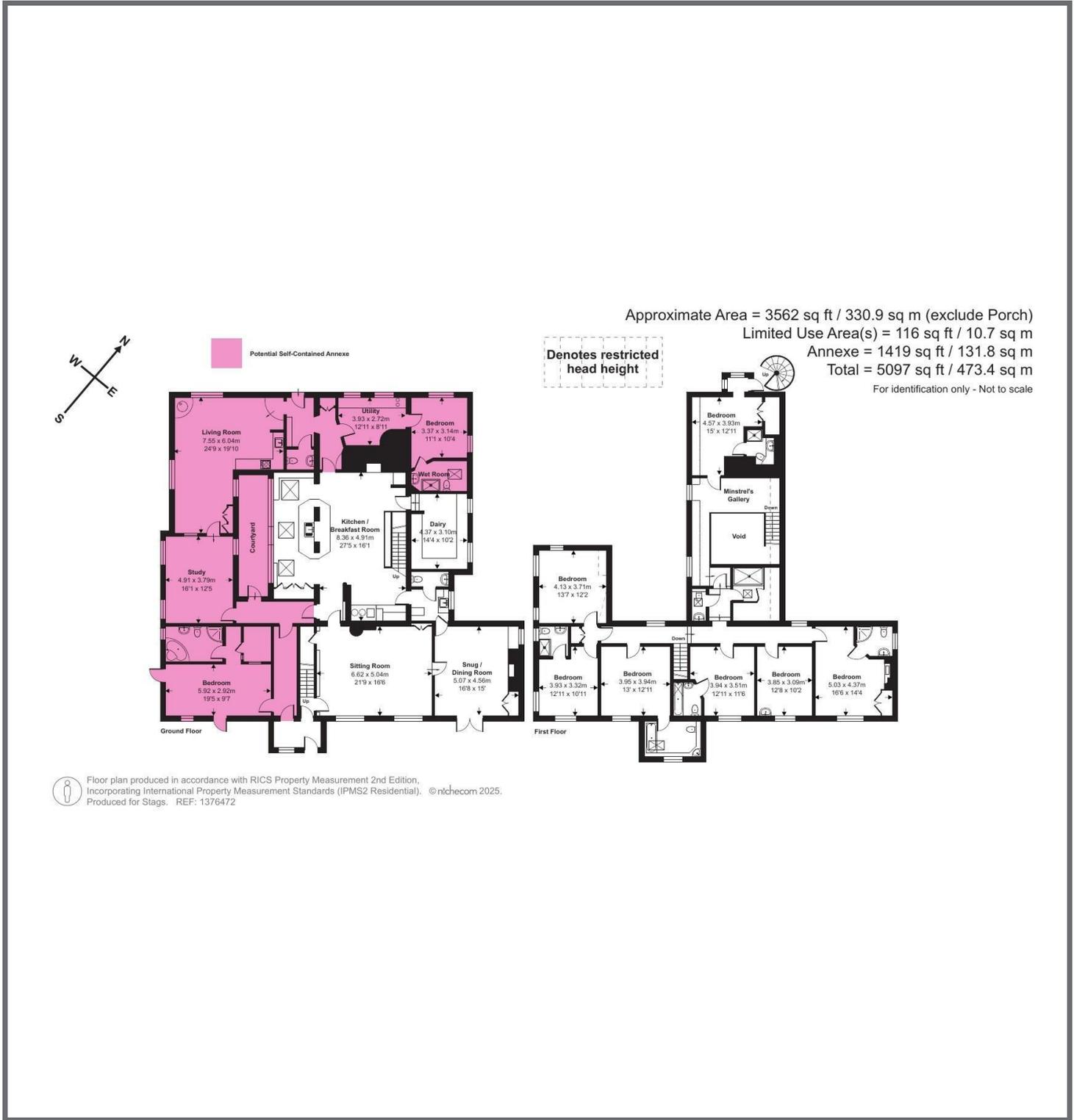
Mains electricity. Private water supply. Private drainage located in adjoining farmer's field with relevant easements. Oil-fired central heating to the main house, supplemented by wood burners and an electric Aga. The secondary barn is heating by a ground source heat pump. Hot water is supplemented by solar panels. Superfast broadband is available via Airband.

SPECIAL NOTES

A public footpath runs along the drive of the property and then onto a former cart track beyond. We understand that this is little used as there is nowhere suitable to park in the vicinity in order to access it. A local farmer has right of way over the INITIAL access drive to adjoining fields.

The water wheel building is held on a possessory title [capable of upgrade in January 2027]. Some images within this brochure have kindly been provided with the permission of 'Photography & Creative Direction: Unique & Distinctive Homes'. We understand that current planning use is part residential and part commercial. The secondary accommodation has ancillary use, some of the rooms interchange between bedrooms and therapy rooms. Council Tax is paid on the residential element and business rates applicable on the commercial elements. There are time constraints in terms of how many days per annum the business can be operated [Currently 96 days] and also the





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1376472

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Energy Efficiency Rating		Current	Potential
105-120 (A+++)	A		
81-104 (B+++)	B		
69-80 (C+++)	C		73
55-68 (D+++)	D	55	
39-54 (E+++)	E		
21-38 (F+++)	F		
1-20 (G+++)	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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