



Stowford Park

East Putford, Holsworthy, Devon, EX22 7UL

KIVELLS



Stowford Park

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A productive and well-equipped 118 acre agricultural holding with extensive modern farm buildings with development potential, quality pastureland and a substantial four-bedroom dwelling.

- ◆ Attractive and spacious four-bedroom bungalow (subject to an Agricultural Occupancy Condition).
- ◆ Extensive range of modern agricultural buildings, providing useful accommodation for livestock, machinery and fodder storage.
- ◆ Planning consent for the development of the site into three dwellings.
- ◆ Predominantly level to gently sloping pastureland with good access.
- ◆ Commanding views over the surrounding countryside
- ◆ In all about 118 acres.

Offers In Excess of £2,000,000





Location

Stowford Park is situated in the parish of Bulkworthy, approximately five miles from the popular village of Bradworthy, which offers a good range of everyday amenities including a primary school, village shops and pub.

The coastal resort of Bude, on the spectacular North Cornish coast, lies around 16 miles away (30 minute drive) and offers an excellent range of amenities, together with two surfing beaches, a sea pool and dramatic cliff-top walks. The ancient market town of Holsworthy is around a 20-minute drive and provides independent shops, a supermarket and professional services, together with a weekly livestock market, veterinary practices and agricultural merchants.

Exeter, with its mainline railway station and connections to the motorway network, is approximately one hour's drive away.

Overview

Stowford Park is a versatile and well-equipped agricultural holding extending to approximately 118 acres, which could be adapted to cater for a wide range of farming enterprises. The holding comprises a large four-bedroom bungalow, an extensive range of modern agricultural buildings and predominantly level to gently sloping pastureland, with the buildings also benefiting from planning consent for three dwellings.

Stowford Park Bungalow

Occupying a commanding position with views over the surrounding countryside, this particularly spacious and well-proportioned bungalow offers generous accommodation throughout, comprising four bedrooms, two bathrooms, a substantial sitting room and a large open plan kitchen/dining room. The property also benefits from double glazing and oil-fired central heating.

The accommodation comprises:

Entrance door leading to a spacious HALLWAY with large built in storage cupboard and further door to large airing cupboard. Doors off to the following;

SITTING ROOM - Triple aspect with lovely far reaching views and wood burner set into fireplace with timber mantle.

BEDROOM 4 (Single)

SHOWER ROOM - Well appointed and fully tiled with double shower cubicle, WC and wash hand basin.

MASTER BEDROOM (Double) - Double aspect.

BEDROOM TWO (Double)

FAMILY BATHROOM - Bath with screen and shower over, WC, vanity unit with counter sunk wash basin.

BEDROOM THREE (Double)

BOILER ROOM - Double cupboard for coats and shoes. Understairs cupboards. Door to stairs which allow access to boarded roof space. Oil fired boiler.

REAR PORCH/HALLWAY - Door to outside and CLOAKROOM with WC and wash hand basin.

STUDY - Built in desk and shelving.

UTILITY ROOM - Fitted with matching kitchen units and worksurface incorporating stainless steel sink/drainers unit. Space and plumbing for washing machine and tumble dryer.

KITCHEN/DINING ROOM - A lovely light and spacious room with a cream Shaker style fitted kitchen to one end and dining area at the other. Ample worksurfaces with sink and drainer. Range style cooker with extractor hood over. Space for American style fridge freezer.

Gardens & Grounds

The property is approached over a cattle grid with attractive stone walling to each side and metal gates. The tarmac drive leads a parking and turning area at the front of the property and a DOUBLE GARAGE with electric up and over door, and door to rear porch and rear garden.

The GARDENS lie to the front and rear of the bungalow and are principally laid to lawn, interspersed with a mixture of mature shrubs and trees. A mature hedge bank forms the roadside boundary and post and rail fencing divides the gardens from the adjoining farm land.

There is a raised patio area, enclosed with metal railings at the front of the property which takes full advantage of the lovely countryside views.

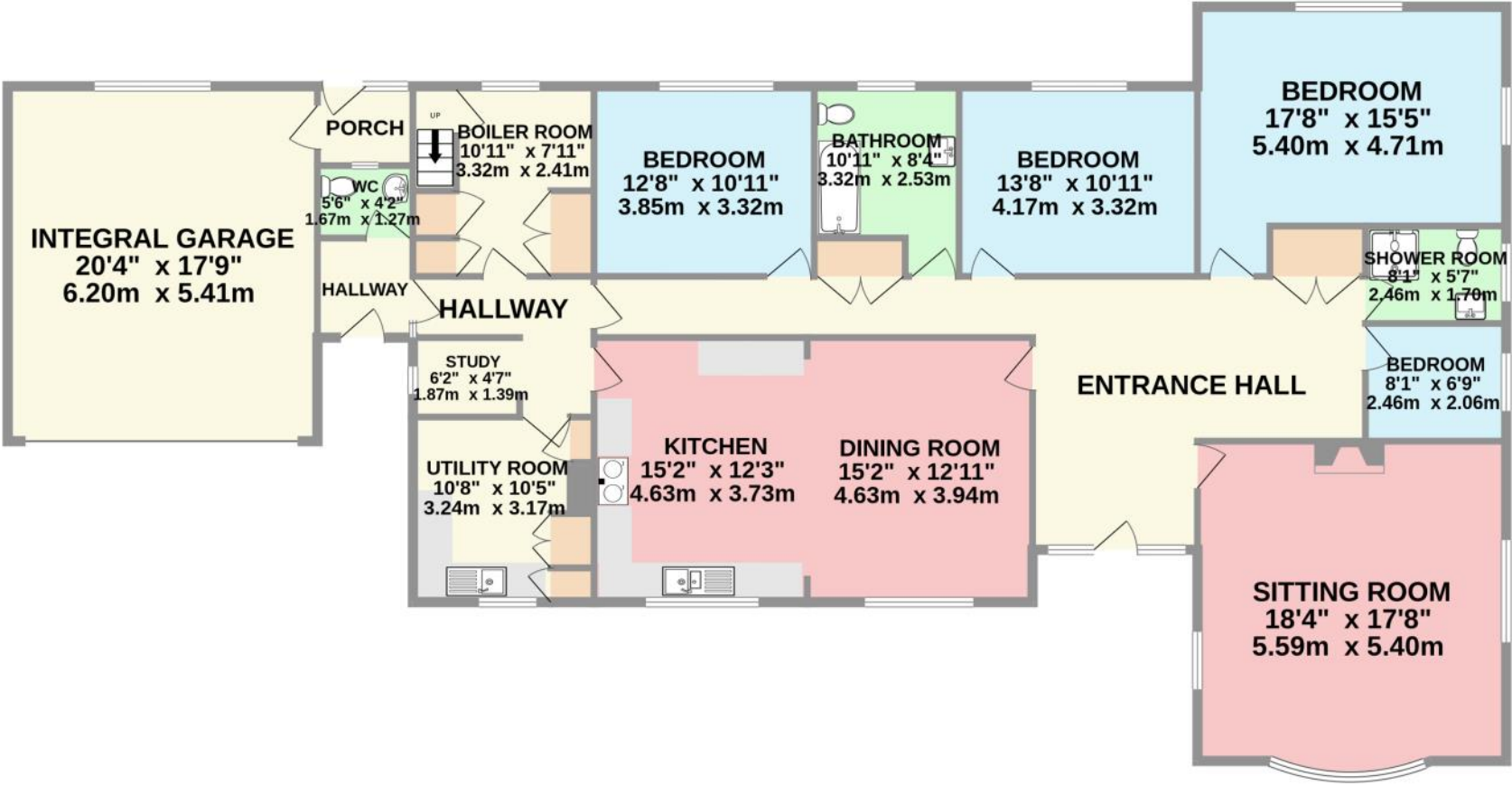
To the rear, a path leads through the garden, where there is a useful concrete built GARDEN STORE.

The path continues to a small enclosed yard area and

- ◆ STABLE BUILDING - Concrete block construction, divided into six looseboxes.
- ◆ Adjoining small TIMBER STORE SHED housing the borehole water equipment.
- ◆ Bore hole water RESERVOIR TANK
- ◆ WORKSHOP (7.50m x 6.50m) - Concrete block construction, internally divided to provide a WC.

Floor Plan (Total Floor Area 2639 sqft (245.2 sqm))

Floor plan for identification purposes only, not to scale.



Farm Buildings

The farm buildings are conveniently set a short distance from the property and benefit from an independent access, as well as ample concreted yards and loading areas. Bore hole water with a mains back up is connected, along with mains electricity. They briefly comprise;

- ◆ CATTLE SHED - Five bay, timber frame, concrete block walling
- ◆ MACHINERY STORE/GARAGE - Concrete block walled lean-to
- ◆ CATTLE SHED - Six bay timber portal frame with part concrete walling. Central feed store and concrete scrape passages
- ◆ FODDER STORE - Five bay timber portal frame
- ◆ Lean-to CATTLE SHED - Concrete block walled
- ◆ CATTLE HANDLING RACE
- ◆ Former SILAGE CLAMP
- ◆ PARLOUR - Herringbone milking parlour. 14 : 28 swing over. Last used March 2025.

The buildings provide accommodation for a total of 105 cow cubicles, together with a further 36 cubicles for young stock.

The vendors have obtained full planning permission by Torridge District Council on 3rd September 2026, under application 1/0548/2025/FUL, for the conversion of the agricultural barns to create three dwellings.

Whilst the buildings remain in agricultural use, the consent offers an attractive alternative use and provides the holding with additional development potential.

Further information is available from the Torridge District Council planning portal under reference 1/0548/2025/FUL.







Land

The land extends in all to **118.39 acres (47.95 hectares)** and is conveniently arranged around the farmstead or within close proximity, with good access from the surrounding network of parish roads.

The land comprises predominantly level to gently sloping permanent pasture and temporary grass leys, providing productive grazing and mowing ground. Much of the land is capable of supporting a range of forage and arable cropping, including maize, adding to the versatility of the holding. Mature woodland extends along parts of the northern and eastern boundaries, with areas of stream frontage.

There are no footpaths or rights of way crossing the farm.

Directions

POSTCODE = EX22 7UL.

WHAT3WORDS = ///goods.patrolled.scoop

Useful Information

TENURE: The farm is freehold with vacant possession upon completion.

SERVICES: Bore hole water with a mains water back-up supplies both the bungalow, farm buildings and land. Mains electricity is connected to the bungalow as well as the farm buildings.

FARM PLAN: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

BOUNDARIES: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Planning Permissions

THE BUNGALOW - Planning permission (Application number 1/0464/90/16/003) was granted for the erection of a farm dwelling, subject to the following conditions. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture, as defined in section 290 (i) of the Town & Country Planning Act 1971, or in forestry, including any dependants of such a person residing with him or a widow or widower of such a person.

THE FARM BUILDINGS (/1/0548/2025ful) - Planning permission has also been granted for the 'Conversion of redundant barns to three dwellings'. Please see separate brochure for further information.

HOLDOVER: The vendor reserves the right to harvest the growing crops.

NITRATE VULNERABLE ZONE (NVZ): The Farm is not in an NVZ

PHOTOGRAPHS: Taken August 2026.

LOCAL AUTHORITIES: Torridge District Council, Bideford

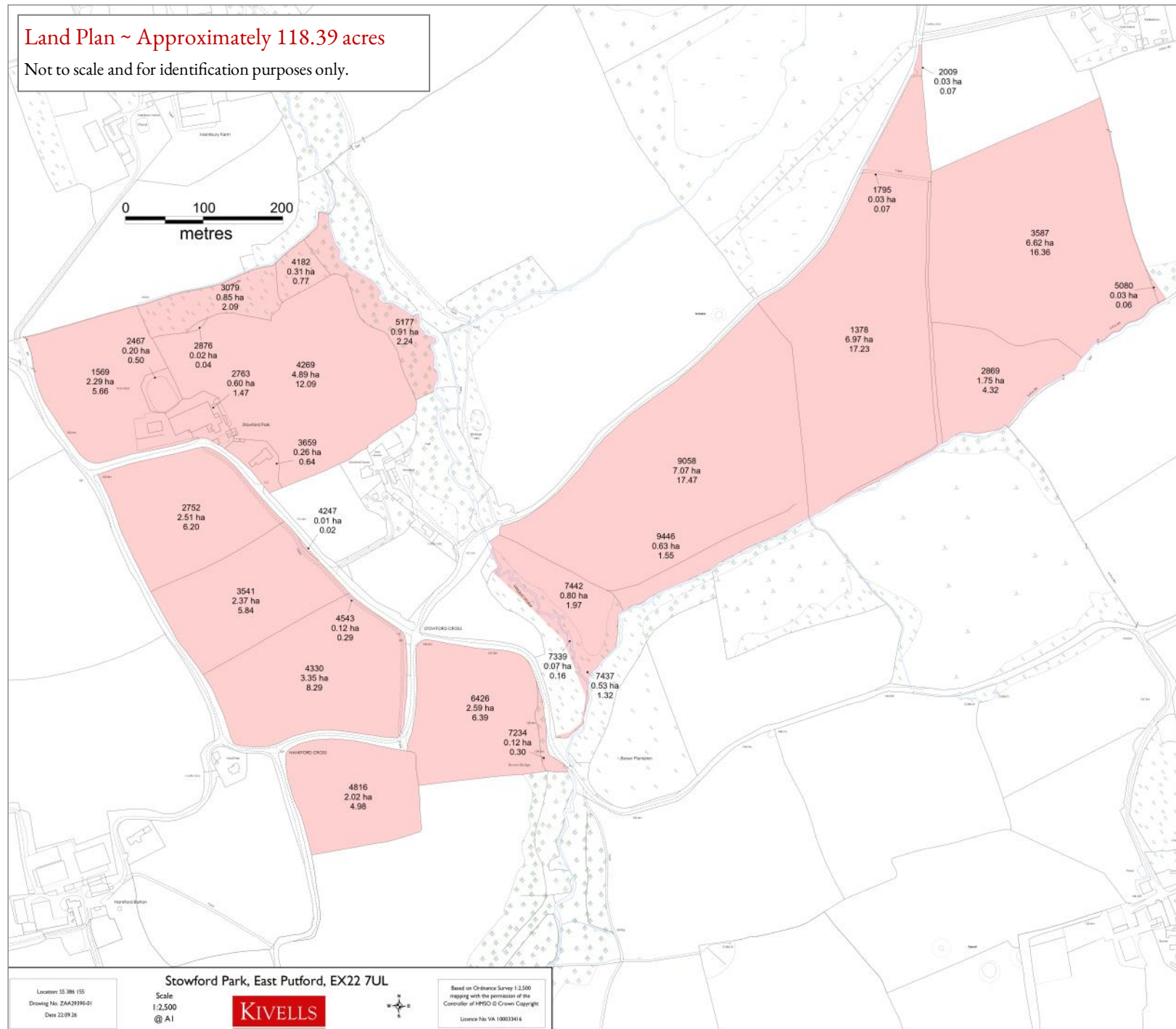
COUNCIL TAX BAND: Band E.

ENERGY PERFORMANCE CERTIFICATES: Energy Efficiency Rating = D (64)



Land Plan ~ Approximately 118.39 acres

Not to scale and for identification purposes only.





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