



Stowford Farm







# Stowford Farm

Langtree, Torrington, Devon, EX38 8NU

Langtree village 2 miles, Great Torrington 4 miles, Bideford 9 miles, Westward Ho! 12 miles.

A substantial six bedroom former farmhouse, one bedroom annexe and 2.37 acres

- Six bedrooms, 3 reception rooms
- Peaceful rural setting
- Horseshoe driveway, double garage and multiple outbuildings
- Versatile layout with split-level landing and large utility spaces
- Freehold
- One bedroom annexe with private access
- 2.37 acres of landscaped gardens and grounds
- Character features including inglenook fireplaces and vaulted ceilings
- Mature planting, gardens, meadow and former stables with power
- Council tax band F

Guide Price £800,000

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## SITUATION

Stowford Farm is situated in a rural location yet just over 2 miles from the village of Langtree offering facilities including a primary school, church and village hall. Less than half an mile from the property is the Tarka Trail which offers walking and cycling in the countryside. Great Torrington is also nearby and offers a wider range of amenities, schooling and a range of tourist attractions including Dartington Crystal, RHS Rosemoor Gardens, a golf course and swimming pool. The port and market town of Bideford has a similarly wide range of facilities. The property is well situated with a mixture of leisure pursuits close at hand including the sandy beaches at Westward Ho!, and Bude and access to the South West Coastal footpath at Westward Ho! taking in the stunning vistas of the rugged North Devon Coastline. Further afield is Dartmoor National Park affording excellent long walks. The regional centre of Barnstaple is approximately 16 miles and offers the areas main business, shopping and commercial venues. Via South Molton there is access to Junction 27, of the M5 motorway, Tiverton Parkway connects to the rest of the rail network.

## DESCRIPTION

A substantial former farmhouse offering six bedrooms, three reception rooms, and a one-bedroom annexe, all set within approximately 2.37 acres of beautifully landscaped and well-established grounds. Enjoying a prominent and private position, the property provides spacious and flexible accommodation ideally suited to family living, multigenerational use, or those seeking a peaceful rural retreat. Accessed via a horseshoe driveway, the home is complemented by formal gardens, a double garage with potential for conversion (subject to planning), former paddocks now richly planted with mature specimen trees and two former stables.

## ACCOMMODATION

A wide, curved stone wall entrance leads to the right hand side of the driveway, with parking beside the side door, while the left hand driveway sweeps past the double garage and the glazed front entrance. Stepping through the glazed entrance, the 15' reception hall gives an immediate sense of the character and scale within. To the left lies the third reception room, featuring a brick fireplace and the original access to the annexe which is currently sealed but could easily be reinstated if desired. To the right, a dual-aspect dining room enjoys garden views and a striking central inglenook fireplace.

The kitchen is well-appointed with a range of floor, wall, and drawer units, a four-ring LPG hob, electric oven, and a deep cupboard housing a modern boiler. At the end of the inner hallway is the main sitting room which provides an inviting space with an impressive stone inglenook fireplace, log burner and French doors leading to the rear garden. This hall also provides access to a cloakroom and a walk-in larder/store. Completing the ground floor is a large utility room with further cabinetry, appliance space, and access to the gravel driveway.

Stairs from the reception hall rise to a split-level landing. To one side is the smallest bedroom with vaulted ceiling, a family bathroom, and a separate shower room. The landing continues to five double bedrooms, two with vaulted ceilings, two stretching over 16 feet in length, and the principle bedroom benefitting from a wall of built-in cupboards. A generous Jack and Jill-style family bathroom completes the first-floor layout.

The annexe, currently accessed externally, is ideal for guests, extended family, or holiday letting. A glazed front door opens into a bright, dual-aspect kitchen/breakfast room with fitted units and space for appliances. The sitting room is notably spacious, featuring a stone fireplace with log burner and doors opening onto the gardens near the ornamental pond. Upstairs is a galleryed landing, double bedroom with fitted wardrobes, and a bathroom with a traditional three-piece suite.





## OUTSIDE

The property sits within a diverse and beautifully landscaped plot extending to approximately 2.37 acres. The grounds are a true highlight, with formal gardens laid to lawn, a large vegetable plot, meadow grassland, and thoughtfully curated planting. The current owners have enhanced the land over the last 30 years with a wide variety of trees, creating a tranquil and mature setting. To the front of the property are maintained lawns and flower beds.

Near the side entrance are a gardener's store and log store, while further up the grounds stand the former stables, now with power and light connected and a water supply nearby. The double garage also benefits from power and lighting. Throughout the gardens, there is a deep sense of calm and seclusion, with views across open farmland, making this a truly special rural haven.

## PROPERTY INFORMATION

LPG fired heating.

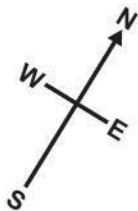
Mains water and electric.

Septic tank which has been recently modernised.

According to Ofcom, Standard broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

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Approximate Area = 3444 sq ft / 319.9 sq m  
Garage = 285 sq ft / 26.4 sq m  
Outbuildings = 367 sq ft / 34 sq m  
Total = 4096 sq ft / 380.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1285180



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 26      |           |
| (1-20) G                                    |         | 69        |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



