

Goutisland Farmhouse & Holiday Cottages,







Goutisland Farmhouse & Holiday

Bideford, Devon, EX39 5NG

An exceptional lifestyle and income generating holiday complex set within approximately 6.6 acres of picturesque North Devon countryside. Combining a character Grade II Listed farmhouse, four established holiday cottages, a growing glamping enterprise and land with equestrian potential, Goutisland offers the perfect balance of home, business and rural living.

- Substantial Grade II listed farmhouse
- Glamping field connected to water, solar power and drainage services,
- Excellent potential for equestrian use, smallholding, or further diversification.
- Four Holiday Cottages
- 6.6 acres in total

Guide Price £1,000,000

Stags Bideford

4 The Quay, Bideford, Devon, EX39 2HW

01237 425030 | bideford@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

Situation

Located within a short drive from the village of Buckland Brewer, which offers a good range of amenities including a local community shop, church, primary school and popular traditional thatched inn. The nearest town is the historic market town of Great Torrington, which has a range of leisure pursuits and tourist attractions including a 9-hole golf course, RHS Rosemoor Gardens, Dartington Crystal and the renowned Tarka Trail, which is ideal for walkers and cyclists alike.

The property is located within 10 miles of the sandy beach at Westward Ho! which is ideal for families, keen surfers and golfers as it adjoins Northam Burrows Country Park and the Royal North Devon Golf Club. There is also access to the South West Coastal Footpath, which affords good walks with stunning vistas of the rugged North Devon coastline. The port and market town of Bideford offers a wider range of amenities including banks, schooling for all ages (public and private), restaurants, pubs and five supermarkets.

The regional centre of Barnstaple has all the area's main business, shopping and commercial venues and rail link to Exeter station, which then links to the rest of the national rail network.

Farmhouse

At the heart of the estate lies Goutisland Farmhouse, a charming Grade II Listed residence believed to date back to the Domesday Book. Rich in character and period features, the property offers spacious and versatile accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, generous dual-aspect sitting room, formal dining room, study, spacious kitchen/breakfast room, utility room, wet room and cloakroom, together with useful storage facilities. On the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, served by a family bathroom.

Grace's Barn

Grace Barn is an exceptional two-bedroom barn conversion created from the original Roundhouse, offering distinctive circular architecture, vaulted ceilings and characterful exposed stonework. At its heart is an impressive open-plan living space incorporating a bespoke fitted kitchen, dining area and comfortable sitting room, creating a wonderful sociable environment for both guests and owners alike.

A spacious central hallway provides access to two generously proportioned bedrooms and the family shower room. The principal bedroom features a vaulted ceiling, dressing area and en-suite shower room, while the second bedroom is arranged as a twin with zip-and-link beds, offering flexibility to accommodate a super-king configuration if required. Both bedrooms can accommodate an additional pull-out bed by prior arrangement.

Externally, Grace Barn enjoys access to a shared garden with seating areas and direct access to surrounding public footpaths, providing excellent opportunities to explore the beautiful North Devon countryside.

Hatters Cottage

Hatters House is a charming one-bedroom conversion, formerly a traditional grain store, enjoying a peaceful rural setting within the North Devon countryside. Full of character and thoughtfully arranged, the property provides comfortable and attractive accommodation ideally suited to holiday letting.

The ground floor features a welcoming sitting room with wood flooring and a feature electric wood-burner effect fire, creating a cosy retreat throughout the year. A few steps lead down to the well-appointed kitchen/dining area, where exposed brickwork adds to the property's rustic appeal.

Open-tread stairs rise to the first floor, where the accommodation comprises a spacious double bedroom with an en-suite shower room, offering well-presented and practical guest accommodation.

Externally, Hatters House benefits from direct access to nearby public footpaths, providing excellent opportunities to explore the surrounding countryside. Guests can also enjoy access to the shared garden seating area













Lily Cottage

Lilly Cottage is a delightful single-storey holiday cottage, thoughtfully converted to provide charming and comfortable accommodation in a peaceful North Devon countryside setting. Well suited to couples seeking a rural retreat, the property combines character features with modern conveniences to create an inviting getaway.

The accommodation is arranged around a welcoming open-plan living space incorporating a sitting area, dining area and fitted kitchen. Exposed beams and a feature electric wood-burner effect fire add warmth and character, while the well-equipped kitchen provides everything required for a comfortable stay. A separate double bedroom enjoys a charming country-cottage feel and is complemented by an en-suite shower room.

Externally, Lilly Cottage benefits from a private seating area, ideal for enjoying alfresco dining or relaxing whilst taking in the tranquility of the surrounding countryside. The property also enjoys direct access to nearby public footpaths, offering excellent walking opportunities.

Ivy Cottage

Ivy Cottage is an attractive single-storey barn conversion, providing charming one-bedroom accommodation in a peaceful rural setting. Combining traditional character with comfortable modern living, the cottage features exposed beams and brickwork that reflect its agricultural heritage, creating a warm and welcoming retreat for guests.

The accommodation is centred around an open-plan living space incorporating a sitting room, dining area and fitted kitchen. The cosy lounge benefits from a feature electric wood-burner effect fire, while the well-equipped kitchen and dining area provide everything required for a comfortable stay. A delightful double bedroom is served by an en-suite shower room, offering well-appointed accommodation ideally suited to couples.

Outside, Ivy Cottage enjoys a private patio seating area, perfect for relaxing and enjoying the tranquillity of the surrounding countryside.

Glamping

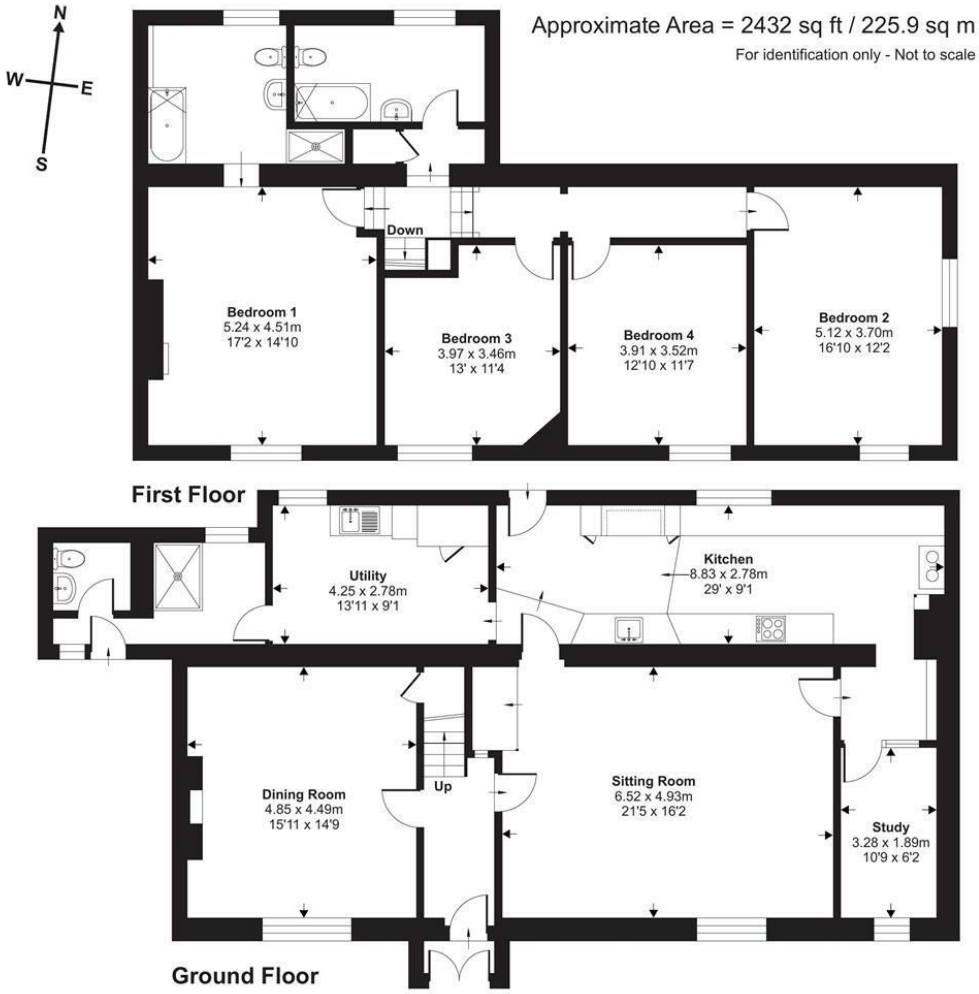
In addition to the established holiday cottages, Goutisland benefits from a growing glamping enterprise, providing further lifestyle appeal and valuable additional income. The current owners have created a dedicated glamping area comprising a spacious safari-style glamping tent together with shared kitchen and bathroom facilities, offering guests a unique countryside experience.

The site is already connected to water, solar power and drainage services, providing a strong foundation for future expansion, subject to any necessary consents. This presents an exciting opportunity for incoming owners to further enhance the existing tourism business and increase revenue streams.

The glamping operation, together with a shepherd's hut currently situated on the site, generated an income of approximately £25,000 during the last trading year. The shepherd's hut is available by separate negotiation and is not included within the sale

Outside

The wider grounds extend to approximately 6.6 acres, within that including a 5.4-acre paddock, offering excellent potential for equestrian use, smallholding, or further diversification. A range of traditional outbuildings provide scope for stabling, workshops or additional accommodation (subject to any necessary consents). Please note there are some attached farm buildings to the properties outbuildings that belong to the farm property next door.



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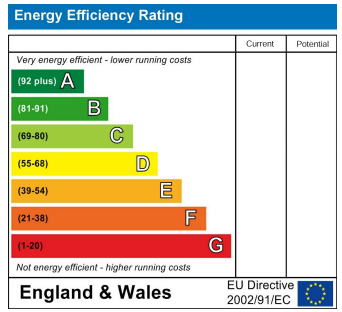

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