



## East Sessacott Farm

Sessacott, Putford, Holsworthy, Devon, EX22 7XG

£965,000

EPC: To be confirmed Council Tax: D Tenure: Freehold Bedrooms: 5 Reception Rooms: 3 Bathrooms: 2

FINE & COUNTRY



# KEY FEATURES

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- Chain free
- Move in ready property
- Fully renovated period property
- Far reaching panoramic views onto open countryside
- Separate living accommodation with full planning for dual use as holiday let and full residential annexe to main house
- Dark night sky area with no light pollution
- Suit equestrian owner
- Extensive workshops and garage space
- Light industrial and retail space planning in place Would suit furniture making business or similar
- Formal south facing gardens designed by Chelsea gold award winner
- Exquisitely maintained property
- Separate garden room with hot tub, lounge area and patio (hot tub by separate negotiation)
- Potential development opportunity for outbuilding to become residential dwelling subject to planning











## Overview

East Sessacott Farm is an incredible rural lifestyle opportunity offering in excess of 4 acres of land with a completely renovated, characterful period residence, additional two bedroom barn conversion and multiple farm buildings. Sitting in glorious rolling North Devon Countryside this is perfect for anyone looking for small holding/ equestrian site or for multigenerational living or holiday investment.

With far reaching panoramic views onto open countryside and formal south facing gardens designed by a Chelsea Flower Show gold award winner, East Sessacott Farm is an impressive residence that demands a viewing to appreciate its level of specification within its curtilage. The attention to detail is nothing short of astonishing having been meticulously redesigned and remodelled by the current owners with their aim to create the ultimate utopian lifestyle retreat, positioned within the beautiful natural surroundings of North Devon.

Comprising of a three bedroom traditional Devon Longhouse the farm also includes a two bedroom barn conversion as a separate living accommodation which comes with full planning for dual use as holiday let and full residential annexe to main house. In addition, there are extensive workshops, a gym, garaging and light industrial and retail areas, making this an ideal space for a home working business. It is worth noting that there is the potential for the outbuildings to change their usage to a residential dwelling (subject to planning).







# STEP INSIDE

## East Sessacott Farm

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### The Main Farmhouse (3 Bedrooms)

Step into a lovingly maintained three-bedroom main period farmhouse, where timeless character meets everyday comfort. Deep pile carpets, exposed beams, and two traditional stone fireplaces with wood burners in the dining and living areas create a welcoming ambiance, while the generous reception rooms overlook the patio outside and the surrounding countryside. The spacious kitchen invites family breakfasts and comprises of limestone floors, wooden top worksurfaces and an Esse standalone range cooker which heats the water. It is worth mentioning that there is also a heat recovery system installed within the house which keeps the temperature ambient and moisture free. Also on the ground floor is a lobby area with viewing area, utility and pantry and downstairs cloakroom. Continuing upstairs and each bedroom offers pastoral views of which two are deceptive doubles and a third large single. At the far end is a sumptuous four piece bathroom with roll top bath, walk in shower cubicle and twin basins and W.C.

### The Old Piggery (2 Bedrooms)

A charming two-bedroom converted barn is one level and makes for an ideal bungalow and sits nearby with ample parking for multiple vehicles. ideal for guests, extended family, or rental/ holiday investment the accommodation is thoughtfully designed with open-plan living in mind complete with wood burner and French doors, a modern kitchen and a utility room. Also off the hall are two double bedrooms and another high spec bathroom.

This is an opportunity to acquire a detached property in this tranquil and rural location within a small hamlet of properties. The larger village of Bradworthy is approximately 3 miles away and has a good range of amenities including village shop, garage, pub, church and primary school. The larger market towns of Holsworthy and Bideford are approximately 8 miles and 11 miles respectively. They offer a wider range of amenities including shops, banks, butchers, schooling for all ages, pubs and restaurants, places of worship and supermarkets. The regional centre of Barnstaple is approximately 21 miles away and offers all the areas main business, shopping and commercial venues.





# STEP OUTSIDE

## East Sessacott Farm

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### Barns & Entertainment Area

Three versatile barns stand proudly on the grounds, offering scope for storage, workshop space, or creative conversion. Adjacent to the barns is a dedicated entertainment area, thoughtfully set up with an alfresco BBQ area and covered seating area as well as a luxurious hot tub – perfect for hosting gatherings under the stars. A firepit and festoon lighting add warmth and magic to the space.

### Land & Lifestyle

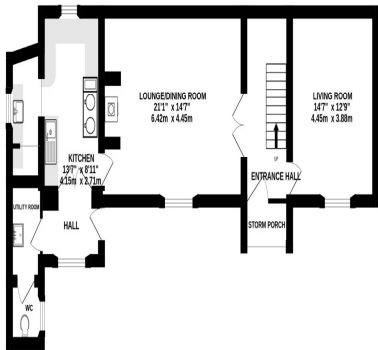
The 4 acres are fully usable and gently undulating, dotted with native hedgerows, and open pasture as well as formal lawns and vegetable growing areas. There's ample space for hobby farming, equestrian pursuits, or simply enjoying the tranquillity of rural life. A meandering path leads around the barns creating an ever-changing connection with any livestock.

## DIRECTIONS

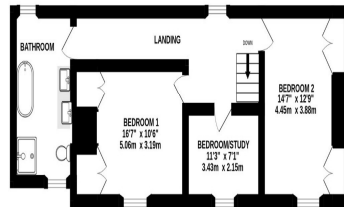
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From Bideford Quay proceed towards Torrington on the A386. Stay on this road until you see the turning to Littleham on the right hand side. Continue on this road for approximately 10 miles past Parkham and Putford itself until you come across East Sessacott Farm's entrance on your left hand side.

GROUND FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



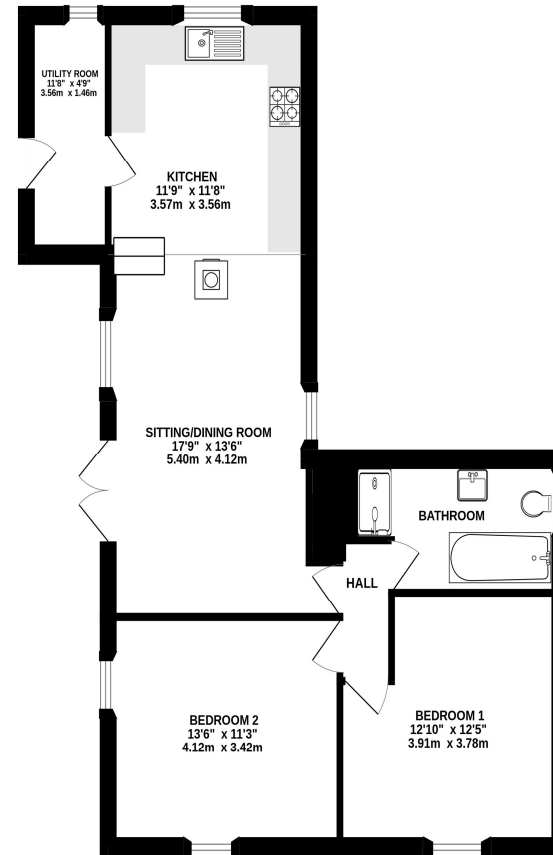
1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.

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Jason Gilder

Local Director

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Utilities and  
Services:

Mains water and  
Electric and Oil  
central heating.  
Private drainage



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>







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