



Hannaford Farm







Hannaford Farm Trentishoe

Parracombe, Barnstaple, Devon, EX31 4QB

The Hunters Inn - 0.8 miles. Parracombe - 3.7 miles. Combe Martin - 4.7 miles. Lynton - 7.2 miles.
Barnstaple - 15.2 miles

An exceptional period farmhouse set within Exmoor National Park, enjoying a peaceful rural position with far-reaching views set in around 4.4 acres

- Breathtaking views across Exmoor
- Set in around 4.4 acres
- Within Exmoor National Park
- Freehold
- Delightful & timeless Hamlet location
- Character features throughout
- Storage barn with vehicle access
- Council Tax Band F



Guide Price £1,100,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

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

020 7839 0888 | enquiries@tlo.co.uk



SITUATION & AMENITIES

Located in the peaceful hamlet of Trentishoe, the position of Hannaford Farm is idyllic, on high ground with stunning far reaching views across Exmoor, in timeless and tranquil surroundings. There is a maze of local footpaths and bridle ways on the doorstep leading to many miles of coastal and moorland walks. The area is renowned for its spectacular landscape ranging from the high open moorland, wooded combes and dramatic sea cliffs. The West Somerset and North Devon Coast Line is also easily accessible including the popular surfing beaches at Croyde, Saunton Sands (also with Championship Golf Course) and Woolacombe. In the opposite direction is the popular sea side town of Minehead with the Somerset Steam railway and nearby medieval National Trust village of Dunster with its Yarn Market and National Trust Castle. The North Devon Link Road (A361) located at South Molton gives some dual carriageway to the M5 Motorway at Junction 27 where Tiverton Parkway railway station also allows access to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Hannaford Farm is an exceptional Grade II Listed period farmhouse set within Exmoor National Park, enjoying a peaceful rural position with far-reaching views across its beautifully tended gardens and grounds. Sympathetically renovated to an wonderful standard, the property blends historic character, including exposed beams, stonework, original ceiling timbers, flagstone floors and charming fireplaces, with the comfort and practicality of modern living.

Approached via an extensive private driveway, the farmhouse sits within approximately 4.4 acres of secluded gardens, woodland and pasture, accompanied by a substantial barn which could suit equestrian use. The position offer privacy, tranquility and uninterrupted views of the unspoilt Exmoor countryside, creating a truly idyllic setting.

ACCOMMODATION

The front entrance opens onto original flagstone flooring, immediately setting the tone for the character found throughout the house. From here, there is access to the rear door and a useful utility space with plumbing installed for white goods. The living room features oak flooring with underfloor heating, exposed beams and stonework, and a dual-aspect outlook with views to both the front and rear. A large open inglenook fireplace with a bread oven and slate hearth forms a striking focal point, while French doors open directly onto the rear garden. A stone staircase (one of two staircases) rises to the first floor.

Exposed stone steps lead up to the dining room, where further exposed beams and an inglenook fireplace with a central woodburner create a warm and inviting atmosphere. The second staircase then lead up to the first-floor landing, which serves a double bedroom with stripped pine flooring and space for hanging clothes, a single bedroom, and a shower room with WC, sink, and shower enclosure.

Back to the ground floor, the kitchen continues the home's rustic charm with flagstone flooring, exposed beams, and bespoke handmade units offering cleverly designed storage, including a larder cupboard. A gravity-fed oil-fired AGA, ceramic hob, convection microwave, Samsung dishwasher, and large American-style fridge-freezer are all included. There is space for a breakfast table, and the room enjoys views to the front. A porch with flagstone flooring provides space for coats and boots, along with a, WC, and sink, ideal after winter walks.

From the sitting room stone steps lead to another landing with solid wood flooring, giving access to a bathroom with a corner shower, freestanding roll-top bath, WC, and sink. Two further double bedrooms offer characterful accommodation, while the impressive principal bedroom provides high ceilings, exposed beams, generous proportions, and dual-aspect views. Its open ensuite includes a modern freestanding bath, vanity-unit sink, and corner shower, along with a separate WC.





OUTSIDE

Electric wooden gates open onto a cobbled stone driveway, complemented by a gravelled parking area. Lawned gardens with planted beds frame the approach, creating an attractive and welcoming setting. To the front, terraced gardens rise gently with steps leading to the upper garden and a raised decked area with hot tub that enjoys sweeping views across the rolling Exmoor countryside. From this elevated position, there is also access to the land. The gardens wrap around and above the house, offering complete privacy.

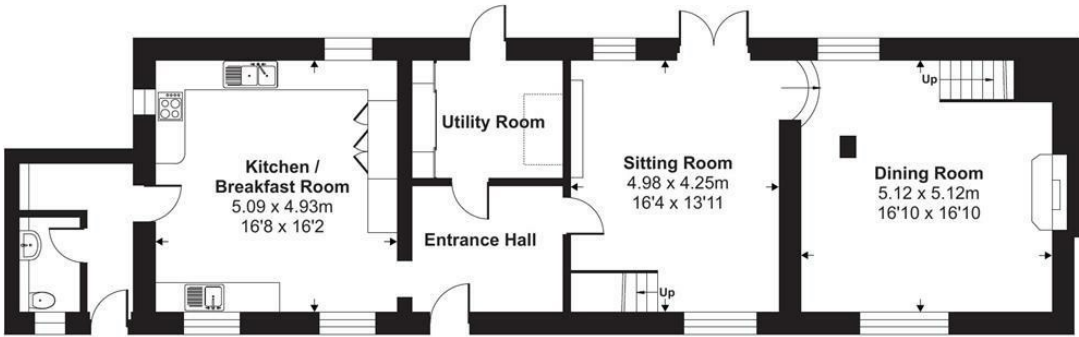
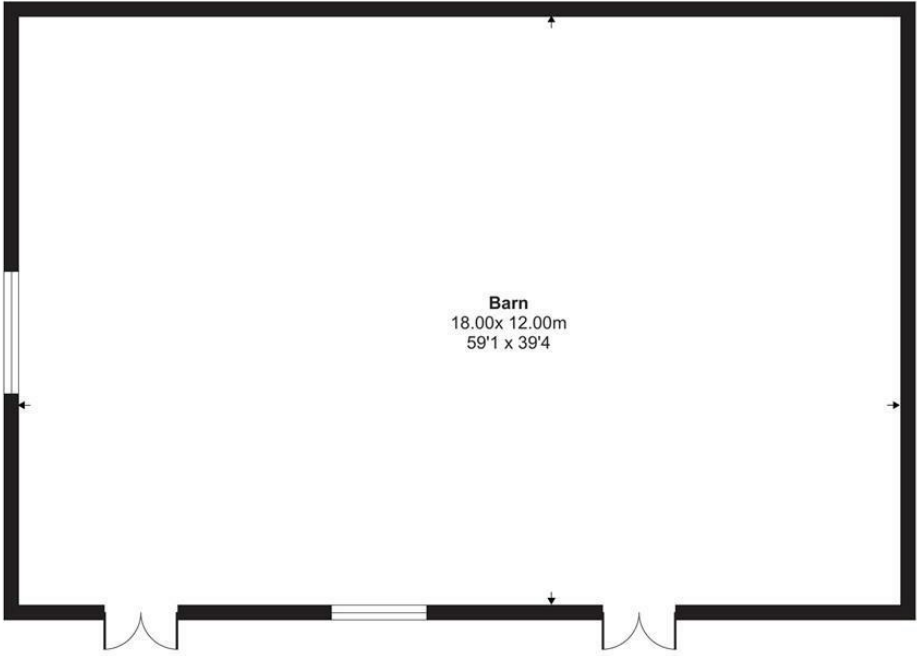
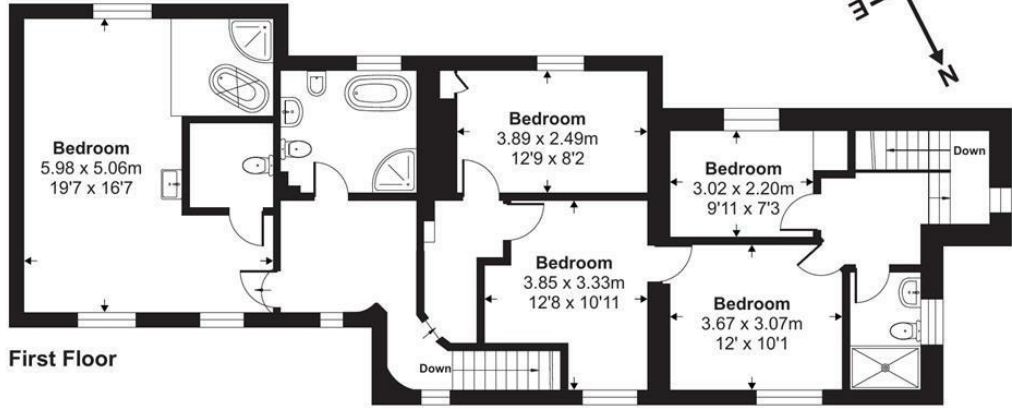
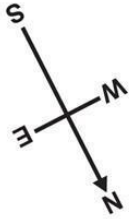
The rear garden has been thoughtfully designed, featuring a sheltered patio terrace ideal for alfresco dining, raised vegetable beds, and an additional raised decking area providing further seating space. A storage shed and bin store sit neatly to the side. From the rear garden, a path leads directly into the private woodland, a tranquil area rich with wildflowers and wildlife. This also connects to the land and the substantial storage barn, which benefits from separate vehicular access. The barn, constructed with timber and a tin roof, offers generous storage for machinery and equipment, with direct access into the adjoining field and the former menage, which could be reinstated for equestrian use if desired.

The land extends to approximately 4.4 acres of sloping pasture with vehicle access, offering a rare combination of gardens, woodland, and usable land in a wonderfully private setting.

SERVICES

- Oil fired central heating
- Private drainage
- Private water supply
- Superfast fibre broadband
- 25 Solar panels with FIT (9 years to run)

Approximate Area = 2306 sq ft / 214.2 sq m
Outbuilding = 2325 sq ft / 215.9 sq m
Total = 4631 sq ft / 430.1 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). © nichecom 2026. Produced for Stags. REF: 1455883



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



