



Gratton Hill Farm

Milton Damerel, Holsworthy, Devon, EX22 7PB





Gratton Hill Farm

Milton Damerel

Holsworthy

EX22 7PB

A former dairy farm occupying an attractive rural setting, with a three-bedroom farmhouse, a range of adaptable farm buildings and approximately 73½ acres of pasture, arable and a small area of woodland.

For sale as a whole or in two lots;

Lot 1: Farmhouse, Buildings and just over 57½ acres of pasture/arable and a small area of woodland.

Guide Price £975,000

Lot 2: Approximately 16 acres of pasture land.

Guide Price £150,000



Situation

Gratton Hill Farm enjoys a peaceful rural setting, just under six miles north of Holsworthy, a traditional market town offering a comprehensive range of everyday amenities, schooling and a Waitrose supermarket. The stunning North Cornwall coast is within easy reach, with the popular seaside town of Bude approximately 17 miles to the west, while the historic port town of Bideford lies around 13 miles to the north. Despite its rural setting, the property benefits from excellent communications, with the A30 at Launceston providing convenient access to Exeter, the M5 motorway and the wider national road network.

Lotting

The farm is for sale as a whole or in two lots as follows;

Lot 1: Farmhouse, buildings and just over 57½ acres.

Lot 2: Approximately 16.04 acres.

Lot 1 ~ Description

A highly attractive former dairy farm, now operated as a stock-rearing enterprise, offering a well-balanced combination of residential accommodation, versatile agricultural buildings and productive pasture and arable land.

The property includes a three bedroom farmhouse, enjoying an attractive, elevated position overlooking its own land and the countryside beyond. Whilst modest in scale, the farmhouse provides comfortable family accommodation. The farmstead benefits from a superb range of adaptable agricultural buildings, including livestock housing, general purpose stores, former dairy buildings and ancillary structures, offering flexibility for a variety of agricultural, livestock, equestrian or diversification opportunities (subject to the necessary consents).

Extending to approximately 57½ acres, the land is conveniently contained within a ring fence surrounding the farmstead, enabling efficient management and easy access. The holding is predominantly laid to productive grassland and is well suited to livestock farming.

Lot 1 ~ The Farmhouse

Approached from the parish road onto a stoned parking area, double metal gates give access to a further concreted parking area immediately to the front of the property.

Front entrance door leading to PORCH and HALLWAY with stairs to first floor and doors off to

SITTING ROOM

Open fireplace with tiled surround and hearth. Alcove with shelving and further alcove cupboard.

KITCHEN

Fitted with a range of pine/oak units, worktops over, sink and drainer. Door to understairs larder cupboard. Oil fired Stanley Cooker (also does hot water and radiators). Door through to play room and

UTILITY & REAR PORCH

Door to store cupboard, cupboard with sink over. Rear entrance door.

PLAY ROOM/DINING ROOM

Patio doors to front garden. Store room to rear with door to outside.

FIRST FLOOR LANDING

Built in cupboard. Access to loft space.

BATHROOM

Panelled bath, pedestal wash hand basin and WC. Built in linen cupboard.

BEDROOM (Single)

BEDROOM (Single)

BEDROOM (Double).

Lot 1 ~ The Farm Buildings

Set a short distance from the farmhouse, the buildings were used historically for a dairy operation, but in recent times they have been used for stock rearing.

LOOSE HOUSE/CUBICLE SHED - 93'3" x 65'7" (28.42m x 20m)

With 96 cubicles, loafing and feed areas. Adjoining

LOOSE HOUSE - 53'9" x 53'9" (16.38m x 16.38m)

COVERED SILAGE CLAMP - 57'8" x 45'2" (17.58m x 13.77m)

EARTH BANK SLURRY PIT

FORMER PARLOUR - 71'9" x 19' (21.87m x 5.8m)

FORMER DAIRY BUILDING & MACHINERY STORE - 109'1" x 100'11" (33.25m x 30.76m) Including 50 cubicles, loafing and feeding area. Internal office.

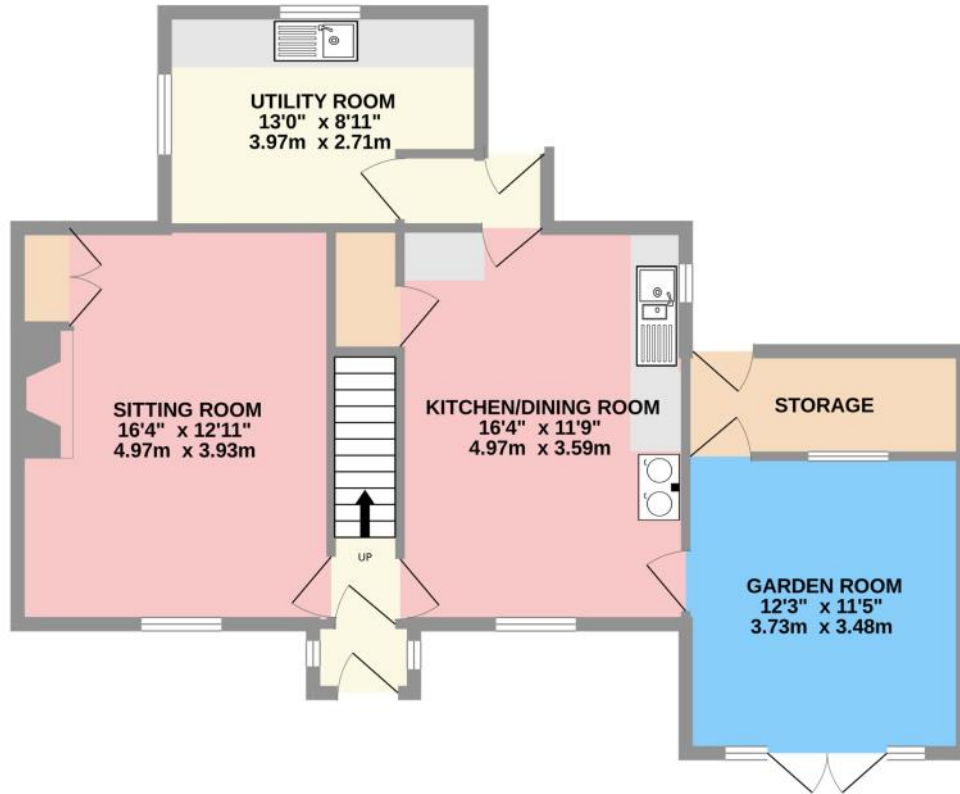
GENERAL PURPOSE BUILDING - 21'4" x 12'5" (6.5m x 3.78m)

Divided into loose pens. Small yard outside.

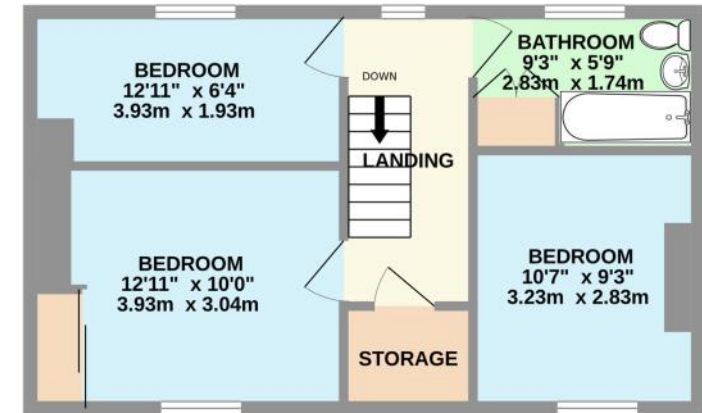
Gratton Hill Farmhouse ~ Floor Plan

Not to scale and for identification purposes only.

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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.

Made with Metropix ©2026



Lot 1



Lot 1



Lot 2



Lot 2



Lot 1 ~ The Land

Extending to approximately **57.61 acres (23.31 hectares)**, the land lies within a ring fence around the farmstead, providing an attractive and practical farming unit with excellent accessibility from both the farmyard and adjoining parish roads.

The holding is divided into four enclosures, comprising a combination of permanent pasture and a field used within an arable rotation, including maize production. The land is generally gently sloping and is very well suited to forage production. A belt of woodland extending to approximately 4.5 acres forms part of the south eastern boundary.

Lot 2 ~ The Land

Situated to the west of the farmstead, this useful parcel of Grade 3 agricultural land extends to approximately **16.04 acres (6.49 hectares)** and comprises a single enclosure. Benefiting from direct road frontage, the land offers excellent access and is conveniently located in close proximity to the main farm.

The land is gently sloping in nature, falling towards a sheltered river which forms the southern boundary. The parcel is well suited to both grazing and forage production and represents a valuable addition to the wider farming unit or a standalone agricultural investment.

Other Information

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

Land 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.

Easements, Wayleaves, Rights of Way: The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

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 to 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.

Stewardship Agreement: The farm is in a Mid-Tier Countryside Stewardship Agreement which ceases on 31.12.27.

Nitrate Vulnerable Zone (NVZ): The farm is NOT in an Nitrate Vulnerable Zone.

Photographs: Taken June 2026.

Local Authorities: Torridge District Council, Bideford.

Council Tax Band: Band D.

Energy Performance Certificate: F (33).

Services

Farmhouse = Mains water & mains electricity connected and private foul drainage.

Farm Buildings = Mains water & mains electricity connected.

Land = Mains water.

Postcode

EX22 7PB.

What3words

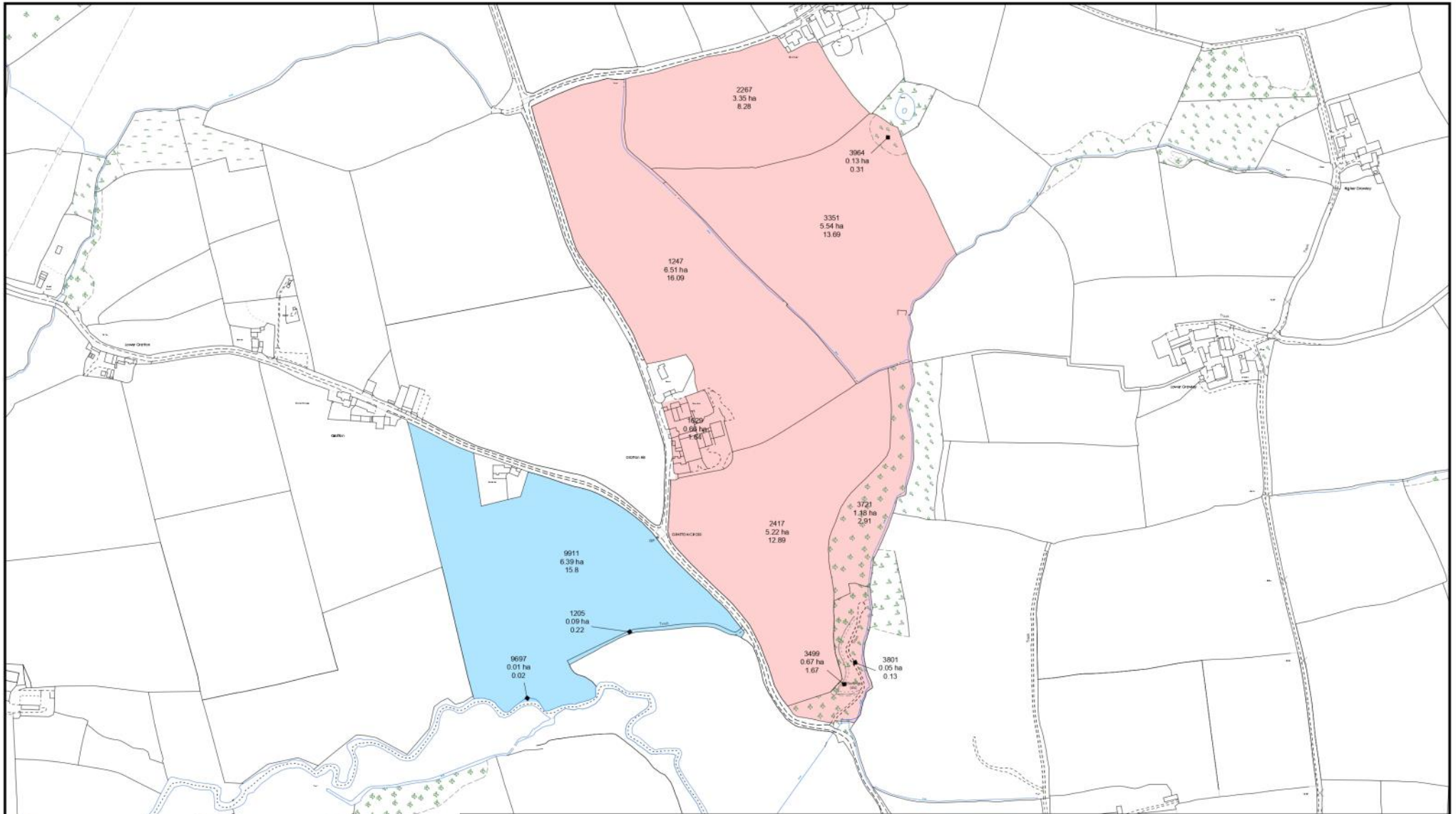
Lot 1 = ///aboard.pampered.from

Lot 2 = ///blues.puns.conjured.

Viewings

By appointment only.

Please contact Kivells Farms & Land Department on 01409 259547 or email farms@kivells to arrange an viewing.



- Lot 1 (23.31 ha / 57.61 ac)
- Lot 2 (6.49 ha / 16.04ac)

Gratton Hill Farm, Milton Damerel, EX22 7PB

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Scale 1:6,000 @ A4

Drawing No. ZAA28594-01 Date 11.06.26

KIVELLS
www.kivells.com

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright

Licence No VA 100033416



Kivells Farms & Land Department Phone | 01409 259547 or Email | farms@kivells.com

Disclaimer: Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using

