



HOLWELL



An Idyllic Setting

Tucked away at the end of a long, private driveway across open farmland—where wagtails skip ahead of the car, buzzards perch on ancient gateposts, and hares dart into the grass—Holwell begins to work its quiet magic before you’ve even arrived.

The air carries the scent of fresh hay. Skylarks sing overhead. The landscape opens up to rolling hills and distant views of Exmoor. And then, you arrive... to a place that feels completely and utterly yours.

This is not just a country house—it’s a place of peace, privacy, and potential. A rare sanctuary where silence is only broken by birdsong, and the rest of the world feels far away... even though it’s not.



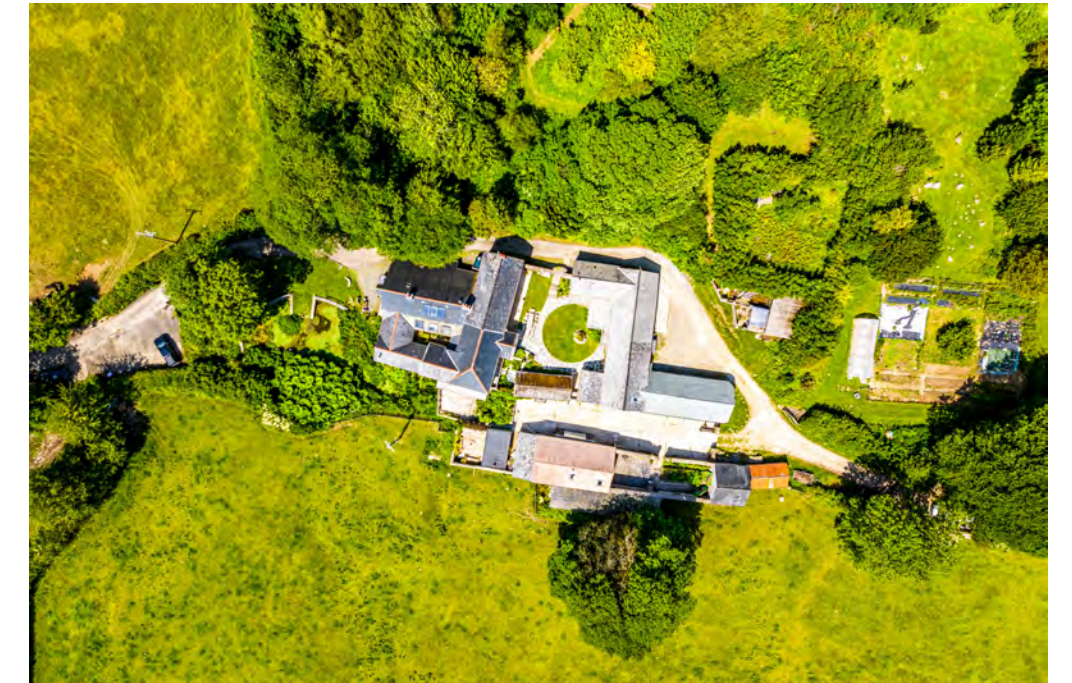
Welcome

Currently a warm family home and also a successful holistic retreat, Holwell weaves together period charm, natural beauty, and deep creative energy.

Whether you're watching swallows sweep low over the mill pond, pausing to listen to the wind in the trees, or practising sunrise yoga in the stone circle, this is a home that speaks to the soul.

Originally referenced in the Devon Assize Rolls of 1244, Holwell has a long, storied past —most notably as the former home of political cartoonist and activist Ken Sprague, whose creative spirit is still felt throughout the property.

A hand-carved beam in the kitchen stands as a quiet tribute to his time here, and to Holwell's enduring role as a haven for artists, thinkers and dreamers.





The Main House

The 9-bedroom farmhouse has been thoughtfully restored over the years with a rare combination of character, comfort and care. Inside, original beams and wood burners meet upgraded insulation and modern infrastructure, creating a warm, inviting space built to nurture family, guests, or retreat participants alike.

The kitchen is the true heart of the home—a space where stories are shared, meals are made, and memories are forged. Complete with a Minstrel gallery, slate flooring, an Aga, walk-in pantry, and those unique hand-carved details, it exudes warmth, generosity, and purpose.





The flow throughout the house is easy and intuitive, from the bright living room to a quiet snug/dining room and into ground-floor bedrooms—including an accessible living suite with a gorgeous kitchen living space and ensuite bedroom with its own country view patio and cosy courtyard.







Upstairs are seven further bedrooms, most with en-suites and each with its own perspective over the land—whether it's to the rolling fields, the courtyard gardens, or the moorhens paddling on the pond.

And when night falls?

The silence here is extraordinary. True, deep quiet.

The kind that lets you sleep better than you ever thought possible.







The Retreat

Holwell's versatility is one of its greatest strengths.

The collection of outbuildings creates a multi-functional set-up with potential at every turn:

A separate two-bedroom barn conversion – ideal for holiday let, multi-generational living or guest accommodation is currently utilised as the Retreat hub with treatment rooms, additional bedrooms and a large wellness studio space.





The Sauna Garden & Play Barn

A detached, purpose-built sauna barn – with a landscaped garden, fire pit and open countryside views where the only interruption is one of the cows popping over to say hello: the ultimate wellness wind-down.

A spacious cinema/play room – a superb space for all ages, away from the main house, to play and be entertained.



The Studio Barn, Water Mill and more

A converted studio barn – previously used for retreats, now ready to be re-imagined into a wealth of potential uses. There is a mezzanine studio above – glass-fronted and full of light.

Adjacent is the restored waterwheel and mill pond – alive with swallows, dragonflies, ducks, and occasional deer.

There are further traditional barns, a granary, open garaging, kennels and an open-sided agricultural barn – bursting with further potential (subject to planning)





The Grounds: Acres of wild beauty

Holwell sits in a natural valley, surrounded by undulating hills and open skies.

The grounds include orchards, vegetable gardens, wildlife ponds, and woodland trails.

A large stone circle, now hosts retreats, ceremonies, and quiet moments of reflection.

It's a place that sparks ideas. A place that invites vision. You can almost hear the word "potential" whispering on the breeze as you walk the land.



Out and About

Though you'll feel like you're a world away, you're only 15–20 minutes from Woolacombe beaches, the South West Coast Path, the Tarka Trail and the towns of Ilfracombe and Barnstaple.

And just beyond the ridgeline? Exmoor's wild beauty awaits.

There's a healing energy here—something people often comment on when they visit. Whether it's the whispering trees in the ancient woodland, the wildflowers in bloom, or the peaceful rhythm of the wildlife, Holwell has a way of holding space that feels safe, grounded, and restorative.

Whether you want to continue its legacy as a wellness retreat, reimagine it as a creative artistic hub, or simply gather your people and live life together in the most peaceful setting imaginable.

Holwell offers something incredibly rare: freedom, space, & tranquillity.

Ask the Owners

Where do you go when you need...



Groceries?

Tesco, Sainsburys and Asda in Barnstaple



A walk?

South West Coastal path or Tarka Trail



A bite to eat?

The Pine Arms, East Down



A day out with the family?

Combe Martin Wildlife & Dinosaur Park



A local pub?

The Muddiford Inn, Muddiford



School?

There are primary and secondary schools within 8 miles and West Buckland Independent School



Finer Details

- Nine bedroom detached farmhouse
- Two Bedroom detached cottage
- Approximately 5 1/2 acres of land including mill pond
- A range of converted barns including a large studio barn, Play Barn and Sauna.
- Traditional barns and garaging with scope for further use (STP)
- Oil fired central heating, wood burners and electric Aga
- Solar heated hot water & ground source heat pump
- Mains electric, private water supply and private drainage
- Superfast Broadband connected
- Mobile signal is: Likely to Limited (Ofcom)
- Flood Risk: Very Low to Low
- Council Tax Band B



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See Nic's Video Tour



Main House

Cottage

| Score | Energy rating | Current | Potential | Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|-------|---------------|---------|-----------|
| 92+ | A | | | 92+ | A | | |
| 81-91 | B | | | 81-91 | B | | |
| 69-80 | C | | 76 C | 69-80 | C | 75 C | 75 C |
| 55-68 | D | | | 55-68 | D | | |
| 39-54 | E | | | 39-54 | E | | |
| 21-38 | F | 37 F | | 21-38 | F | | |
| 1-20 | G | | | 1-20 | G | | |



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