



Furze Ball
Webbery



An Idyllic Setting

Set along a quiet Devonshire lane, Furze Ball is a place to live slowly and soulfully, where creativity flows and countryside dreams take root.

Morning light spills across the paddocks, glistening on dragonfly wings above the wildlife ponds and warming the orchard with a soft golden glow.

It's the kind of place that makes you pause and breathe it all in – the sun on your skin, birdsong in the breeze. A place to simply be.

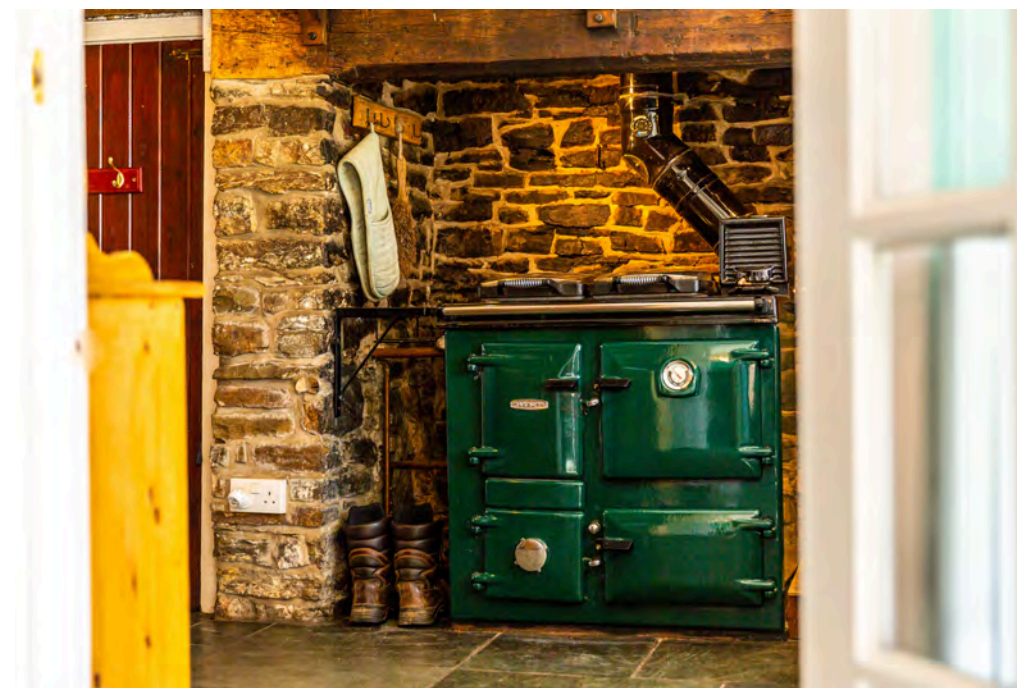


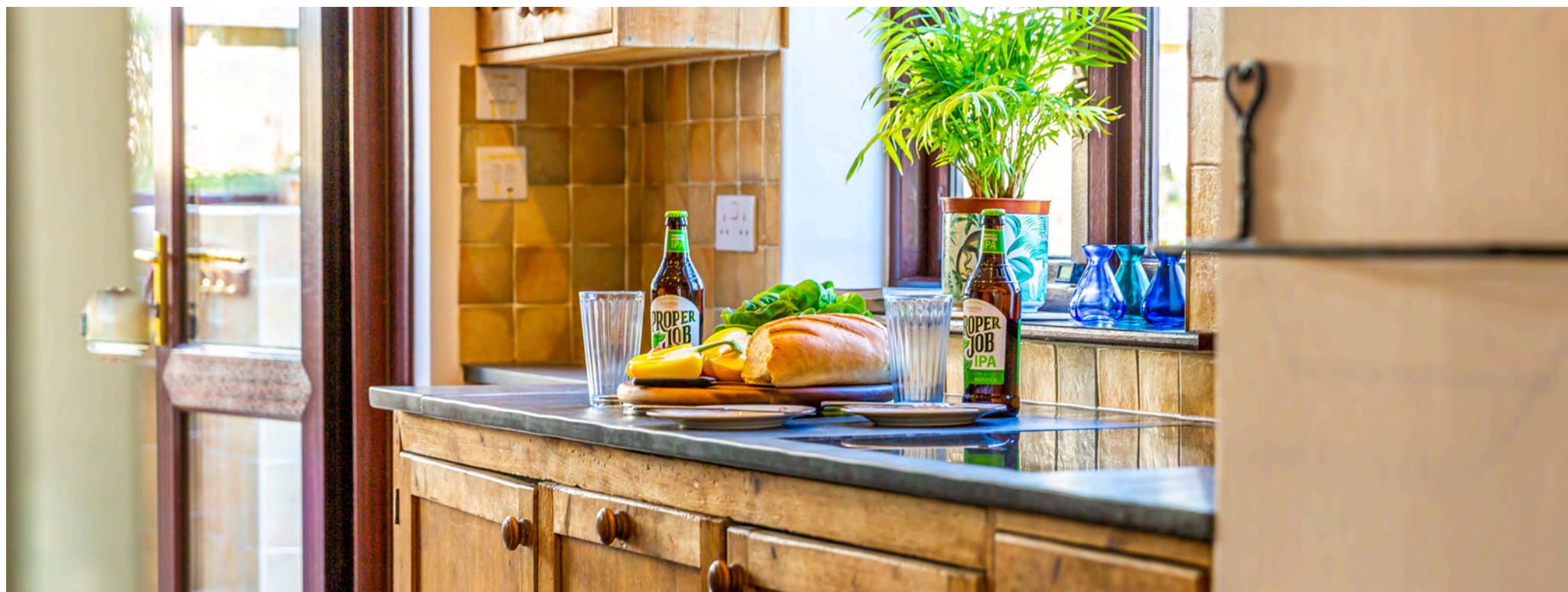
Heart & History

The Hamlet of Webbery is listed in the Domesday book of 1086 as part of Devonshire holdings for 'Nicholas the Bowman', a servant of William the Conqueror.

This three bedroom period property is bursting with timeless character and lovingly maintained charm.

From flagstone floors to woodburning stoves, and a stone fireplace with a Rayburn range, it offers all the warmth of a true country home.





Savour the Moment

The kitchen is a joy for every home cook with bespoke wooden cabinetry, solid slate worktops, a Belfast sink and integrated Neff oven, creating a space that's as functional as it is beautiful. It's easy to see yourself preparing homegrown harvests here, filling your home with the scent of something delicious, ready to share with visiting friends and family.

The kitchen opens to a boot room, ideal for muddy wellies and matching paws returning from adventures beyond the garden gate.



Spacious Living

Basking in sunlight, the conservatory is a dreamy place to start the day. Coffee warms your hands, views stretch out across your land, and the gentle hush of your surroundings invites mindful moments. It's a space for thinking, reflecting, or simply soaking in the stillness.

Just beyond it, the living/dining room serves as the heart of the home, offering a space that adapts effortlessly to your lifestyle. With its open layout, it naturally connects the kitchen, conservatory, snug, and staircase, creating a harmonious flow throughout.

Whether you're enjoying a quiet moment with a book, sharing a family meal, or hosting friends, this room can easily be reimagined to suit your needs and activities.



Snuggle Up

Nestled just off the living/dining room, the snug/office provides a peaceful retreat after a countryside stroll or hours spent pottering in the garden. French patio doors seamlessly merge the indoors with nature, while the warmth of the modern wood burner and sleek elegance of the slate floors create an inviting atmosphere. With views of the front garden, this space is perfect for unwinding or working in peace.



Sweet Dreams

Upstairs, the light, bright and charming principal bedroom boasts built-in wardrobes and a stylish en suite.

Two further double bedrooms offer a peaceful retreat for family, guests or a home-working space, while a generous family bathroom, with classic fittings, is made for a peaceful soak.







Made for the good life

A sweeping gravel driveway leads you home. To the front and side of the house, formal gardens unfold in a soft arrangement of blooms, shrubs, and seasonal colour. A small pond adds to the tranquillity, while a gently flowing stream marks the garden's border.

Furze Ball's land has been lovingly shaped into a manageable and rewarding smallholding. Mature trees, raised vegetable beds, and four small paddocks are all in place, ready for you to enjoy from day one. Whether you're dreaming of growing your own vegetables, keeping animals, or simply pottering in the orchard with a basket in hand, the path to self-sufficiency is laid beautifully in front of you. And thanks to the Tesla Powerwall and solar panels, you can do it all sustainably – with a nod to the future while embracing traditions of the past.

This is a landscape made for slowing down and enjoying the good life. Birdwatchers, artists, and nature lovers will find endless inspiration in the shifting light and visiting wildlife. The ponds, one with a quaint bridge and a viewing platform, welcome a variety of birds. Watch as the moorhens tend to their chicks, and the geese and ducks waddle with unhurried grace, knowing they belong here. It's peaceful, purposeful living, and it's all ready and waiting for you.





Room to dream

Beyond the home and gardens, a collection of traditional outbuildings offers endless possibilities. There's a double garage, two stables, a former tack room, a large Dutch barn with a log store, and an impressive workshop, ideal for classic car collectors, woodworkers, or creative souls dreaming of a dedicated studio space.

Attached to the workshop, a glorious greenhouse invites your green fingers to fill it with tender plants and exotic blooms.

If your plans include welcoming guests and the opportunity to enhance retirement income, the outbuildings also offer exciting potential for holiday accommodation (subject to permissions.)

Furze Ball offers room to grow, and we're not just talking about vegetables – think ideas, ambitions, and lifestyle dreams.

Out and About

Enjoy relaxing evenings in the hot tub, al fresco lunches under the fruit trees, and a peaceful daily soundtrack of clip-clop hooves on the lane, the calls of owls at dusk, and the soulful sound of morning birdsong.

At Furze Ball, life unfolds exactly as you choose it. Whether unwinding in nature's beauty, pursuing your passions, or living off the land, it's a place where freedom, tranquillity, and possibility blend.

And on clear days, a walk to the top of your lane offers glimpses of Lundy Island, Baggy Point, and the wild beauty of the Hartland Peninsula.

A rare gem in a coveted location, Furze Ball offers complete privacy without isolation.

Just a short walk away, the local farm shop brims with fresh organic produce, including a butchers and milk from its own dairy. Within a 10-15 minute drive you'll reach the characterful towns of Bideford and Barnstaple.

The riverside town centre of Bideford is just a short drive away and has a wealth of shops, cafes and bars, as well as local services, so you won't have to venture far to complete your errands.

Barnstaple offers comprehensive range of both business, shopping and leisure facilities giving access to the A361/North Devon Link Road which connects North Devon through to the M5 motorway at junction 27.

There is stunning scenery, magnificent wildlife, views to remember, unique local characters, delicious local food and genuine hospitality in abundance.

Coastal adventures are close, too. North Devon's award-winning beaches including Instow just a few miles away, with Saunton, and Woolacombe just under 40 minutes away.

There is surfing and fishing, walking, riding, eating and drinking almost all within a short distance. The vibrant fishing village of Appledore is known for its annual book festival, thriving pubs with live music and it's superb fish mongers.

If you fancy a leisurely walk or bike ride, the Tarka trail is also close by.

Perhaps the three mile stretch of sandy beach at the nearby Westward ho! is more appealing or maybe a spot of Sunday lunch at one of many award winning pubs, your choices are plentiful.

Ask the Owners

Where do you go when you need...



Groceries?

Tesco, Morrisons and Asda in Bideford



A walk?

South West Coastal path or Tarka Trail



A bite to eat?

The Boat House, Instow



A day out with the family?

The Big Sheep Farm & Theme Park



A local pub?

The Hunters Inn, Newton Tracey

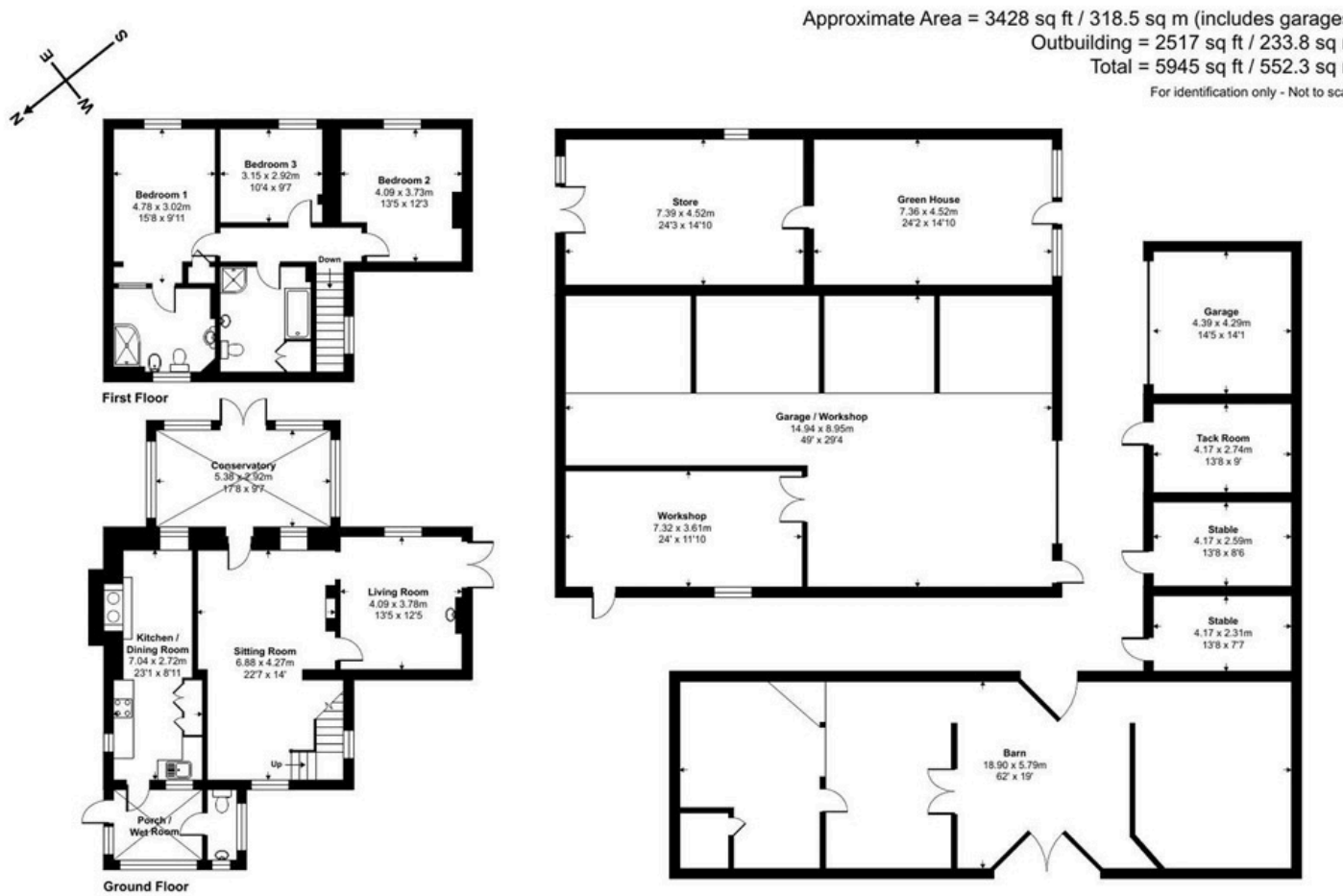


School?

There are primary and secondary schools within 4 miles and West Buckland Independent School

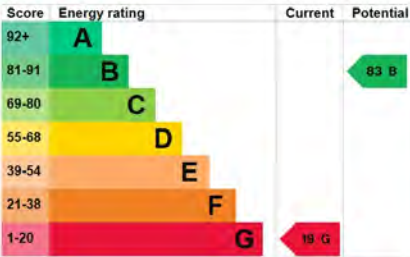
Finer Details

- Three bedroom detached farmhouse
- Approximately 3 acres of land including large pond
- A range of outbuildings including a double garage, tack room, stables, Dutch barn, greenhouse and workshops.
- Solar electric with Tesla Power Wall
- Electric radiator heating, 2 x wood burners and solid fuel Rayburn
- Mains water, electric, and private drainage
- Private water from the well is used for garden and land
- Superfast Fibre Broadband connected
- Mobile signal is: Limited (Voice calls with O2/4G with Vodafone)
- Flood Risk: Very Low
- Council Tax Band D



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See Nic's Video Tour







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