Broomhill House

STAGS

Broomhill House,

Muddiford, Barnstaple, , EX31 4EX

Barnstaple – 2 Miles | Saunton & Croyde – 9/10 Miles | Exmoor National Park – 8 Miles

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Commanding an elevated presence at the top of the valley, Broomhill House is an exceptional country property nestled within secluded, private woodland grounds. Reached via a sweeping private driveway, this unique estate combines total privacy and magnificent natural surroundings while remaining proximate to Barnstaple and the North Devon coastline

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- Substantial Accommodation: Over 9,500 sq ft of total accommodation, including a 10-bedroom former hotel & restaurant, outbuildings, and an integrated owner's wing
- Extensive Leisure & Amenity: Swimming pool, tennis court, natural ponds, and winding woodland paths on site
- Prime North Devon Location: Perfectly positioned to enjoy town, country, and coast - just minutes from Barnstaple, Exmoor National Park, and world-class beaches.
- Tenure: Freehold
- Elevated Valley Setting: Sweeping South-facing views across private grounds and mature woodland.
- Direct Access to Nature: Private access to 70+ acres of neighboring ancient woodland, perfect for hiking, equestrian pursuits, or quiet exploration.
- Grounds & Expansion: Set in circa 4.4 acres with an additional 13 acres available; Lots 2 & 3 available by separate negotiation.

Guide Price £895,000

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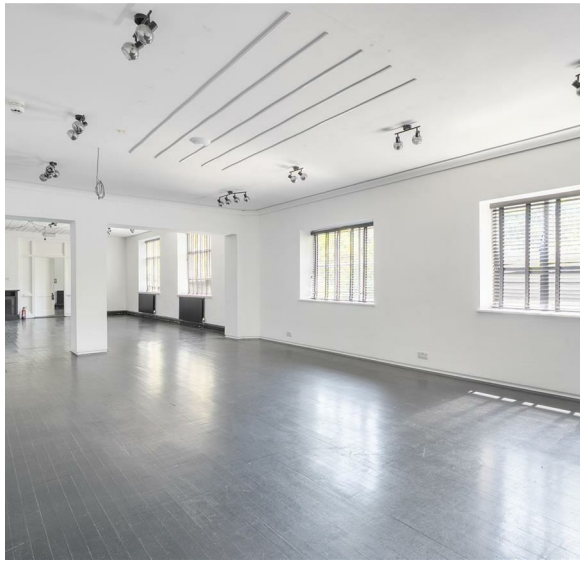
SITUATION & AMENITIES

Broomhill House is peacefully set within its own grounds and approached via a private sweeping road. Muddiford is about 2 miles from the Regional centre of Barnstaple which offers the area's main business, commercial, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon link road, which runs through, in a further 45 minutes or so, to Junction 27 of M5 Motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. Less than half an hour by car are the beauties of Exmoor and the famous sandy surfing beaches of Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Set within approximately 4.4 acres of beautifully mature and utterly private grounds, this exceptional 10 bedroom former hotel presents a rare opportunity to create a truly luxurious residence or an exclusive leisure-led development in one of North Devon's most desirable settings. Elevated and completely secluded, the property enjoys sweeping views across its landscaped South-facing gardens, arranged over a series of elegant terraces with established planting, majestic trees, a natural pond and a stream forming a serene backdrop. The accommodation extending to around 8580 sq ft offers remarkable versatility, with the extensive grounds incorporating a tennis court, swimming pool, function room and a workers' bungalow, all lending themselves naturally to redevelopment potential, subject to consents. The East Wing of the property provides generous private owners' accommodation, including a kitchen, two lounges and two bedrooms, with both independent external access and internal connection to the main residence, ideal for multi generational living, a private suite, or integration into a wider luxury redesign. With recently granted full residential status by North Devon Council (Change of use from hotel (C1) to residential dwellinghouse (C3)), the estate offers outstanding scope: from crafting an exceptional single family home to delivering a collection of high end residences through conversion of the hotel or existing buildings, all within a setting defined by tranquility, space and natural beauty.



FORMER USE

The property once known as the Broomhill Art Hotel, dates back to the early 1900s, and once offered a unique blend of heritage and artistic pedigree, having once operated as an exclusive art inspired retreat where individually themed rooms and sculptural installations shaped an immersive guest experience. Designed for refined entertaining, the property featured an elegant bar, welcoming reception space, and a sophisticated dining room capable of hosting up to 60 guests for weddings and private events. Formerly a licensed wedding venue, it also offered leisure amenities including an outdoor swimming pool and tennis court, now awaiting restoration, providing exceptional potential to create a boutique hospitality destination. The site has access into adjoining ancient woodland of approximately 75 acres which is in separate ownership but can be enjoyed by the owners and guests at the property.

ACCOMMODATION

In brief the accommodation includes;
Ground floor with an entrance hall, four reception rooms, restaurant/function room, commercial kitchen, laundry room, prep room, reception area. To the first floor is 8 bedrooms with ensuite facilities and separate shower room.
To the ground and first-floor there is self-contained owners 'accommodation with living area to the ground floor which opens onto a private courtyard garden and access to the gardens. A private staircase leads to the first floor where there is a further reception room, family bathroom and 2 bedrooms. A further staircase takes you to the loft bedroom. This accommodation could easily be adapted to incorporate further bedrooms if desired.

ADDITIONAL LAND AVAILABLE

An additional 9.5 acres of land is available via the private entrance road, offering further scope for expansion of the estate. This can be acquired by separate negotiation if required. Beyond this lies a substantial former gravel car park positioned at the lower end of the site, providing space for approximately 50–70 vehicles, which is also available to purchase. Please refer to the accompanied Promap.

SERVICES

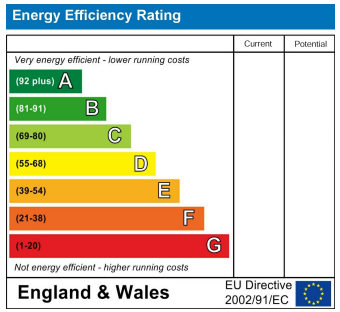
Mains electricity and Water
Oil fired central heating
Private drainage

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. It should be noted that there is a right of access over the driveway leading to further properties.

Approximate Area = 8580 sq ft / 797.1 sq m
Outbuildings = 932 sq ft / 86.5 sq m
Total = 9512 sq ft / 883.6 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: 1486989



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