



**Westmoore Farm**

**RENDELLS**



# Westmoore Farm

Diptford, Totnes, TQ9 7PE

A secluded versatile farm, with a Grade II 6 Bedroom Farmhouse, ring fenced by its own land offering 4 Residential Barn conversions and 1 Holiday Let Barn Conversion, stabling, arena (20 x 40), building plot and lake.

- Grade II listed 6 Bedroom Farmhouse
- 4 Residential Barn conversions and 1 Holiday Let Barn Conversion
- Barn Rental income over £65,000 per annum (gross)
- Stabling for 6
- Building plot for a 3 bedroom home
- Walled garden, gardens and lake
- 9 main pasture enclosures with gardens and ground amounting to 38.47 acres
- Available as a whole or in 6 lots
- Agricultural barn with planning permission for its own track
- Lot 1 available with combinations of other part lots

**Whole Guide Price £2,175,000**

**Lot 1: Guide Price £1,395,000**

Totnes approx. 5.2 miles, South Brent approx. 6.3 miles, Plymouth approx. 20.5 miles, Exeter approx. 31.1 miles, Newton Abbot 17.6 approx. miles, Dartmouth 13.9 approx. miles, Ashburton 10.1 approx. miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

## Situation

Westmoore Farm occupies a delightful position with some far-reaching views over the surrounding countryside towards Dartmoor. The countryside is particularly unspoilt and provides excellent opportunities for outdoor pursuits, especially walking and riding. The nearby village of Diptford is about 2 miles and offers an excellent primary school whilst Totnes, gateway to the South Hams is approximately 5 miles. This celebrated market town, famed for its colour and diversity provides an interesting range of small shops, cafes and restaurants, galleries, secondary education and a mainline railway station to London Paddington. The South Devon coast, the Dartmoor National Park and the A38 dual carriageway are all within easy motoring distance.

## Description

Westmoore Farm Offers a rare opportunity to create your own estate, surrounded by its own land of 38.47 acres with letting income from a courtyard of five stone barns, building plot, stabling and excellent outdoor arena. The substantial Farmhouse having had significant renovation in its time does leave scope to put your own stamp on the internal finishes. Being offered as a whole or in 6 lots.





## LOT 1: Westmore Main Farmhouse (set in 9.5 acres)

The farmhouse is reputedly over 500 years old and is Grade II listed with many original features included moulded wooden lintels. Entrance porch with the original flagstone floors and beggar seats. Solid wooden granite step leads through into the front door. Hall with original flagstone floors. Door into sitting room with solid oak floors, exposed original beams and stone surround fireplace and hearth with front and rear aspect, single original shutter windows. Formal dining room with solid oak flooring, good ceiling heights, front aspect with views over the front gardens. Kitchen/Breakfast/Dining room with central island and Karndean Floor. Reception Room Two with solid oak floor, stone fireplace and hearth, front aspect (currently needing further refurbishment). Kitchen with central island with solid composite worktops, Belfast sink, range of undercounter and wall mounted wooden units with five ring hob, Neff integrated oven and Neff integrated microwave and warming drawer. Oil-fired Aga for cooking. Utility with flagstone floor, plumbing for washing machine, tumble dryer and space for fridge freezer. Cupboard housing boiler and pressurised water system. Useful storage cupboard. Walk-in pantry giving access to the rear conservatory. The conservatory has characterful flagstone floors, partially glassed and slate roof with access to the original well with glass top and the original pump fixings still present. Ground floor W.C.

Stairs rise from the main entrance hall to the first Floor.

### First Floor

Stairs rise to the first landing with window. Master Bedroom with exposed wooden floorboards, original fireplace. Ensuite with hand wash basin, W.C. and shower enclosure, inset spotlights with views over the surrounding meadow and horse arena. Bedroom Two with exposed stone fireplace and sliding windows overlooking the front gardens with built-in wardrobe. Rear hall leading to Bedroom three, large bedroom with original chimney breast running through with front aspect. Good ceiling heights, exposed wooden floorboards. Bedroom Four with front aspect, exposed original fireplace. Ensuite with large shower enclosure, hand wash basin and W.C. with good ceiling heights. Rear hall leads to Bedroom Five with side aspect and views over the entrance driveway (currently used as a Home Office) with solid wooden floorboards. Bathroom requiring some attention with original chimney breast, shower enclosure. Built-in cupboards, free standing wrought iron bath, hand wash basin and W.C. Bedroom Six with vaulted ceiling, exposed 'A' frames and dual aspect with window seats, enjoying plenty of natural light.

### Farmhouse Gardens and Outside

The barns and farmhouse buildings are accessed via a shared driveway leading to plenty of hard standing around the farmhouse and further parking below. An immediate paddock to the rear of the farmhouse and additional vegetable growing area and chicken enclosure.

Formal walled, fenced front garden with a stone path leading to an impressive entrance. North East of the farmhouse is a large natural water fed lake offering further opportunities, accessed from the field and from the hard standing at the rear of the farmhouse.

### Gardens for the Barns

Walled garden attached to the side of the five barn conversions with central water feature leading to a pond, lawned terraces with a further terrace ideal for alfresco dining. Giving access to further fields.







### **Millstone Barn (certificate of Lawfulness for Residential Use)**

An end terrace stone barn with two entrances, entering through from the inner courtyard and door into open plan living/dining/sitting area with exposed wooden floorboards, dual aspect, good ceiling heights, a range of undercounter and wall mounted units with four ring hob, electric oven, extraction hood and sink and a half drainer. Space for dishwasher/washing machine. Integrated fridge and freezer. Oil fired boiler (providing heating and hot water). Stairs rise to the first floor.

### **First Floor**

Two double bedrooms with vaulted ceilings, exposed original beams and built-in wardrobes. A good size Bathroom, fully tiled surround with shower over, hand wash basin and W.C. with chrome towel rail, vaulted ceiling. Velux window. Currently furnished for Holiday Letting.

### **The Old Stables (certificate of Lawfulness for Residential Use)**

Door into open plan living/sitting room with vinyl floor and dining area for the kitchen. Exposed wooden floorboards with front aspect over the shared courtyard. Range of undercounter and wall units with four ring hob, electric oven, extractor and integrated fridge and freezer and additional cupboard storage. Stairs rise to the first floor:

### **First Floor**

Offering two double bedrooms with exposed 'A' frame wooden beams and vaulted ceilings. Both rooms enjoying plenty of natural light with front aspect and velux window. Bedroom One Ensuite with large shower, hand wash basin and W.C. all fully tiled. Bedroom Two Ensuite with large shower enclosure, hand wash basin and W.C., vaulted ceiling. Oil fired boiler (providing hot water and heating).

### **The Byre (certificate of Lawfulness for Residential Use)**

Entering through door into open plan living with exposed wooden floorboards with a tiled kitchen area a range of undercounter and wall mounted units with wooden worktop, integrated oven and four ring hob and extractor fan. Integrated fridge and freezer. Space for dishwasher/washing machine. Useful understairs cupboard. Glazed door leads out onto enclosed garden.

Stairs rise to the first floor:

### **First Floor**

Two double bedrooms with vaulted ceilings, exposed wooden 'A' frames, enjoying plenty of natural light. Both bedrooms have built-in cupboards. Family bathroom with bath and shower over with tiled surround, hand wash basin and W.C., vaulted ceiling and velux window.

### **The Byre Garden**

Brick paved patio area and lawn with mature screened beech hedging. The gardens are also accessed from the main driveway. Oil fired combi boiler (providing hot water and heating).

### **The Hayloft (Holiday Use)**

4 bedroom all ensuite barn conversion with open plan kitchen dinner and separate sitting room, with some exposed floorboards. With a private patio to the front and rear with its own entrance. Oil fired central heating.



## **The Cider Press (certificate of Lawfulness for Residential Use)**

Reverse level living with 2 double bedrooms ensuite. Front courtyard garden and patio. Oil fire oiler for hot water and heating.

**Services** Oil fired combi boiler (providing hot water and heating).

## **Main Laundry/Utility**

Plumbing for washing machine, tumble dryer, Belfast sink and mixer tap and stainless-steel sink. Mains electrics, all electric meters for the barns are located here.

## **‘L’ Shaped Stable Block**

Five 12 x 12 stables, all block built with a corner foaling box and large feed store (could be used as additional stabling), in gated courtyard setting with electricity and water supply.

## **Agricultural Steel Frame Barn (23.65m x 19.69m)**

The barn has its own curtilage, offering a range of uses (subject to the necessary planning consents). Corrugated sides and roof (measurement to be inserted).

## **Arena**

Measuring 20 x 40 with mirrored end. Electricity located in the corner (for anyone who wants to add lighting at a later stage). The surface being sand, rubber and fibre. Fully fenced and well drained arena.

## **LOT 2: Green Park, Building Plot – Offers in Excess of £300,000**

Planning ref : 45/0149/15F and 0438/18/ARC

The building plot has had footings started and is currently surrounded with mature trees and hard standing for parking. Also, with useful Barn (13.7m x 9.15m) of partial concrete block construction. Set in grounds and paddocks of 3.62 acres. Mains water connected.

## **Additional Agricultural Workshop (13.7m x 9.15m)**

Concrete floor partially corrugated, block walls with steel and wooden frame and corrugated roof. May suit other uses including Class Q subject to necessary planning permissions.

## **LOT 3: Guide £130,000**

9.8 acres of pasture. Divided in to grazing sections with 4 water troughs/water connection points. With vehicular access from the lane. With right of way over track in lot 6. Historic old footpath crossing this lot (see plan).

## **LOT 4: Guide £50,000**

3.39 acres of pasture. Having a concrete pad where an agricultural barn once stood and 1 water trough. Vehicular access from the lane.

## **LOT 5: Guide £150,000**

10.43 acres set out in two pasture enclosures. With two water troughs/water connections. Vehicular access from the lane. Historic old footpath crossing this lot (see plan).

## **LOT 6: Agricultural Steel Frame Barn (23.65m x 19.69m) 1.6 acres – Guide £150,000**

The barn has its own curtilage, with corrugated sides and roof. Offering a range of uses (subject to the necessary planning consents) with planning permission for its own agricultural access track (1.6 acres). Purchaser to erect a post rail stock fence along track.

## **Services**

Mains electricity, bore hole water supply (water supplied from near to the house). The water treatment shed is located at the end of the garden. Also, there is a connection on site to South West Water. Klargester sewage treatment plant services all the properties (located at the bottom of the hard standing parking area). One main oil tank servicing all properties located in the walled garden.

## **Rights and Wayleaves**

Lots 2 and 6 will have the rights to mains electricity and water supplies with appropriate easements granted by the purchaser of lot 1.

Lot 6 will grant right of way over its track for access to Lot 3. Lot 6 will provide 15-foot gated entrance to Lot 3 off the track to the southeast corner.

Lot 6 will surrender the rights off access through the yard area of Lot 1. Lot 6 to fence a track within 6 weeks of completion of purchase.

Lot 6 to grant rights to lot 2 for installation of a storm drain as per planning permission.

Purchaser of lot 6 will be responsible to erect boundary fence to Lot 1.

Purchasers will be responsible for installing and associated costs for sub meters for water supplies where appropriate.

## **Energy Performance Certificate**

Westmoore - Energy Rating E.

The Byre - Energy Rating D.

The Cider Press - Energy Rating D.

The Hayloft - Energy Rating D.

The Mill Stone - Energy Rating D.

The Old Stables - Energy Rating D.

## **Council Tax**

Westmoore Farm - Band C.

The Old Stables - Band C.

The Byre - Band C.

Millstone - Band C.

Hayloft - Band E.

Cider Press - Band D.

## **Local Authority**

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

## **Tenure**

Freehold.

## **Viewing Arrangements**

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## **Directions**

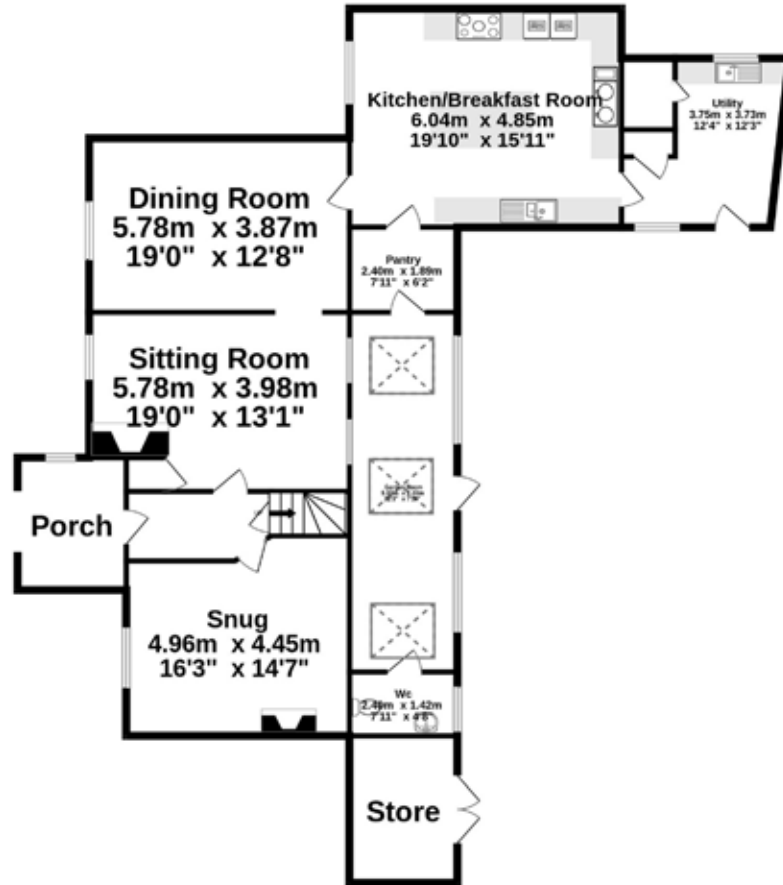
From Totnes proceed out onto Plymouth Road towards South Brent. After about 1.5 miles turn left Signed Hazard, continue through small hamlet of Hazard for about 0.5 of a mile taking the next right. Then continue for 0.6 of a mile turning right to Westmoore Farm.

From Plymouth: Exit A38 North Bound at South Brent/Avonwick A3372. Bear right signed Avonwick and Turn right at the junction T junction. Continue back under the A38 and take next left signed Avonwick Totnes. Continue on this road for 4 miles, passing through Avonwick, passing through Shorter Cross, then just over a mile take the next right Signed Hazard, continue through small hamlet of Hazard for about 0.5 of a mile taking the next right. Then continue for 0.6 of a mile turning right to Westmoore Farm.

**What3words** ///songbook.dumpling.modules

# Main House

**Ground Floor**  
154.5 sq.m. (1663 sq.ft.) approx.




**1st Floor**  
125.5 sq.m. (1350 sq.ft.) approx.



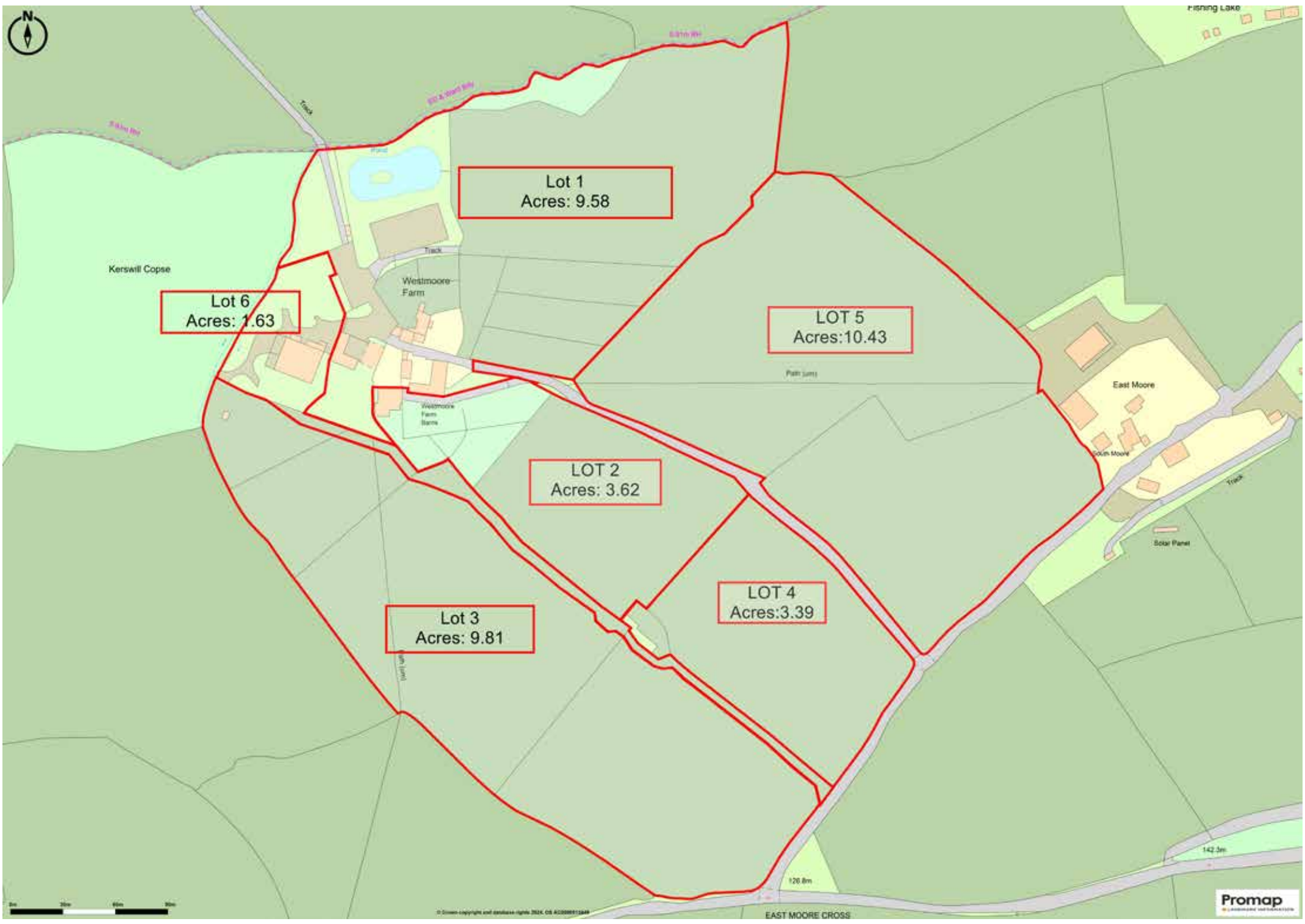
**TOTAL FLOOR AREA : 279.9 sq.m. (3013 sq.ft.) approx.**

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>42</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







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