



Higher Farleigh Farm

RENDELLS

Higher Farleigh Farm

Moreleigh, Halwell, Totnes, TQ9 7JW

A quintessential Devon Farmstead, offering a characterful detached farmhouse, detached stone barn with planning permission. A stone linney extending in total to 62.98 acres (25.49 hectares) available in 6 convenient lots, combination of lots or the whole.

- Detached four-bedroom farmhouse
- A substantial detached stone & brick Barn with planning permission
- Stone Linhay
- Useful modern pole barn
- Woodland, pasture and meadows enjoying some far reaching views to Dartmoor and the coast
- An idyllic Devonshire farmstead set in 62.98 acres (25.49 hectares)
- Available in 6 convenient lots, combination of lots or the whole
- Nestled in the rolling hills of South Devon
- Rare of opportunity to acquire an historic farmstead

Guide Price £1,610,000

Plymouth approx. 22.2 miles, Totnes approx. 6.8 miles, Exeter approx. 34 miles, Dartmouth approx. 9.7 miles, Kingsbridge approx. 7.5 miles, Newton Abbot approx. 15.7 miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Nestled at the head of this Devon valley just over a mile from an Area of Outstanding Natural beauty and the River Avon valley. With the Village of Moreleigh within walking distance just 0.8 miles away, with the well-respected New Inn public house, Village Hall and children's recreation ground and historic 13 Century church There is a good community village hall and children's play park. Beyond that is the area of Gara Bridge which is a great valley for walking and wild swimming. The highest pasture fields on the farm enjoy uninterrupted views to Dartmoor and the Coast. The beautiful South Hams coastline is just a short distance away with beaches, golf, boating and country walks all being catered for making Moreleigh and Halwell an excellent location.

Description

Higher Farleigh Farm has been lime rendered and lime washed painted, recently newly fitted double glazed wooden windows with Dimplex quantum electric heaters.



The farm has been in the same family ownership for three generations, having been a traditional mixed farm and it is now offered to the market for the first time in over 50 years with a substantial detached farmhouse in an idyllic courtyard setting with a range of stone barns with planning permission to create one residential unit and one Holiday Let. The land is divided into three main areas but is also available in five lots with particularly far-reaching views from the top of the farm towards Dartmoor and the coast. In particular an idyllic setting in Lot 4, offering seclusion and a stream in a leafy valley.

Lot 1 Higher Farleigh Farmhouse and Stone Barns (Identified edged red on Sale Plan)

Description/Accommodation

Entering down the country lane, turning through into a partially stoned entrance into a courtyard setting with a spring running through the courtyard with Stone Linhay and Barns overlooking the courtyard. Stone steps lead to a stone and lime pointed entrance porch with slate seats. Solid wooden door opens into an entrance hall with original door frames and striped wooden doors. Main reception room with inset Morso woodburner, inset window seat with views over the courtyard and countryside beyond. Kitchen with exposed beams, inset Rayburn, sink and drainer with a range of wooden units and a window seat. Useful lean-too utility with plenty of space for additional kitchen units. Reception Room two with a solid wooden floor, slate hearth with a fireplace with wooden surround and mantel with inset Jotul woodburner. Door leading out to a conservatory/sunroom. The property having two staircases - the first one leading up from the kitchen with a whitewashed staircase with exposed floorboards leading through to the front three principal bedrooms taking in views of the surrounding countryside and Dartmoor. Offering an abundance and historic features throughout with an original fireplace and striped wooden floors. Bathroom with bath, shower over with hand wash basin and W.C. Bedroom Four with rear aspect and rear hall with airing cupboard. The bedroom accommodation has excellent ceiling heights with plenty of natural light throughout.

Kitchen Garden

Situated behind the house there is a kitchen garden with a small greenhouse.

Detached Stone Barns

With the main barn divided into three on the lower level with original stabling to the end. The barns offer a superb opportunity to create additional accommodation and separate dwellings and planning permission for one 3 bed permanent dwelling and one 2 bed holiday let property has been granted (Reference: SB/17/2467/04/F) with planning confirmed live. Curtilage to the rear backing onto the fields. There is a separate access to these barns away from the farmyard. To the bottom of the courtyard there is a Stone Linney and further lean-too. There is a further wooden frame general purpose agricultural/storage barn located to the south-east of the farmhouse adjoining the opposite side of the lane providing additional storage and parking areas.



Land

Lot 1 House & Farm Guide £1,075,000

(Identified edged red on Sale Plan)

Extends in total to 8.72 acres (3.53 hectares) and is comprised of 0.81 acres (0.33 hectares) of the house, gardens, buildings and yards and 3 adjoining grassland paddocks which extend to a further 7.91 acres (3.20 hectares). The land is free draining pastureland bordered predominately by solid Devon hedge banks and with the benefit of a mains water supply and access from the adjoining roads/tracks.

Lot 2 Guide £30,000

(Identified edged purple on Sale Plan)

A useful pasture paddock extending to 2.31 acres (0.93 hectares) of permanent pasture with triangular area of tree planting to the south, bordered by solid Devon hedge banks and with the benefit of access directly onto the Farleigh Lane to the north.

Lot 3 Guide £80,000

(Identified edged yellow on Sale Plan)

Two good sized fields extending in total to 6.26 acres (2.53 hectares) bordered by Devon hedge banks and with the benefit of a mains water supply. The land is in an elevated position adjoining the Moreleigh Road with access from Farleigh Lane to the north.

Lot 4 Guide £240,000

(Identified edged blue on Sale Plan)

An excellent block of six fields extending in total to 20.45 acres (8.28 hectares) in an elevated position with far reaching views over the surrounding South Hams countryside towards the southern slopes of Dartmoor. The land is currently sown to grass but capable of arable cropping if required and bordered by solid Devon hedge banks, the majority of which have recently been stock fenced. The land benefits from a mains water supply and benefits from access from the top of the land directly off Farleigh Cross.

Lot 5 Region of £75,000

(Identified edged orange on Sale Plan)

Two fields extending in total to 9.03 acres (3.65 hectares) set in a secluded location to the south-west of the main farm buildings and land and approached via a council maintained track/right of way. The land is currently sown to grass but capable of arable cropping if required. The land is bordered to the south and west by some areas of semi-mature and mature broadleaf tree growth and is watered by the stream that runs across the south/south-western edge of the land.

Lot 6 Region of £110,000

(Identified edged black on Sale Plan)

16.21 acres (6.56 hectares) situated in an idyllic secluded valley location offering





privacy and with access from a council maintained public right of way. The land is comprised of 13.72 acres (5.55 hectares) of meadows and permanent grass and 2.49 acres (1.01 hectares) of natural regeneration broadleaf woodland to the east and north-west. The land is watered by streams that run through sections of the meadows.

Council Tax

Band D.

Services

House and Buildings: mains electric, mains water is running to an outside tap. The house is supplied by natural spring water and private drainage.

The Land: mains and natural water supply.

Energy Performance Certificate

Energy rating D.

Tenure

Freehold.

Local Authority

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

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

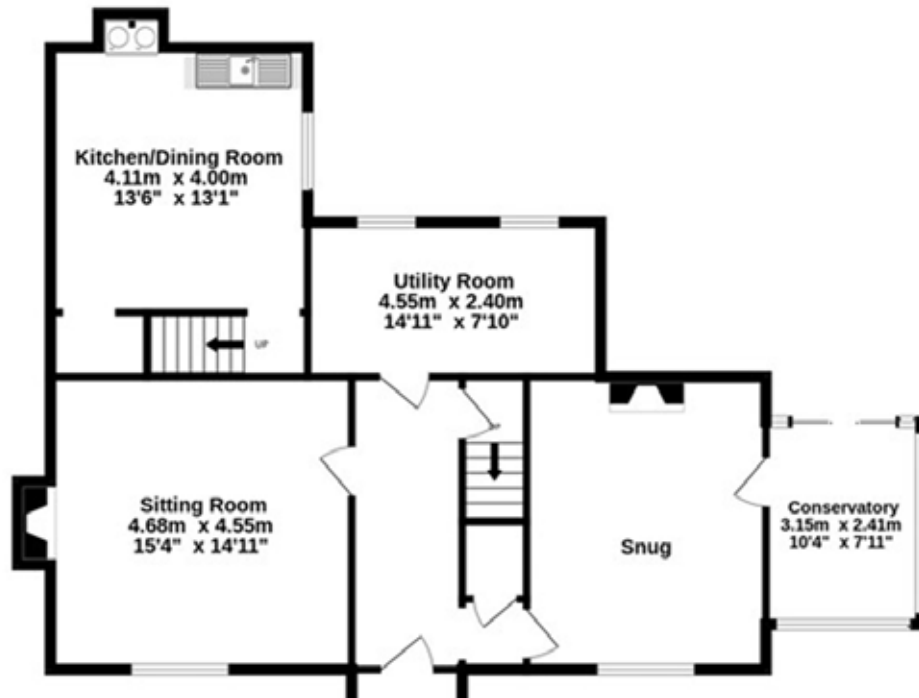
From Totnes take the A381 towards Kingsbridge after about 3 miles you will enter the village of Harbertonford. Passing the Church on your right take the second right on to the Moreleigh Road. Continue for about 2 miles, passing a "T" junction called Spanish Lane end on your right. Then take the next right. At Farleigh Cross turn right, continue down the hill next left down the lane and the property can be found on your left.

From the A38 Exit at the Marley Head Junction. Signed Paignton, South Brent, Avonwick. At the roundabout take the third exit on to Webland Lane bearing left up the hill and continue for 1.1 miles. At the Cross road continue straight over signed Diptford. At the next "T" junction turn right. Continue on this road for 4.2 miles turning right opposite a public foot path sign.

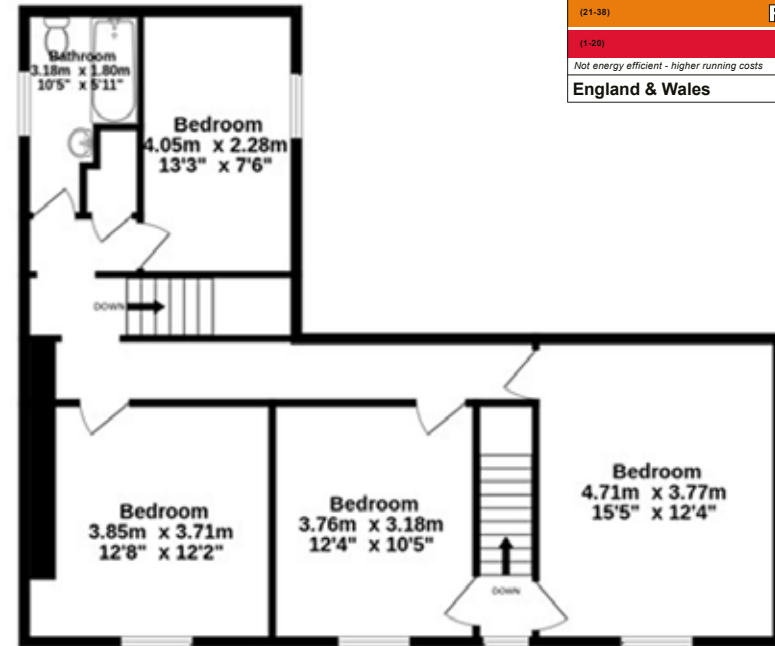
What3words [///reworked.shredder.diplomas](https://www.what3words.com/reworked.shredder.diplomas)



Ground Floor
92.1 sq.m. (991 sq.ft.) approx.



1st Floor
75.2 sq.m. (809 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC



TOTAL FLOOR AREA : 565.2 sq.m. (6083 sq.ft.) approx.

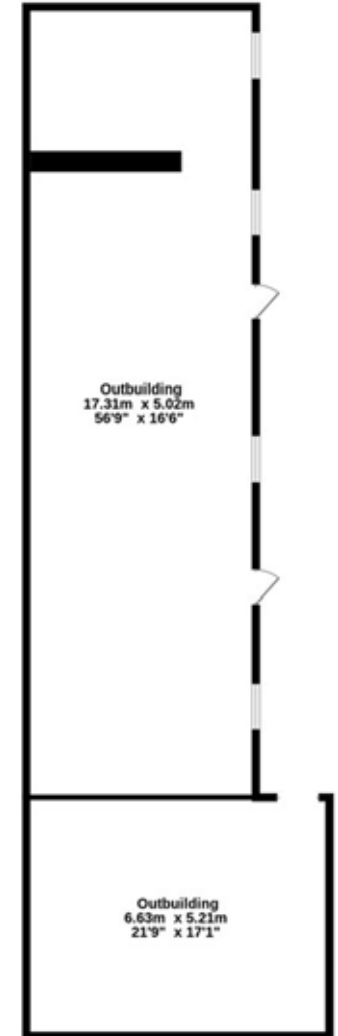
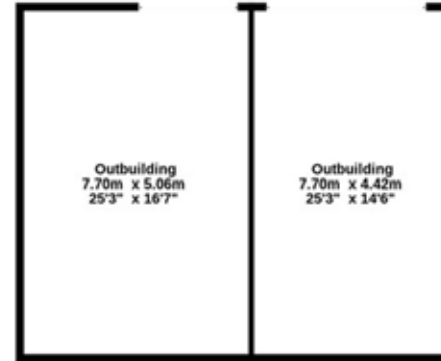
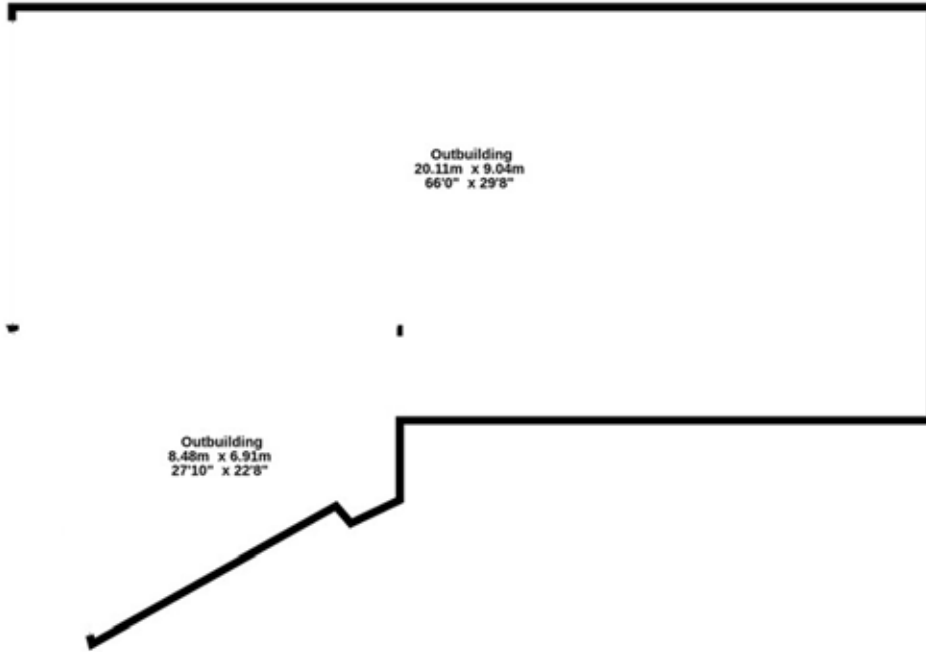
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2024

Outbuilding
205.1 sq.m. (2208 sq.ft.) approx.

Outbuilding
73.0 sq.m. (785 sq.ft.) approx.

Outbuilding
119.8 sq.m. (1290 sq.ft.) approx.



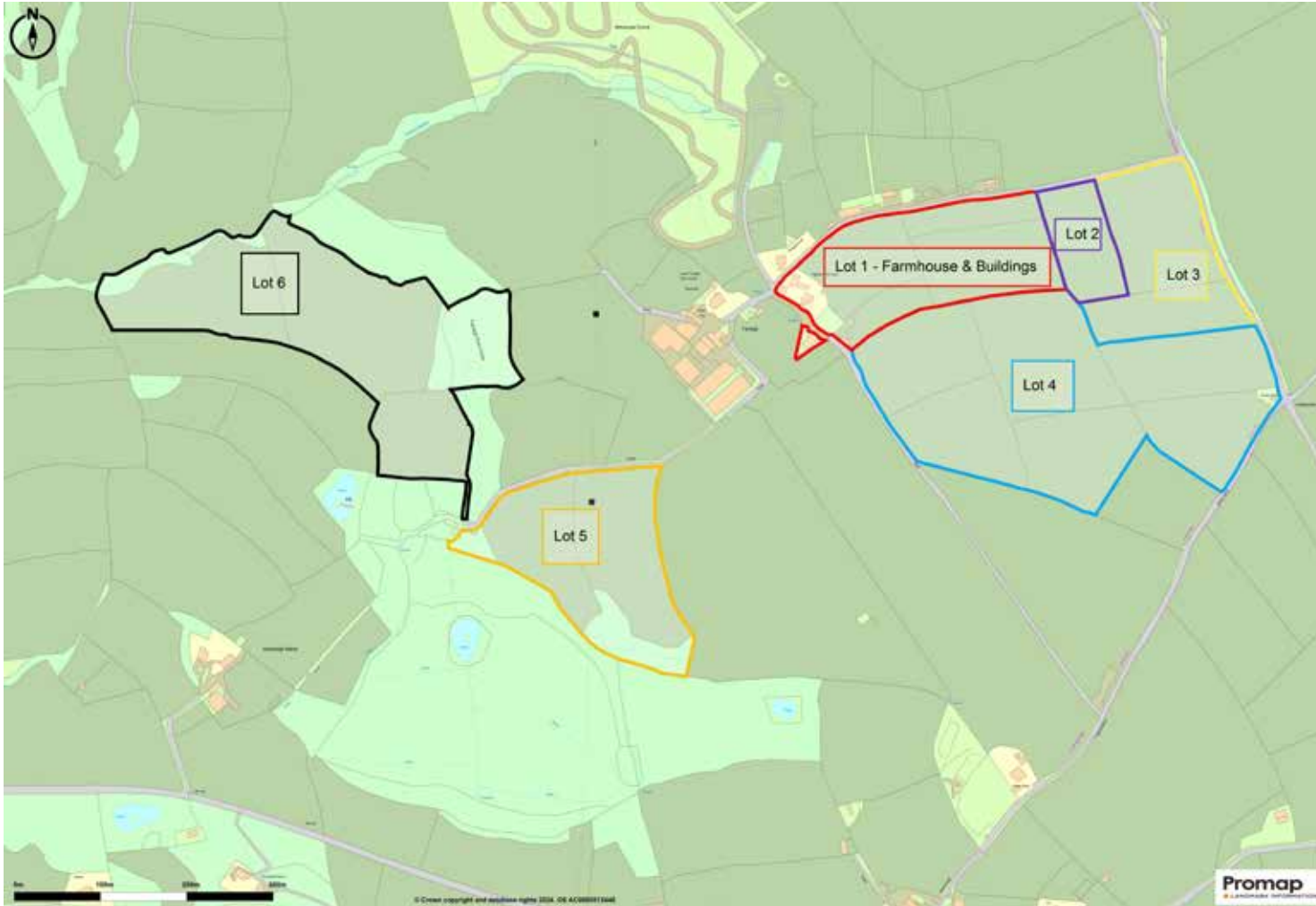
TOTAL FLOOR AREA : 565.2 sq.m. (6083 sq.ft.) approx.

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.

Made with Metropix ©2024

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.



57 Fore Street, Totnes, Devon TQ9 5NL
Tel: 01803 863888
Email: totnes@rendells.co.uk



www.rendells.co.uk

