



**Westlake Farm**  
Belstone, Devon EX20 1QY





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Offers In Excess Of £900,000

An exciting opportunity to acquire an historic farm with approx 80 acres in need of total restoration and repair in this tucked away location on Dartmoor National Park, between Belstone and Okehampton. Offering great potential (subject to planning) it comes to the market for the first time in generations and comprises the original farmhouse, two substantial barns, a further hay barn and land. More or less land available by separate negotiation. Offered with no upward chain.

## Situation:

The property is located on a quiet lane between the much sought after Dartmoor village of Belstone and the town of Okehampton. Belstone offers an attractive centre for walking and riding on Dartmoor and benefits from a pretty Parish Church. The village boasts a thriving cricket club, pub and an active social scene, with excellent access to the A30 providing links westwards to the beaches of Cornwall and eastwards towards the regional capital of Exeter with its extensive range of services.

The market town of Okehampton is about 3 miles to the west. Okehampton lies on the northern edge of the Dartmoor National Park. The shopping area contains banks and supermarkets including a Waitrose as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park have good facilities including a covered heated swimming pool. Most sports are available including 18-hole golf course, tennis and squash courts, and thriving rugby and football clubs. The train station offers services into central Exeter where connections are available up to London Paddington.

## Description:

Westlake Farm is an historic site probably dating back hundreds of years but which has been unoccupied for many years. The land has been used for livestock throughout this time but the buildings have not seen active use in many a year. Originally comprising a larger farm it can potentially be available with more or less land subject to separate negotiations.

From the lane a copper beech tree-lined driveway leads up past a small barn to the main parking area in front of the old farmhouse, a two storey stone house (with one half part collapsed), with two far larger substantial stone barns located to either side. All the barns and buildings are in need of extensive repair but offer great potential subject to any necessary consents.

The buildings approximate external measurements are: **House** 19m x 9m, **Upper Barn** 16m x 6m and 7m x 7m, **Lower Barn** 20m x 6m, **Hay Barn & Store** 13m x 4m.

The location feels particularly private with all the main barns looking out over its own land. Subject to planning the site would provide an exciting development opportunity, either for a single dwelling with outbuildings or multiple dwellings.

## Outside:

The land is in good order and extends both north and south of the buildings but lies predominantly to the west and is made up of mainly pasture and approx 13 acres of woodland. A stream runs through it providing some fresh water and there are both pedestrian and vehicular gates leading out to various lanes. A public footpath does bisect the land and is marked purple on the Promap plan included with these details.

Some commoners rights to graze on Belstone Common are attached to the land but the final allocation will depend on what is agreed in the final sale.









**Services:** The nature of any services that may be connected are unknown at this time and are assumed not to be in place. A well is in place but is covered and any buyer would need to conduct their own investigations into its viability.

**Local and Planning Authority:**  
West Devon Borough Council, Kilworthy Park, Tavistock PL19 —01822 813600  
Dartmoor National Park, Parke, Bovey Tracey TQ13—01626 832093

**Council Tax:** The property does not appear on the Council Tax records.

**Energy Performance Certificate:** EPC exempt due to its dilapidated nature.

**Tenure:** The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**  
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not. A public footpath crosses the land (marked purple on the enclosed land map).

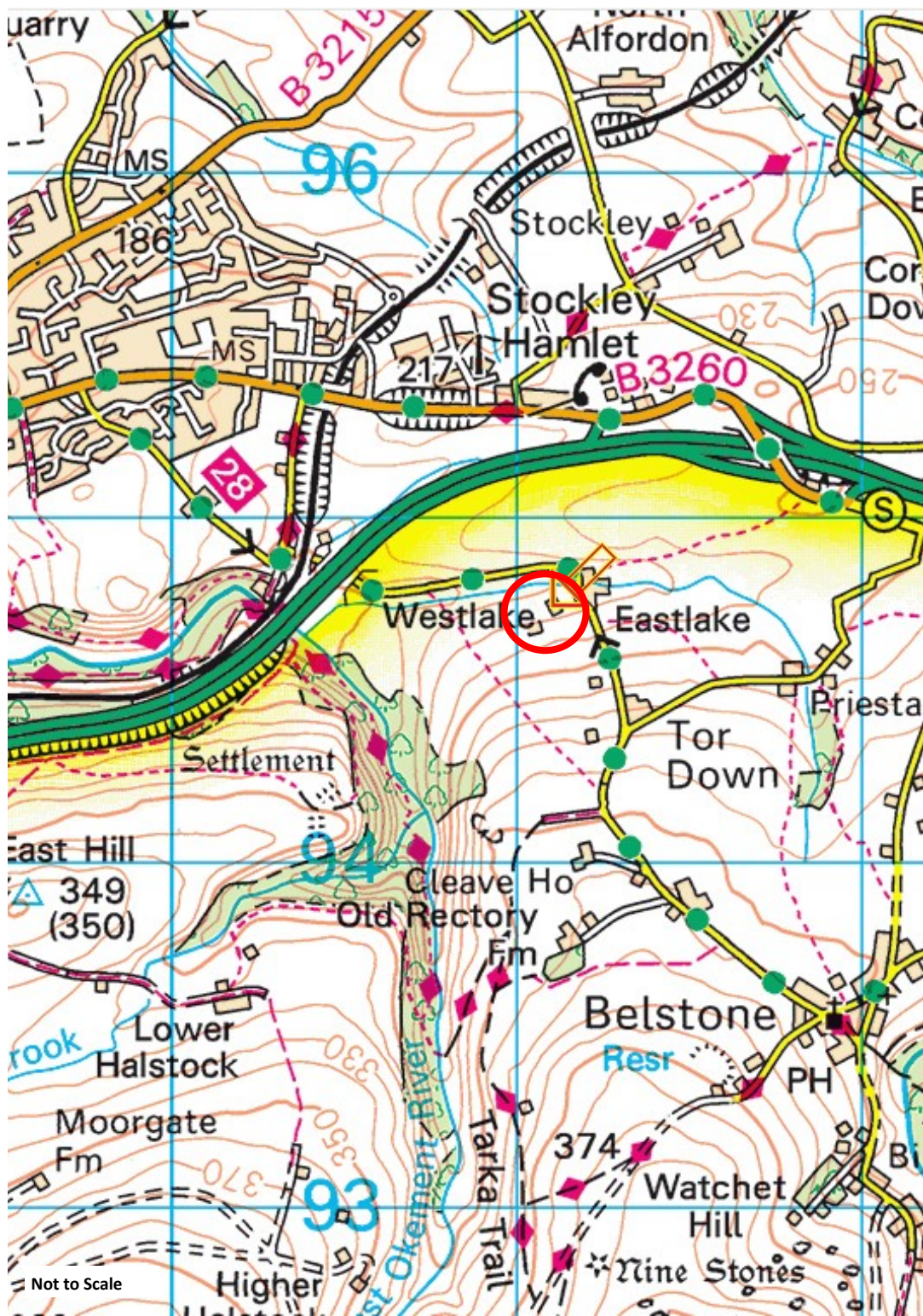
**Boundaries, Roads & Fencing:**  
The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**  
**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277. The buildings on site are in a serious state of disrepair and as such all viewings are undertaken at the buyers own risk.

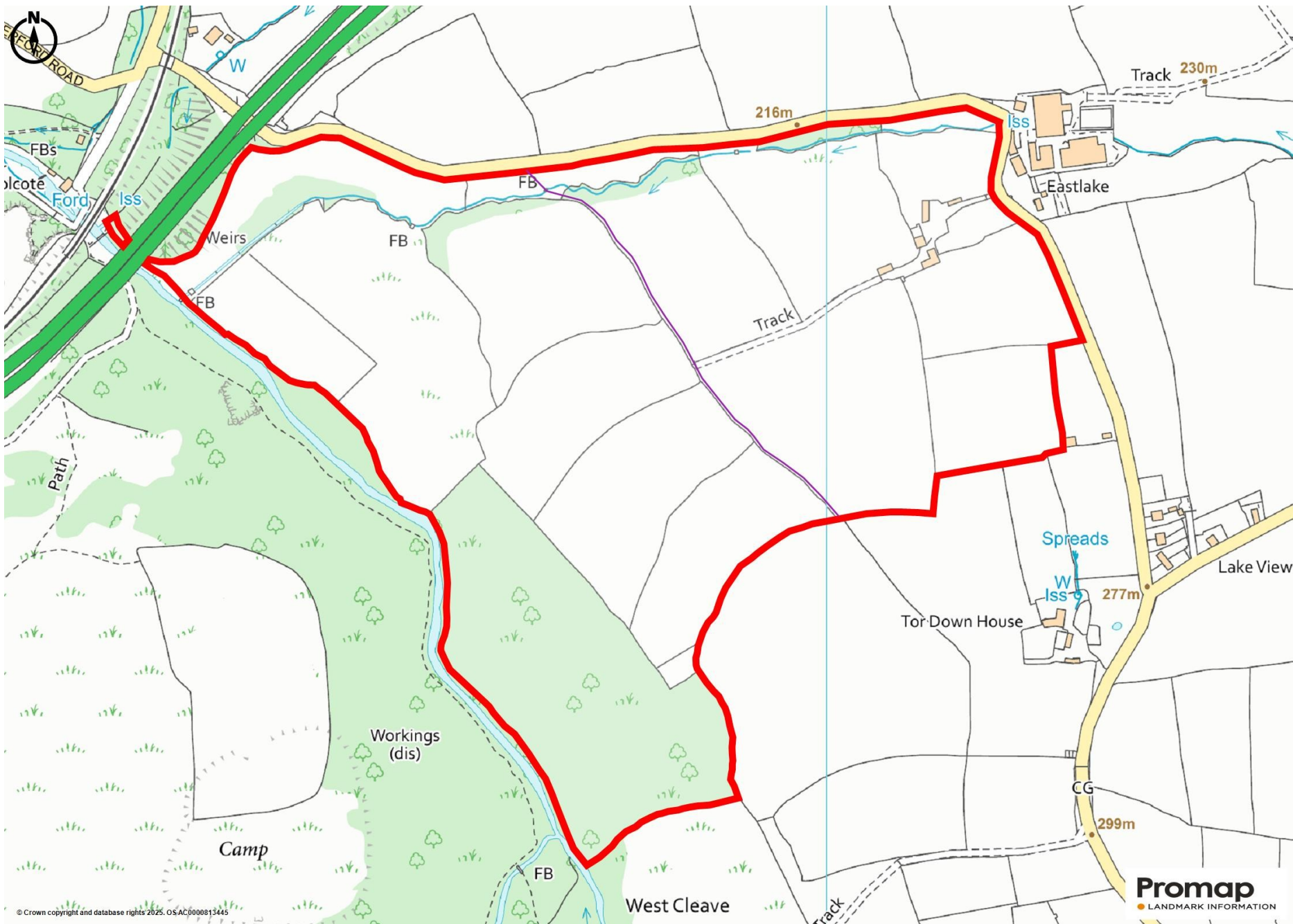
**Directions:**  
From the Belstone car park proceed into the centre of the village and keep right at the village green. Continue past the Old Telegraph office and Red Phone box (Defibrillator) and take the next right. Follow this lane as it starts to run downhill until you pass a number of semi detached cottages on your right. The farm drive will be found on the left hand side a few hundred yards further on. **What3Words location: zoos.drill.calls**











#### 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 finalizing 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 finalizing 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.