

**FOR SALE**

**On Behalf of Devon County Council**

**SOUTH WEST  
norse**

## **Lower East Week Farm**

**South Zeal, Okehampton, EX20 2QB**



- A unique opportunity to acquire a Grade II Listed former farmhouse in need of renovation
- Situated in an attractive rural location within Dartmoor National Park
- Range of traditional farm buildings, some with potential for conversion, subject to planning
- In all approximately 3.16 acres (1.28 hectares)
- Offers in excess of £450,000 are invited
- Freehold for sale by Private Treaty

**Contact: Adrian Priest**

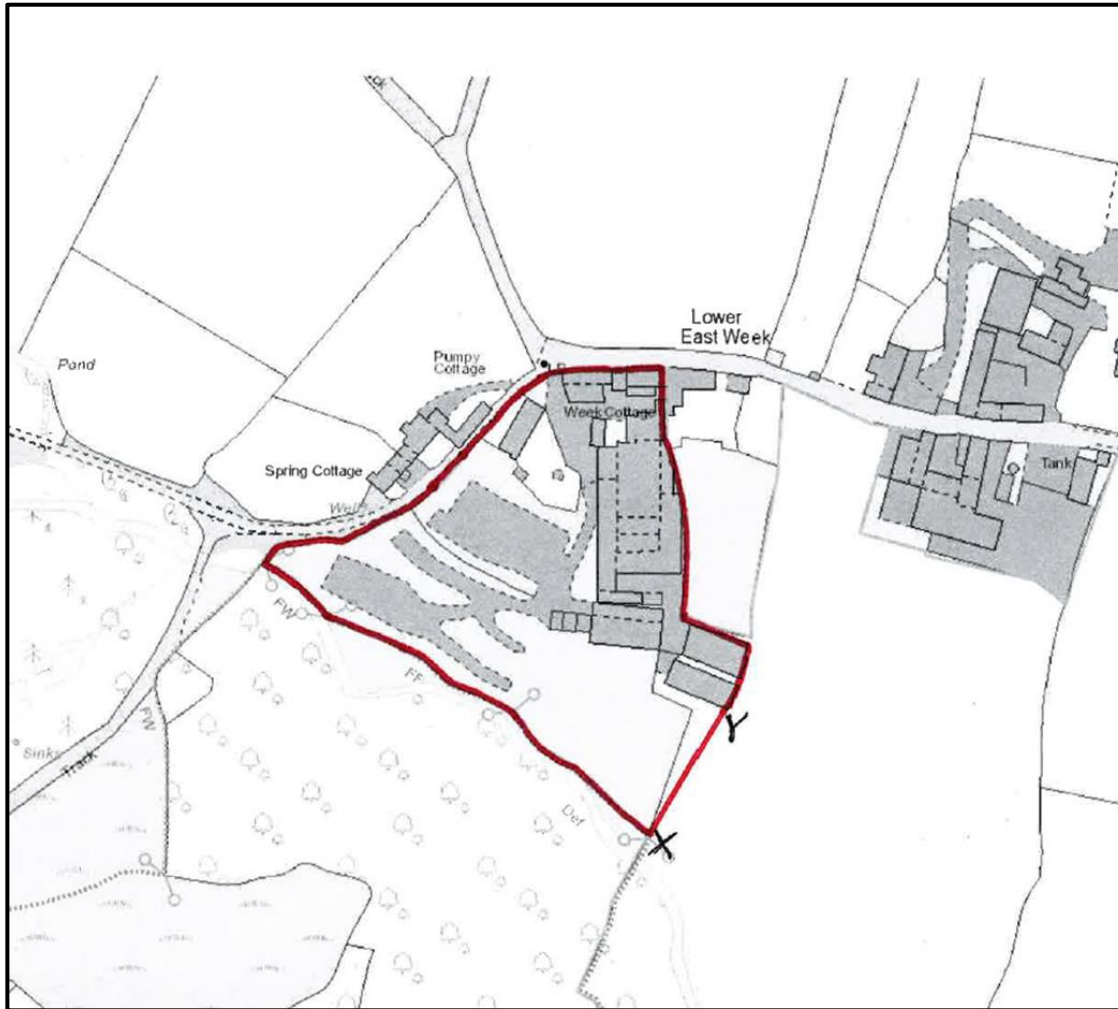
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agency and estates management | integrated design services | surveying and maintenance | management consultancy | partnerships and joint ventures

**South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW**

**01392 351000  
[southwestnorse.co.uk](http://southwestnorse.co.uk)**



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## Location

Lower East Week Farmhouse enjoys a lovely quiet country location situated down country lanes, and yet easily accessible being only 2.5 miles off the main A30 dual carriageway at Whiddon Down junction. The property is positioned on the fringes of Dartmoor National Park with its beautiful natural scenery and providing many opportunities for riding, walking and other outdoor pursuits. The Cathedral City of Exeter is approximately 18 miles/25 mins drive away to the East with access to the M5 motorway, rail links and an international airport. The town of Okehampton lies approximately 6 miles/15 mins drive away to the west with a good range of shops and services and road and rail links. The local villages of South Zeal, South Tawton, Chagford and Throwleigh provide a range of local shops/post office, public houses, primary schools and places of worship.

## Description

The property comprises a traditional detached Grade II Listed Dartmoor longhouse believed to date back to 16th/17th Century. Constructed of local granite stone with some cob elevations under a pitched slate tile roof (formally thatch). Although in need of renovation and modernisation a rare opportunity is presented to acquire a property with spacious and flexible accommodation including numerous interesting character features. The property has a system of solid fuel central heating served by a wood burning Rayburn together with a range of substantial and adaptable outbuildings.



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## Description (Cont.)

The property also enjoys the benefit of a South facing rear aspect with the total land area extending to approximately 3.16 acres (1.28 hectares; 682 sq m). There is an excellent range of substantial and adaptable outbuildings and overall, the property offers scope for other potential uses, including equestrian or units of holiday accommodation, subject to planning.



## Tenure

The site is available freehold with vacant possession on completion of the sale.

## Services

Mains water and electricity are connected to the property. Septic tank drainage.

## Planning

The property is situated within Dartmoor National Park. The farmhouse is Listed Grade II but none of the outbuildings are understood to be listed. Prospective purchasers are advised to seek planning guidance from the Dartmoor National Park Authority regarding the potential uses of the buildings and the necessary permissions that may be required. Tel 01626 832093 /Email Council Tax Band C (West Devon Borough Council).

## Council Tax

Band C (West Devon Borough Council).

## Viewing

Strictly by appointment with South West Norse. To arrange a viewing or any general enquiries please contact:  
Adrian Priest: 01392 351052 or [agency.exeter@norsegroup.co.uk](mailto:agency.exeter@norsegroup.co.uk)

## Accommodation

### Ground Floor:-

Part glazed front door opening into:

**Reception Hall:** Part glazed rear door with side panel opening into rear garden.

**Inner Hall:** with large walk-in cupboard and doorway leading into:

**Store Area:** 16'5" (5.01m) x 14'2" (4.32m) currently with bare stone walls and rough stone floor with the height being from floor to roof ridge. This area offers great potential for conversion into a spacious reception room and additional first floor accommodation.

**Bathroom:** enamelled bath with mixer taps and shower attachment, low level WC, pedestal was hand basin and part tiled walls.

**Second Inner Hall / Utility Area:** plumbing for a washing machine and feature spiral staircase leading to first floor.

**Kitchen** – 16' 10" (5.13m) x 15' 3" (4.65m) \*  
A very spacious dual aspect room with a feature window including stone mullions, leaded light glazing, and wooden seat. Granite stone fireplace incorporating a Rayburn providing central heating,

and hot water (not tested or guaranteed to be in working order) attractive wood panelling to one wall and ceiling, range of base, drawer and wall units, work surface with inset single drainer stainless steel sink.

**Living Room 1:** 16' (4.88m) x 9' 9" (2.96m) dual aspect room with radiator

### First Floor:-

Lower Landing area

**Bedroom 3:** 13' 2" (4.02m) x 10' 11" (3.33m) velux roof light window and radiator.

**Bedroom 4:** 17' 11" (5.48m) x 6' (1.84m) dual aspect velux roof light windows and radiator.

Upper Landing area: airing cupboard off housing a modern lagged hot water cylinder with immersion heater.

**Bedroom 1:** 18' 5" (5.61m) x 11' 3" (3.44m) velux roof light window and radiator.

**Bedroom 2:** 17' 3" (5.27m) x 7' (2.07m) velux roof light window, radiator and access to roof space .

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**Outside:** The property has its own private access leading directly off the public highway with a driveway leading to the farmhouse and yard area providing parking for several vehicles. In total the property extends to approximately 3.16 acres (28 hectares), with there being areas of garden to the front, rear and side of the farmhouse and beyond there are extensive yard/open storage areas and an area of rough meadow. There are numerous agricultural buildings on the site including stone barns, large workshop and various units of loose housing/cubicles and stores. Of particular interest are the two stone barns fronting the road, with respective gross internal floor areas of approximately 775 sq ft (72 sq m) and 840 sq ft (78 sq m) which offer scope for other uses, subject to planning.



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## Price Guide

Offers in excess of £450,000 are invited for the freehold interest in the property

## Access

Access to the property is directly from the main road which forms part of the public highway

## Special Terms of Sale

1. The purchaser will be required to erect and forever maintain fencing between points X and Y shown on the site plan included in these particulars to a specification approved by Devon County Council within 3 months of completion of the sale.
2. As a condition of accepting any offer, the seller shall reserve the right to include an overage provision whereby the purchaser and its successors in title shall make an additional payment representing a proportion of any additional value generated in the event of any additional dwellings or commercial units being created through the conversion or construction of any buildings on any part of the site.

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Energy Performance Certificate – To Follow

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## Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

## Important Notices

South West Norse for themselves and for the vendors of this property whose agents they are give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

5. The vendors do not undertake to accept the highest or any offers received.

6. Devon County Council is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act 2003 and 2007 to verify the identity of the purchaser of any description whenever a transaction involves accepting a total payment of approximately £10,000 or more.

## Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.