





# Lower Ebsworthy House Bridestowe, Okehampton, Devon, EX20 4QQ

Guide Price £695,000



**A30 Dual Carriageway - 3 miles**  
**Bridestowe - 1.5 miles**  
**Tavistock - 12 miles**  
**Okehampton - 6 miles**

A rare opportunity to acquire a former farmhouse, range of stone and modern buildings (potential for change of use) together with some 13.08 acres of permanent pasture in a secluded rural location.

- Former farmhouse
- No onward chain
- Approximately 13.08 acres (5.29 hectares) of productive permanent pasture land
- Exceptional views across to Beaworthy
- Secluded rural location
- Range of outbuildings with potential for change of use (STP)
- For sale by Informal Tender with a closing date for tenders Tuesday 17<sup>th</sup> December 2024 at 12 noon

**Farms, Land & Smallholdings**  
62 Fore Street, Kingsbridge, TQ7 1PP

📞 01548 800183

🌐 [luscombemaye.com](http://luscombemaye.com)

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## DIRECTIONS

Proceed south-west on the A30 towards Launceston and take the A386 exit signposted 'Sourton Cross' towards Tavistock/Plymouth/Bideford/Holsworthy. At the end of the slip road turn right onto A386 then after approximately 50 yards turn left onto towards Bridestowe. Proceed along this road, after approximately 3 miles turn right onto Meadow View. Proceed for approximately 0.7 miles then turn right at Way Crossroads signposted 'Week'. After approximately 0.5 miles turn left to Lower Ebsworthy Farm.

What3Words to entrance drive: - decades.newspaper.rental

## SITUATION

Lower Ebsworthy House is situated on the outskirts of the village of Bridestowe situated between Okehampton and Tavistock. The village is home to a sought-after primary school, village store and methodist church. The private school of Shebbear being only 14 miles to the north of the property.

Lower Ebsworthy House is located within easy access of Dartmoor National Park in the area of West Devon. The property falls outside of an area designated as a National Landscape (formerly known as Area of Outstanding Natural Beauty).

The nearest town of Okehampton is about 6 miles to the east. The A30 dual carriageway expressway, connecting to the M5 motorway and national road network, in close proximity approximately 3 miles away accessed via Sourton Cross junction, providing excellent transport links. The nearest city of Plymouth is about 25 miles to the west, Exeter being about 32 miles to the east.

## DESCRIPTION

Lower Ebsworthy House comprises a detached farmhouse, range of stone and modern farm buildings and some 16.73 acres (6.77 hectares) in all, the full extent of which is as approximately coloured in red on the site plan.

Access to Lower Ebsworthy House is via a private access lane owned by Lower Ebsworthy House. The owner of Higher Ebsworthy House will have a right of way over for all purposes at all times across this entrance lane to access their own property, which is also being offered for sale.

### Lower Ebsworthy Farmhouse

Lower Ebsworthy Farmhouse is not of listed status and is constructed of traditional stone under a slate roof. The



farmhouse has a total gross internal floor area of approximately 3,007 square feet (279.35 square metres) as detailed on the floorplan and the accommodation can be summarised as follows :-

### Ground Floor

Open plan kitchen/breakfast room, three reception rooms, a study, utility room, and WC.

### First Floor

Four double bedrooms, one of which with an en-suite, a family bathroom and separate WC.

## SERVICES

Separate mains metered electric supply, shared bore hole water supply (will require management plan), oil fired central heating (AGA) and private septic tank drainage (not up to industry standard).

**Note** High speed fibre broadband will be installed by completion of Lower Ebsworthy House.

### Stone and Modern Farm Buildings

The range of outbuildings extend to a total of approximately 8,729 square feet (811 square metres) in all. Please see numbered photo of buildings below. Brief description of which are listed below as follows :-

**1. 'Machine Shed'** - Stone barn under metal roof sheets with planning permission for a café & lapsed permission to convert to holiday use – approx. 33m x 15m (5,328 square feet/495 square metres)

**2. 'Round House'** Nissan Hut – approx. 10m x 5m (775 square feet/ 50 square metres)

**3. 'Dog Shed'** - Concrete framed livestock building approx. 9m x 5m (484 square feet/ 45 square metres)

**4. 'Tin Shed'** - Steel framed livestock building with Class R planning consent for multi-use building – approx. 10m x 7m (753 square feet/ 70 square metres)



**5. 'Bottom Barn'** Stone barn under metal roof sheets with lapsed planning consent to convert for holiday use – approx. 13m x 7m (979 square feet/ 91 square metres)

**6. 'Fergie Shed'** predominantly solid stone construction with a pitched and corrugated metal roof over. Lapsed permission for conversion to holiday use – approx. 12m x 5m (645 square feet/ 60 square metres).

**Note** Higher Ebsworthy House is also being offered for sale. The remainder of Ebsworthy Town Farm is being retained by the seller who has a hay & straw haulage business. More land and buildings are available by separate negotiation.

The seller will undertake to erect a fence between what is being sold and the retained land to form a boundary, within 8 weeks following legal completion.

#### The Lands

The land is situated to the north-east of the Lower Ebsworthy House, SX5090 4655 and extends to a total of approximately 13.08 acres (5.29 hectares) in all of permanent pasture.

The land in the past has predominantly been used for grazing and mowing purposes. The permanent pastureland has been known for growing high levels of grass forage in the past years.

The land is of predominantly of a level gradient and would be particularly suitable for a range of uses to include recreation/amenity/ livestock grazing purposes (subject to obtaining the necessary planning consents).

#### **PUBLIC FOOTPATHS**

There are no public footpaths across the property as far as known.

#### **TENURE**

The property is held on a freehold basis with vacant possession being available on legal completion.

#### **SPORTING AND MINERAL RIGHTS**

All sporting and mineral rights are included in the sale, as far as are known.

#### **ENVIRONMENTAL STEWARDSHIP SCHEME AGREEMENTS**

The land of Lower Ebsworthy House is also entered into a Sustainable Farming Incentive Agreement (consisting of Herbal Leys) which ends on 31/05/2027.

#### **LOCAL AUTHORITY & COUNCIL TAX**

West Devon Borough Council, Killworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ. Lower Ebsworthy Farmhouse falls within Council Tax Band E and the amount payable for 2024/25 is £2,918.65.

#### **EPC RATING**

Lower Ebsworthy House has a current EPC Rating of E (48) with potential to be B (86).

#### **GUIDE PRICE**

£695,000

#### **METHOD OF SALE**

Higher Ebsworthy House is offered by Private Treaty.

#### **VIEWINGS**

Strictly by appointment on set viewing days with the Sole Selling Agents, Luscombe Maye of 62 Fore Street, Kingsbridge, TQ7 1PP. Telephone 01548 800183 for details.

#### **HEALTH & SAFETY**

Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

#### **AGENTS NOTE**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

# Lower Ebsworthy Farm, EX20

Approximate gross internal area

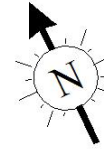
3007 sq ft / 279.35 sq m



Ground Floor

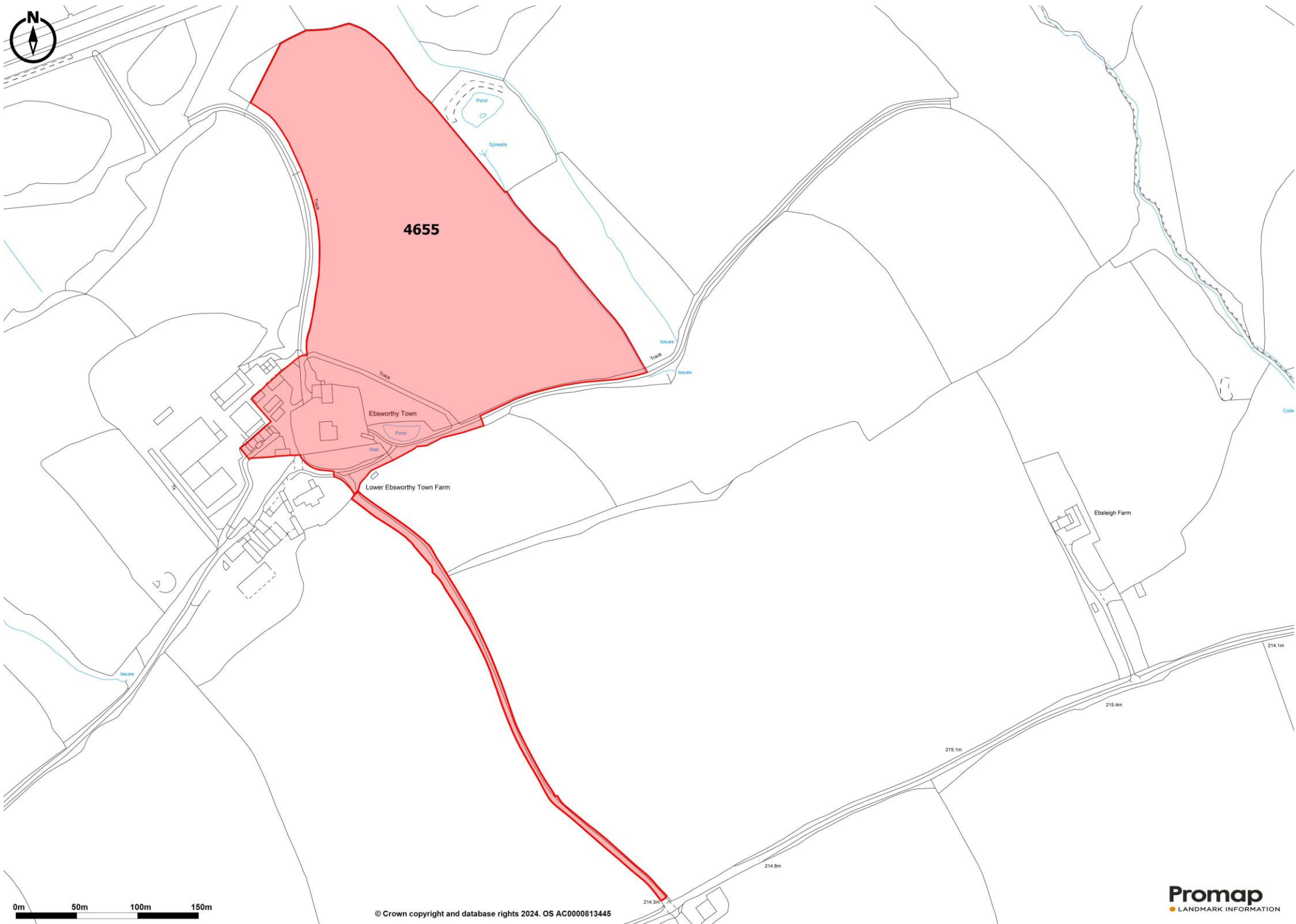


First Floor



Key :  
CH - Ceiling Height

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines



4655

Ebsworthy Town

Lower Ebsworthy Town Farm

Ebsleigh Farm

0m 50m 100m 150m

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## Farms, Land & Smallholdings

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