





Higher Ebsworthy House
Bridestowe, Okehampton, Devon, EX20 4QQ

Guide Price £595,000

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 farm buildings (potential for change of use) together with some 4 acres (1.62 hectares) of productive permanent pasture land in a secluded rural location.

- Former farmhouse
- No onward chain
- Approximately 4 acres (1.62 hectares) of productive permanent pasture land
- Secluded rural location
- Range of outbuildings with potential for change of use (STP)
- Further land available by separate negotiation
- For sale by Informal Tender with a closing date for tenders Tuesday 17th December 2024 at 12 noon



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

📞 01548 800183

🌐 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 and proceed to Higher Ebsworthy House.

What3Words: decades.newspaper.rental

SITUATION

Higher 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.

Higher 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

Higher Ebsworthy House comprises a detached farmhouse, range of stone and modern farm buildings and approximately 5.09 acres (2.06 hectares) in all, the full extent of which is approximately shaded in blue on the site plan below.

Access to Higher Ebsworthy House is by means of a right of way over the private driveway that leads to Lower Ebsworthy House (which is also being offered for sale).

The owner of Higher Ebsworthy House will have a right of way for all purposes at all times to access their own property and land. The area constituting the Right of Way for Higher Ebsworthy is shaded approximately in red on the site plan below.



Higher Ebsworthy Farmhouse

Not of Listed status, Higher Ebsworthy farmhouse is predominantly of traditional stone construction under a slate roof. The total approximate gross internal floor area of Higher Ebsworthy Farmhouse extends to 3,297 square feet (306.29 square metres).

The accommodation can be summarised as follows :-

Ground Floor

Open plan kitchen/breakfast room with external door to garden, dining room, snug, further sitting room, bedroom/office, utility room, boot room and two WC's.

First Floor

Three double bedrooms, one of which with an en-suite, further single bedroom and two family bathrooms.

SERVICES

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

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

Stone and Modern Farm Buildings

The range of outbuildings extend to a total of some 4,833 square feet (449 square meters) in all. Constructed of a combination of solid stone walls, concrete pillars and timber side cladding under a mix of corrugated roof panels. Brief descriptions of the outbuildings are as follows:-

1. Atcost Barn - concrete pillars, timber side cladding—approx. 13m x 13m (1,819 square feet/ 169 square metres).

2. Double garage – approx. 6.5m x 7.5m (527 square feet / 49 square metres).



3. Quadbike store – approx. 16.5m x 4.5m (796 square feet/ 74 square metres).

4. Stables and stores – approx. 18m x 4m (775 square feet/ 72 square metres).

5. Rex's Barn– approx. 17m x 5m (914 square feet/ 85 square meters).

The Lands

The land is situated directly east of Higher Ebsworthy House and consists of SX5090 5234 extending to some 4 acres (1.62 hectares). The land offers a combination of predominantly gentle north facing slopes and has in the past been used for livestock grazing and mowing purposes due to its gentle gradient and benefits from the same shared bore hole water supply.

The land has been known for growing high levels of grass forage in the past years but would be suitable for a range of uses to include recreation/amenity/ livestock grazing purposes (subject

to obtaining the necessary planning consents).

There is a further 10.06 acres (4.07 hectares) available by separate negotiation (SX5090 7443). This field parcel directly adjoins the land included in the sale of Higher Ebsworthy House and allows prospective purchasers the opportunity to obtain further land if required. This field parcel is outlined in green on the below site plan.

Note Lower 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 available by separate negotiation.

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

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 known.

ENVIRONMENTAL STEWARDSHIP SCHEME AGREEMENTS

The land of Higher 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. Higher Ebsworthy Farmhouse falls within Council Tax Band D and the amount payable for 2024/25 is £2,387.99.

Higher Ebsworthy House has a current EPC rating of F (34) with potential to be C (76).

GUIDE PRICE

£595,000

METHOD OF SALE

Higher Ebsworthy House is offered for sale 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.

Higher Ebsworthy Farm, EX20

Approximate gross internal area

3297 sq ft / 306.29 sq m

Key :
CH - Ceiling Height

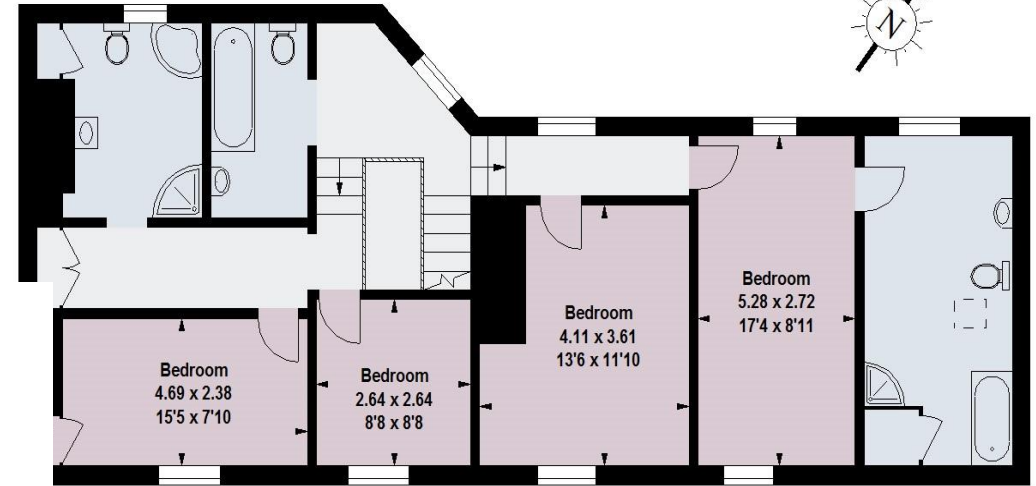
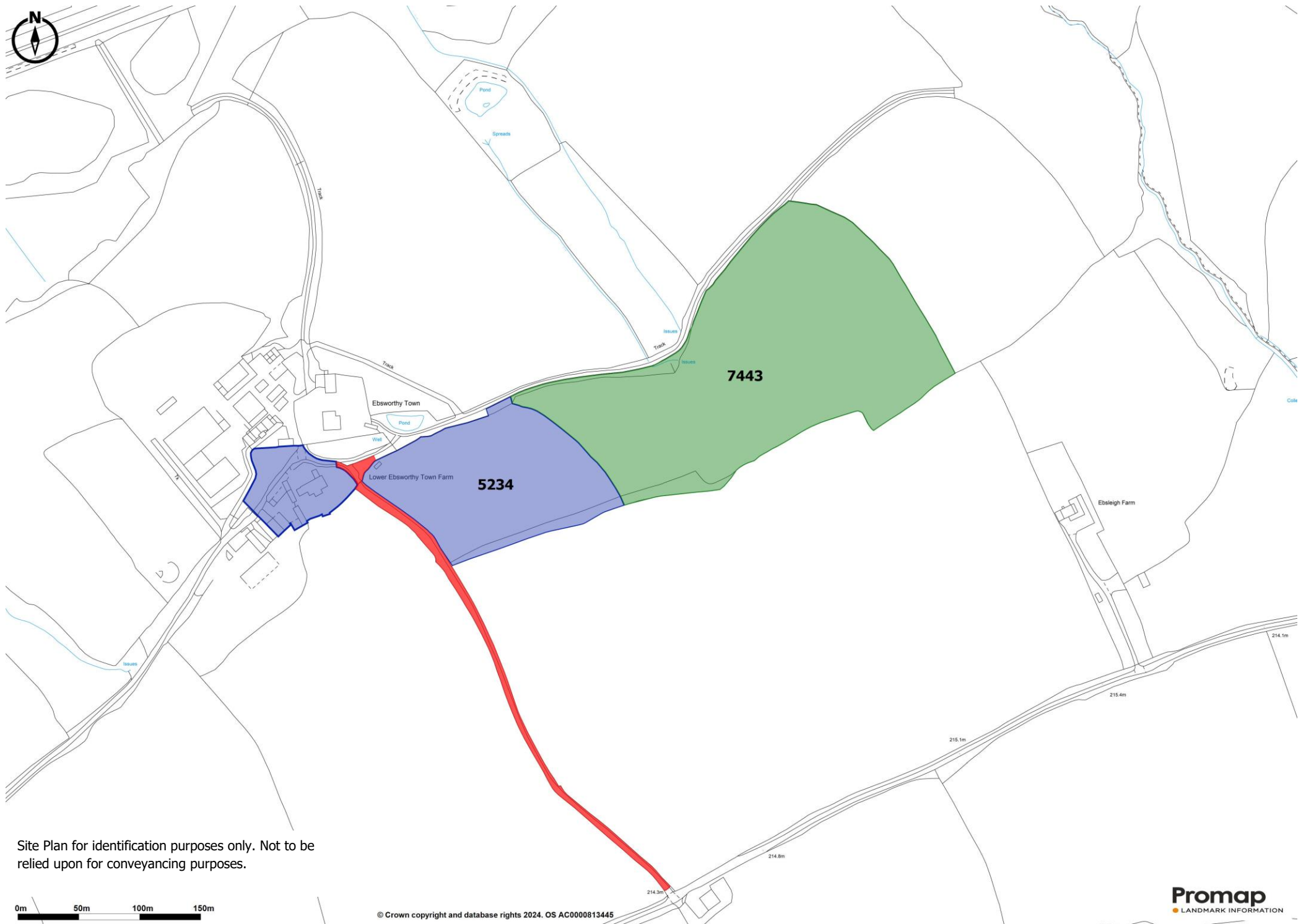


Illustration for Identification Purposes Only. Not to scale.



Site Plan for identification purposes only. Not to be relied upon for conveyancing purposes.

0m 50m 100m 150m

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