



DOWNS FARM
O.I.R.O. £1,250,000

Farm with Approx. 89 Acres - Renovation Opportunity
CHILLA, BEAWORTHY

MILLER TOWN & COUNTRY
exp UK



DF
Downs Farm

- » Substantial Farm of Just Under 89 Acres
- » Large Farmhouse, Annexe & Holiday Let
- » In Need of Complete Renovation
- » Modern Barn Plus Range of Outbuildings
- » Potential for Equestrian Use
- » Approx. 61 Ac. Pasture, 28 Ac. Woodland

The Property

A true diamond in the rough, Downs Farm presents a great opportunity to take on a substantial Devon property in a glorious location and add incredible value through renovation. Totalling just under 89 acres of pasture and woodland with a wide range of outbuildings, opportunities like Downs Farm are becoming more of a rarity. With residential buildings including a farmhouse and attached annexe plus a separate holiday let, a new owner has the potential to create a large family home of 4/5 bedrooms with the possibility of ancillary accommodation for multi-generational living, as well as generating income from the detached 2 bedroom holiday let. All of the residential buildings are in need of complete renovation, providing a blank canvas for those looking to create an incredible custom home for their family and future generations.



Accommodation

The ground floor of the main farmhouse is currently laid out with 3 reception rooms to the front, and the kitchen and the other more functional rooms to the rear. Three double bedrooms and a smaller single bedroom are located upstairs, one of which is en suite, as well as a family bathroom. The three double bedrooms all have glorious views over the countryside to the front of the property. The adjoining annexe includes kitchen, shower and both downstairs and upstairs bedrooms.

A new owner may wish to reconfigure the layout of the farmhouse to a more modern style, potentially connecting existing rooms to create a large open plan kitchen-diner-family room while still leaving plenty of potential reception space.

The detached holiday let is currently laid out with large kitchen-diner and a bedroom downstairs, and a sitting room, bathroom and further bedroom upstairs.





DJ
Downs Farm





Outside

The farmhouse has a small walled garden to the front of the property, and a larger rear garden which extends behind the annexe. A grassy area adjacent to the holiday let would allow for easy creation of a private garden space for this property also.

The farm has a collection of outbuildings including a large modern barn in good condition and a range of further barns and stores which require improvement. Although no designated stabling is currently in place, the property has previously been used for equestrian purposes - the base for a sand school is in place (though unfenced) and could be renewed. One or more of the existing outbuildings could be repurposed to stabling/tack room etc., and Black Torrington Bridleway 10 runs just outside the eastern edge of the property, permitting easy outriding.

The land extends to just under 89 acres, comprising approximately 61 acres of pasture and approximately 28 acres of woodland. The land ranges from level to gently sloping towards the south east and the woodland area.

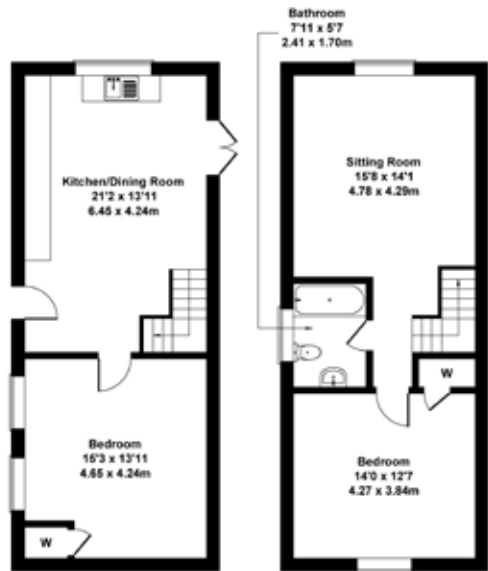
Location

Chilla is a small hamlet sitting just outside the village of Halwill Junction which offers a primary school, public house, post office and general store as well as a take away and a village hall that supports the vibrant and thriving community.

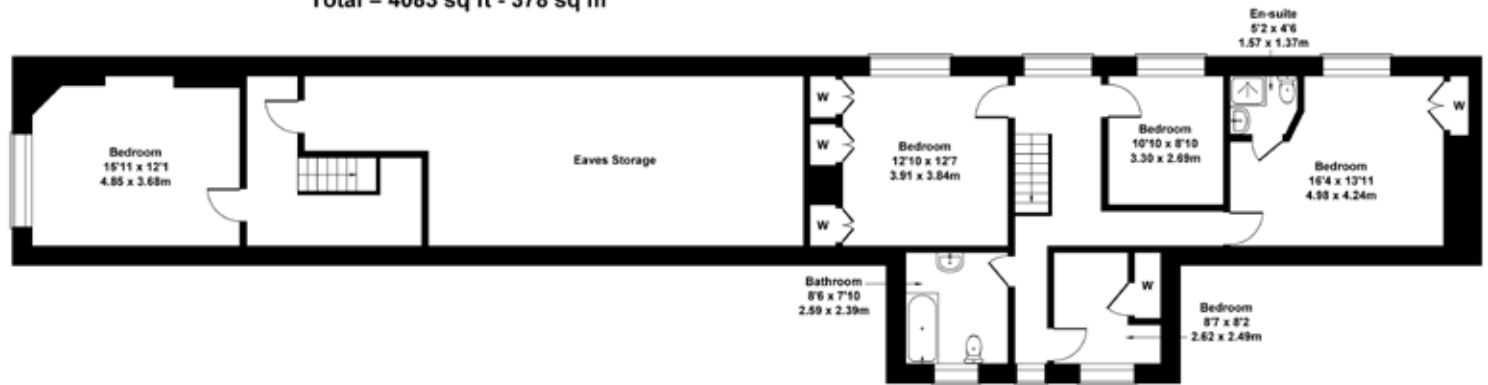
The nearby towns of Okehampton and Holsworthy are both easily accessible by car and offer supermarkets, secondary schooling and further amenities. The north coast at Bude is approximately 20 to 25 minutes drive away where you can find beautiful sandy beaches with great surfing, as well as some wonderful cliff top walks and coastal paths.



Approximate Gross Internal Area
House = 1985 sq ft - 184 sq m
Annexe = 1071 sq ft - 99 sq m
Holiday Let = 1027 sq ft - 95 sq m
Total = 4083 sq ft - 378 sq m

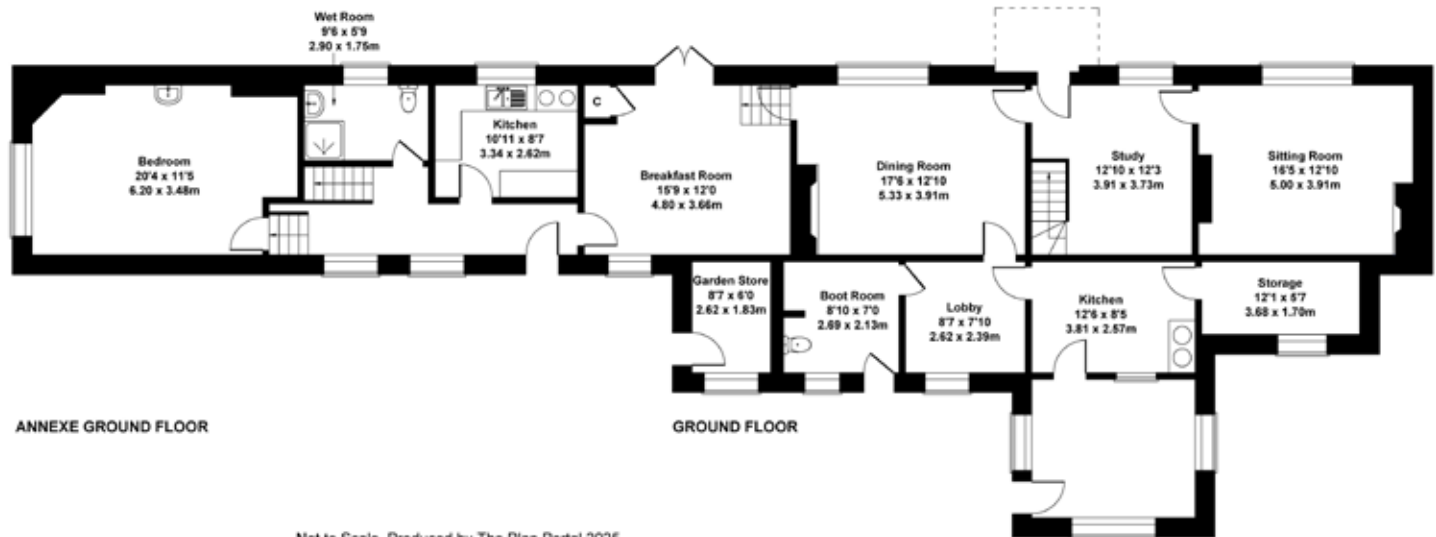


HOLIDAY LET (GROUND FLOOR) HOLIDAY LET (FIRST FLOOR)



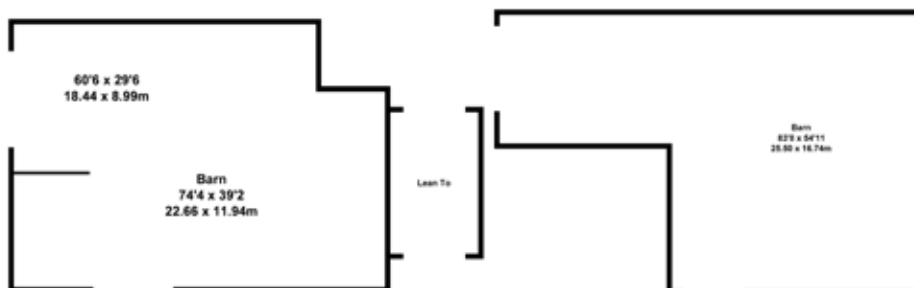
ANNEXE FIRST FLOOR

FIRST FLOOR



GROUND FLOOR

Barn = 7314 sq ft - 679 sq m



Not to Scale. Produced by The Plan Portal 2025
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KEY INFORMATION

 8 Bedrooms	 EPC Rating: Farmhouse - D (58), Holiday Let - E (51)
 4 Bathrooms	 Council Tax: E (Farmhouse), B (Annexe), A (Holiday Let)
 5 Reception Rooms	 Tenure: Freehold
 Private driveway + barns	 Broadband: ASDL
 Not Listed	 Indoor - Limited Outdoor: Likely
 Heating: Oil & Electric Storage heaters	 Lateral living, wet room
 Utilities: Mains electricity & water. Private drainage. Secondary water supply from private borehole	
 Restrictions: Title available on request	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: One barn has a section of unstable roof	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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