



BURROW FARM

Drewsteignton, Devon



A STUNNING NEWLY REFURBISHED DEVON FARMHOUSE

With a beautifully presented cottage and extensive outbuildings in an unrivalled setting.

Summary of accommodation

Lot 1: Burrow Farmhouse

Entrance hall | Drawing room | Sitting room | Large dining and living room | Study | Larder | Utility

Four bedrooms | Three bathrooms

Extensive range of traditional buildings | Modern farm buildings | Pasture and woodland | Separate outside WC

Set within 14.66 acres

Lot 2: Cottage with open plan sitting room, two bedrooms and bathroom

Lot 3: 29.54 acres of pasture and woodland

Offers in excess of

All lots: £2,250,000

Lot 1: £1,350,000

Lot 2: £500,000

Lot 3: £400,000

Distances: Chagford 6 miles, Okehampton 11 miles, Exeter 14 miles, M5 motorway 14 miles

(All distances are approximate)

SITUATION

Burrow Farm is situated in a stunning rural location, surrounded by superb Devon countryside of rolling hills and wooded valleys. It is close to the popular Teign Valley and lies within the Dartmoor National Park. Nearby Drewsteignton is a pretty and unspoilt village with an excellent pub, The Drewe Arms, a good local shop and Post Office, the Old Inn restaurant and a guest house. The village is located directly on the Two Moors Way footpath which connects Dartmoor and Exmoor.

The position of the property allows for easy links to Cornwall to the west and Exeter and the M5 motorway to the east. The M5 links with the M4 north of Bristol to provide motorway access to London, the Midlands and the North of England. A regular Intercity train service operates from Exeter St David's to London Paddington with the fastest train taking about 2 hours. There is also a service via Salisbury to London Waterloo in about 2 hours 45 minutes. Exeter International Airport offers flights to a number of destinations within the British Isles and a growing number of European destinations.

The cathedral city and county town of Exeter lies about 14 miles away and offers a comprehensive range of shopping, recreational and cultural facilities. In Exeter there is Exeter School and Maynard School and the renowned Exeter University. Okehampton Community College is also within easy reach.

Golf is available at Bovey Castle and there is extensive riding and walking in the surrounding area. Close by is the River Teign with opportunities for fishing and kayaking and nearby Fingle Woods has recently been purchased by the Woodland Trust to offer extensive walking and riding opportunities. The National Trust property, Castle Drogo is also close by.





BURROW FARM HOUSE

Lot 1 Burrow Farm which isn't listed is a beautifully presented classic Devon Farmhouse which has been sympathetically and fully refurbished to a very high standard, including rewiring and re-plumbing. There is a generous entrance hall from which the main kitchen dining room lies which is perfect for entertaining. This room benefits from an AGA as well as a superb open fireplace with a wood burner. The separate sitting room lends itself to cosy winter evenings in with a further fireplace and wood burner. The separate study is well placed for working from home and there is good Wifi. It is also worth noting the snug/drawing room as an additional entertaining space and reading area. The bedroom accommodation is excellent with four generous bedrooms in the main house including a superb principal suite. There is a further range of traditional buildings that could be incorporated into the main house subject to the necessary consents or changed to create a further dwelling. There are two sets of farm buildings as well as 14.66 acres of beautiful land and woodland.

Separate to the main house and included in Lot 2 is the cottage which is ideal as an annexe, standalone home or holiday let. There are two bedrooms and an open plan reception room and private garden. Again, this has been fully refurbished, rewired, re-plumbed and re-thatched.





Lot 3 has its own separate access with a number of excellent fields with great views as well as some mature woodland.

GARDENS AND GROUNDS

The gardens and grounds surround the house and include a small lake, lawned areas, a vegetable garden with a polytunnel and to the front of the house is a south-facing enclosed and partially walled garden.

Burrow Farm is hidden away in a private location and the house cannot be seen from the road. The whole property has a rich diversity of land to include permanent pasture, woodland, wildlife areas and a stream running along the western boundary. It offers a buyer many opportunities to take full benefit of this diversity and privacy.

The whole property extends in all to about 44.26 acres. The land has been let recently on a short term grazing agreement to a local farmer. There are a number of well fenced fields and there are further areas of woodland and permanent pasture. Part of the land is registered for the Single Payment Scheme. There is currently a timber management program underway, in conjunction with National Grid requirements.







LOT 2: THE COTTAGE

In addition to the main house there is a detached, newly refurbished to a very high standard, two bedroom cottage which can be used for guest, family or staff accommodation. It has a large sitting room with open fire, kitchen/dining area and a private garden. The cottage has its own separate access and parking space.



PROPERTY INFORMATION

Services: Mains water, mains electricity, private drainage, oil fired central heating. Broadband connected.

Easements, wayleaves and rights of way: The property is offered as appropriate with wayleaves, easements and other rights of way whether these are specifically referred to or not. Please note there is a footpath at Burrow Farm.

Tenure: Freehold

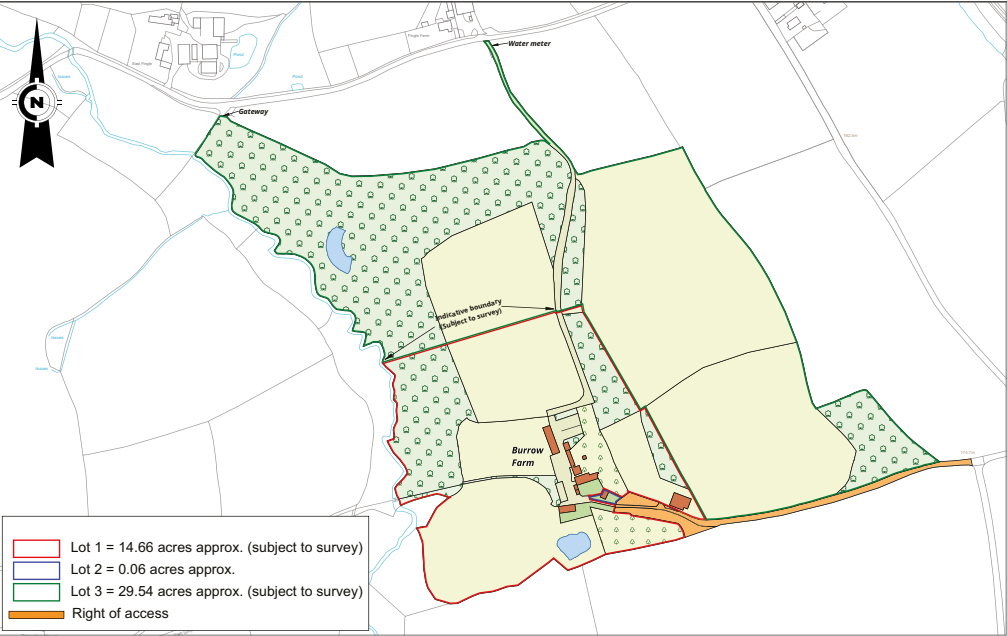
Local Authority: West Devon Borough Council, Kilworthy Park, Tavistock, Devon PL19 0BZ. Tel: 01822 813600 Dartmoor National Park, Haytor Road, Bovey Tracey, Devon, TQ13 9JQ. Tel: 01626 832093

Council Tax: Burrow Farmhouse - Band E, Burrow Farm Cottage – Band B

EPC Rating: Burrow Farmhouse – D, Burrow Farm Cottage – C

DIRECTIONS (EX6 6PT)

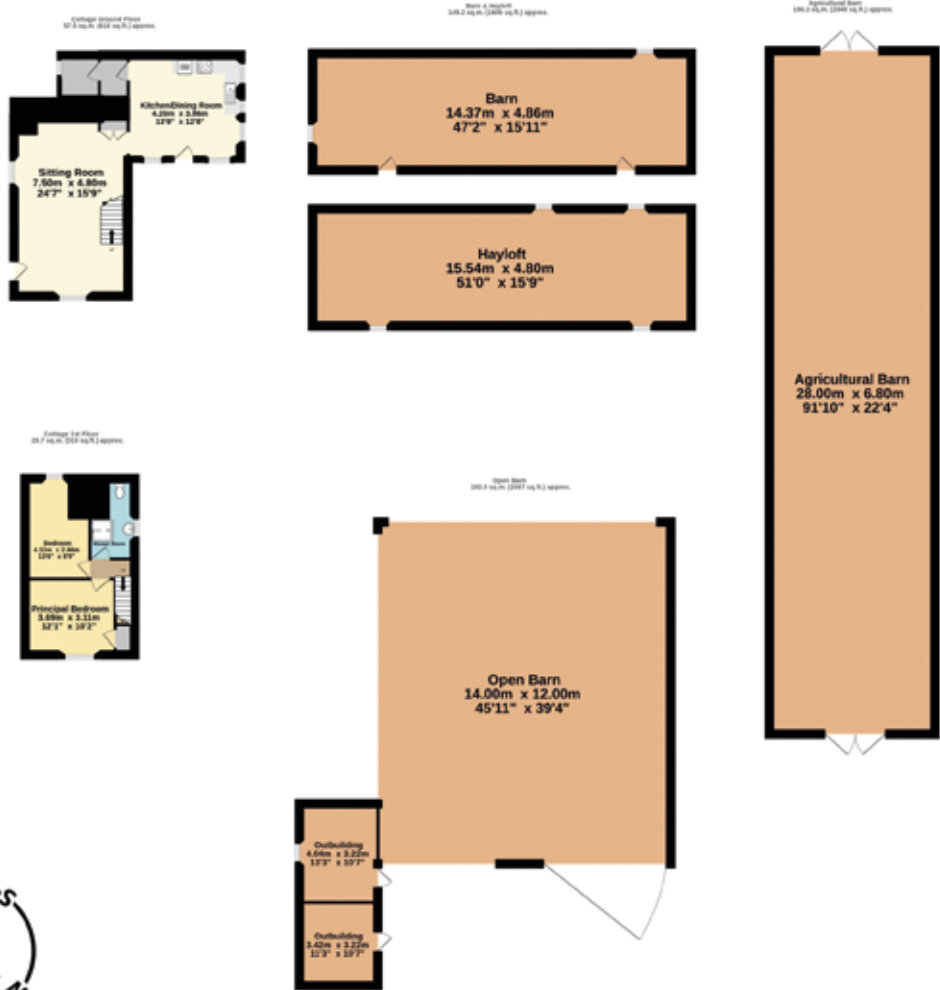
From Exeter and the M5 follow the A30 dual carriageway towards Okehampton. Turn off at the Woodleigh Junction signed to Cheriton Bishop and take this road and pass through Cheriton Bishop itself. Continue along this road into Crockenwell and just as you leave the village turn left signed towards Drewsteignton. Follow this lane down to the bottom of the hill taking the first turning left signed Fingle Bridge and follow this lane for about 0.5 mile following it around sharply to the right. Immediately ahead of you, before the road turns sharp left, you will see the entrance straight ahead of you to Burrow Farm.



Farmhouse & Outbuildings- Lot 1



The Cottage- Lot 2



Approximate Gross Internal Area
1044.6 sq.m. (11244 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



I would be delighted
to tell you more.

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com