



Hole Station







Hole Station

Highampton, Beaworthy, , EX21 5JH

Highampton 1.2 miles - Hatherleigh 5 miles - A30 at Okehampton 13.5 miles

A converted former railway station with annex, 2 bedroom Norwegian carriage, range of useful outbuildings including impressive stable block together with woodland and pasture land extending to 34.7 acres.

- Converted Former Railway Station
- About 34.7 Acres of Woodland and Pasture Land
- Potential for Multigenerational Living
- Business Opportunities
- Available as a Whole or in up to 3 Lots
- Council Tax Band D (Station) and A (Annex)
- EPC B
- Freehold

Guide Price £875,000

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SITUATION

Hole Station is situated West of Highampton, about 5 miles West of Hatherleigh in the open countryside of West Devon and Torridge. Hatherleigh is a popular market town with a range of amenities, suppliers, services and leisure facilities to support a busy rural community. Highampton itself benefits from a village pub, church and primary school. The property is located South of the A3072 which connects Hatherleigh to Holsworthy. The A386 link road can be reached at Hatherleigh which connects Okehampton and the A30 in the South to the North Devon coastline. The surrounding countryside is a popular destination for tourists seeking to enjoy a quieter part of rural Devon. Hole Station has developed to utilise the business which numerous cycle trails, footpaths and bridleways bring to the area and is now a well-established and popular overnight destination.

INTRODUCTION

Hole Station has been thoughtfully developed and maintained to provide its owners with a comfortable rural living, complemented by a business which offers popular overnight accommodation. The property is situated in a popular rural area where tourism, farming and rural business maintain healthy local communities. The main house, a former railway station, has been thoughtfully re-developed to provide comfortable living and which benefits from ancillary accommodation in a converted outbuilding and a railway carriage. Hole Station is site to a successful camping business and much of the land and outbuildings have been constructed and maintained with this in mind. The station is surrounded by 34.7 acres of land which comprises attractive pasture and mature woodland. An impressive range of stables stands a short distance from the Station and suggests alternative uses (stp). The property could be enjoyed privately, continued to be run as a popular business or further diversified to exploit the good local tourism trade.

HOLE STATION

A former railway station with many original features including the platform, timber panelling and veranda. The original station is single story, constructed from stone walls, timber frame windows and a tile roof. An extension to the original structure has a flat roof and timber cladding.

Stone steps rise to a timber front door leading to Entrance Hallway with partly exposed stone walls. Door to Utility with fitted units and composite sink. Door from Entrance Hallway to Kitchen with spring beech floor and bespoke fitted Mark Wilkinson kitchen including duel sinks, granite worktops. Integrated appliances, gas cooking hobs and electric oven. Fitted breakfast bar with granite worktop and secondary sink unit. Central solid fuel Rayburn for cooking and central heating. Kitchen dining area with natural light from timber double glazed windows and skylights set into spacious vaulted ceilings.

Door and stone steps to Living Room, timber style flooring, partly exposed stone walls and wood burner. From Kitchen and Landing with integrated storage cupboards containing hot water tank and Solar iBoost, Bedroom 1 with timber floors with fitted wardrobes. Shower Room with wash basin and W.C.. Bedroom 2 with pleasant views overlooking the garden and an En Suite with bath and electric shower, wash basin and W.C.

Rear door from Kitchen to former station platform partly covered by veranda. Platform extends to rear courtyard garden with planting beds. Adjoining the original station, an external store constructed from stone with a pitched tile roof.

The Annex

Detached from the station, a converted former garage block to provide ancillary accommodation. Constructed from block and timber walls with a part timber, part render finish under a pitched tile roof. The Annex benefits from UPVC windows throughout. Front door to Entrance Hallway with door to Office/Bedroom, also, door to open plan Kitchen/Living Area, fitted handmade kitchen with Belfast sink. Wood burner to provide heating throughout and UPVC glazed patio doors. Rear hallway with external door and Utility with standing hot water cylinder. Door from rear hallway to Bathroom with bath and electric shower, composting toilet, and wash basin. Upstairs Bedroom with fitted cupboards and dual aspect UPVC windows to front and rear, overlooking the fields and woodland.

The Carriage

Ancillary to the Station, a restored 1926 Nordic railway carriage standing on tracks next to the Station. The Carriage is modified and redecorated, to provide comfortable holiday accommodation. The Carriage is reached by raised decking to approach a front door. Kitchen with fitted kitchen units, in-set sink and dual aspect timber windows to the front and rear. Original sliding timber door leads to a Living Room benefiting from a wood burning stove and original features including refurbished luggage racks. An original door leads to Bedroom 1, with similar original and period features. An En Suite leads from Bedroom 1, comprising electric shower, W.C., and wash basin. To the other end of the Carriage and approached by the Kitchen, Bedroom 2 with original features and En Suite with shower, W.C., and wash basin.





OUTBUILDINGS

The Stables (12m x 6m max.)

Constructed on part of the former railway loading platform and erected in a full-scribe lodge style from round, locally sourced, timber sections under a pitched slate roof with skylights. The structure has been internally divided into loose boxes and a tack room and provides excellent accommodation for horses although with the correct planning permission, could take on a new use. The stables benefit from mains water, electricity and lighting.

Open Fronted Barn (9.4m x 5.0m)

Timber pole uprights with a timber frame clad in box profile sheets and under a box profile sheet roof. There is a lean-to connected to the main structure.

Steel Implements Shed (5.8m x 2.9m)

Fixed to a concrete platform and constructed from a steel frame with sheet steel roof and elevations.

Wood Store (10.5m x 1.7m)

A useful timber structure for seasoning and storing firewood.

Timber Shelter (Café) (7.3m x 6.3m)

A timber structure with loose stone floor under a box profile roof. The structure has most recently been used as a dining area in conjunction with a camping business.

Timber Storage Shed (3.4m x 9.3m)

A timber structure with a box profile roof and partially clad.

Toilet and Shower Block (5.9m x 2.9m)

A timber structure with a box profile roof. Internally fitted with composting toilets and shower cubicles. The block is connected to mains water and electricity and serves visitors to the campsite.

LAND

The land is a haven for wildlife which extends to about 34.72 acres and comprises about 18 acres of woodland and 12 acres of pasture, both habitats abundant with varied flora and fauna. The current land use is split between a camping business, gardens and amenity areas and grazing for horses and livestock.

Gardens to the rear of the Station are full of colour through Summer months with flowers, vegetables and fruit bushes and trees including fig, pear, cherry nectarine.

The woodland is deciduous and is managed to provide a beautiful environment in which to camp to differing degrees of comfort. Currently there are motor-home and tent pitches and some more "wild" areas for a sense of increased seclusion. Hardstanding access tracks feed through the woodland, allowing for easy access.

The pasture extends to the North of the Station and comprises fields of level and gently sloping land. Enclosures are lined by mature trees and hedges which provide shelter for livestock.

GENERAL REMARKS

SERVICES

Electricity - Mains. Water - Mains. Drainage - Septic tank and composting system. Heating - Electric and solid fuel. Renewables - PV panels on the Station roof and battery storage. Phone Reception - Provider "Three" Likely (Ofcom)

TENURE

The property is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

Hole Station is sold with the benefit to a licence to use part of the former railway cutting as a garden and to provide access to land to the South.

ACCESS

Hole Station is reached from the public highway by an owned driveway which is maintained at public expense up to the gated entrance.

If Lot 2 is sold separately, the land will benefit from a right of access over the driveway.

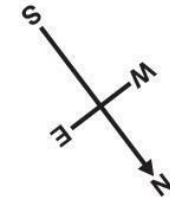
If Lot 3 is sold separately, the land will benefit from a right of access over the driveway.

LOCAL AUTHORITY

Hole Station is located in Torridge District Council. www.torridge.gov.uk

Approximate Area = 845 sq ft / 78.5 sq m
 Limited Use Area(s) = 86 sq ft / 8 sq m
 Outbuildings = 3870 sq ft / 359.5 sq m
 Total = 4801 sq ft / 446 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Stags. REF: 1116211



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

