



W E S T A C O T T F A R M

Westacott Farm

Honeychurch, North Tawton, Devon EX20 2AG

- Exbourne 3 miles
- Okehampton 7.1 miles
- A30 nr Whiddon Down 10 miles

An unaltered Georgian style farmhouse and traditional buildings within a private parkland setting

For Sale by Online Auction on 17th July 2024 at 5pm

- A 5-bedroom Grade II listed Georgian style farmhouse for modernisation and renovation.
- Former Cottage and range of traditional stone barns offering potential for redevelopment and alternative uses (StP)
- Garden, ponds and attractive mature trees
- Parkland setting surrounding the farmstead
- Species rich pasture, attractive woodland and streams
- Rural, yet accessible location not far from the A30 with links to Exeter and Okehampton.
- Council Tax band - G

In all about 69.22 acres





Method Of Sale

The farm is offered for sale by traditional on-line auction (unless sold prior). The auction end date is 17th July 2024 at 5pm. The Vendor reserves the right to withdraw or alter the land for sale prior to the auction end date. The land can be accessed via our website www.stags.co.uk – one-line property and land auctions.

Introduction

Westacott Farm is set in an extremely private and peaceful location, situated at the end of a long drive with attractive views south towards Dartmoor National Park and over surrounding countryside. Unaltered for a number of years, the property has many original and characterful features. The farm extends to approximately 69.22 acres (27.99 hectares)

The Grade II listed Georgian style farmhouse is of rendered stone wall construction under a predominately slate tiled roof, and subject to a programme of renovation, would offer a fantastic opportunity to create a comfortable family home. Throughout the property are number of original features including classical frieze's, open fireplaces, windows with panelled shutters and dentilled cornices. From the farmhouse and gardens there are fantastic views south towards Dartmoor National Park.

A range of traditional barns surround the property offering potential for alternative uses (StP) and include a former cottage.

The land is predominantly level pasture within a parkland setting, providing excellent grazing along with streams, woodland and a large pond offering conservation and sporting appeal.

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stags.co.uk

Situation

Westacott Farm is situated in a very unique, private and rural location to the north east of the popular rural village of Exbourne, which offers a good range of local facilities including a village shop, tea room, pre-school and primary school, a popular inn, garage and a parish church.

The property is also within easy reach of Okehampton, offering a more comprehensive range of shopping, education and leisure facilities. The A30 dual carriageway is easily accessible at Okehampton and Whiddon Down, providing a direct link west to Cornwall and east to the Cathedral city of Exeter, with its motorway, main line rail and air links.

The Farmhouse

Constructed of rendered cob and stone under slate roof, the house has a south facing aspect. The property has remained largely untouched since 1957 and subject to a programme of renovation, offers huge potential. The floor plan illustrates the layout of the property. In brief, the accommodation comprises.

Slate and stone steps lead up to the front door opening into the main hall, with four friezes and a decorative cornice. Drawing room with timber floor, marble surround open fireplace, southern aspect window with timber shutters and views to Dartmoor.

Dinning room with open fireplace and wood burner (timber surround excluded), alcove with arched and pilasters dual aspect views over the garden and countryside to Dartmoor.

Kitchen with open fireplace with dressed stone jambs, bread oven and timber mantel above. Single sink unit with cupboards. Fireplace housing Rayburn (solid fuel) and a bread oven. Under-stairs cupboard.

Rear hall to back door with passageway leading to dairy/pantry with slate shelving. Log Store housing water treatment plant.

From hall, timber stairs lead up to first floor landing, a well-lit landing with doors through to Bedroom 1 (double) triple aspect, Bedroom 2 (double) with fireplace and iron grate. Bedroom 3 (double) dual aspect with open fireplace, built-in cupboard and shell featured shelf alcove. Bedroom 4 (single), with built-in wardrobe. Bedroom 5 (single), with fireplace and built-in shelving. Family bathroom with bath, wash hand basin and WC, airing cupboard housing hot water tank. Rear stairs down to kitchen.



WESTACOTT FARM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		80 C
39-54	E		
21-38	F		
1-20	G	22 F	



The Garden & Grounds

To the south of the property are lawned gardens with views south looking towards Dartmoor National Park and over the surrounding parkland. Throughout the gardens are a number of attractive mature trees, and a pond. Within the garden there is a timber summerhouse with slate roof. Within the farmstead is a former tennis court and a large pond.

The Cottage

To the rear and left of the main house lie some of the farm buildings, one of which has been constantly occupied as a dwelling from approximately 1984 to 2020 by a number of different tenants. Sworn declaration within the legal pack. No planning was obtained or exists for the conversion, subject to planning consent and renovation, this offers potential for additional accommodation. Stone construction under felted roof. The floor plan illustrates the layout of the property. In brief, the accommodation comprises. Room 1 with fireplace (currently not in use), Room 2 with Range (currently not in use), sink unit. Room 3, ensuite with wash hand basin and WC (currently not in working order).

Traditional Farm Buildings

Barn 1 – Livestock Barn - Two-storey, of stone and cob construction under clad and corrugated roof.

Barn 2 – Former threshing barn and stables, stone and cob construction under corrugated roof, housing corn mill and mix. Stables. Steps lead up to loft area. No access permitted to the loft area.

To the rear of Barn 2, a former lean-to barn.

Barn 3 – Remains of stone and cob barn. No access permitted.

The Land

The land lies within a ring fence and is predominantly level grassland with pockets of woodland. A stream meanders through the parkland and wood to the south of the property, and there also lies a large attractive pond offering sporting, conservation and amenity appeal.



General Remarks

Services

Mains electricity

Private drainage – Sewer Treatment plan 8 person pumped, installed 2020. Compliance with general binding rules is unknown. Purchasers to satisfy themselves with their own inspection.

Private water – borehole

Telephone/Broadband

Standard available (Ofcom)

Mobile Coverage/Signal

Mobile coverage is likely outside with EE, O2, Three and Vodafone.

Access

Direct access from the public highway.

Local Authority

West Devon Borough Council –
www.westdevon.gov.uk

Sporting & Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold. Shooting rights are owned on field parcel 7804. Further details can be found in the legal pack.

Fixtures & Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Basic Payment

The de-linked payments relating to the Basic Payment Scheme are not included.

Covenants

Westcott Farm has a covenant over field parcel 7804 not to be used for any purpose other than agricultural land and not to erect any building or structure with the owners of Westacott Farm without prior written consent. Further details of covenants can be found in the legal pack.

Wayleaves, Rights of Way etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

There is a public footpath which crosses part of the land. A right of way for agricultural purposes only along entrance drive shown Brown, exists for a third party, subject to paying 25% towards repairing and maintaining the accessway to a standard suitable to agriculture. Further details in the legal pack.

Plans & Boundary Fences

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy. The blue field parcel 7804 is not included in the sale.

Definition of Auction Guide and Reserve

Guide price(s) are an indication of the seller's expectation.

Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

Buyers & Administration Fee

The successful purchaser(s) will be liable to pay the sum of £10,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £7,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

Deposit Payment

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

Proof of Identity

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There

is no charge for administration.

Auction Legal Pack

This includes the searches, draft contract, deeds/ epitome of title, special conditions of sale etc., and is available to download free of charge to those who have registered, from our auction partners website (<https://app.bambooauctions.com/>). It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Further information about buyer's fees are available on Stags website.

Solicitor Acting

Kate Lucas

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Completion Date

The completion date will be as dictated by the solicitor and included in the legal pack.

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Disclaimer

Important: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Directions

From North Tawton take the A3124 sign posted Winkleigh, continue until reaching Bondleigh Moor Cross and turn left signposted Honeychurch, then at the next junction turn right sign posted Corstone, at the next cross roads go straight over signposted Corstone, then continue for about 1 mile until reaching Venn Copse cross and turn left signposted Honeychurch. Following the road for about 100 metres the entrance to the property can be found on the right-hand side with white gates.



