



Langham Farm DUPE



SITUATION

Langham Farm is located just outside the charming village of Ashprington, within the South Hams Area of Outstanding Beauty (AONB). Ashprington is known for its picturesque countryside, charming cottages and historic buildings. Its history dates back centuries, with the local church and manor house being notable landmarks. The area is also popular for outdoor activities such as walking, cycling, and boating, due to its proximity to the River Dart and the scenic Dartmoor National Park. Langham is just three miles from Totnes, a town which offers a mainline rail link to London in under 3 hours, a wonderfully eclectic mix of shops, cafes and pubs, a medical centre, a leisure centre and a supermarket.

The South Hams AONB is a designated region in Devon known for its stunning landscapes, diverse ecosystems, and picturesque coastal areas. Encompassing a mix of rolling countryside, charming villages, and beautiful coastline along the English Channel, the South Hams AONB is recognised for its natural and cultural heritage and the AONB status helps protect and conserve the area's natural beauty, wildlife habitats, and traditional farming practices while providing opportunities for whole host of outdoor activities.

Salcombe (20 miles) and Dartmouth (10 miles) are two of the most prominent coastal resorts within the South Hams and are well known to both national and international sailors. The University city of Exeter is about 30 miles to the North and offers a extensive range of retail,

commercial and cultural facilities as well as an International Airport.

DESCRIPTION

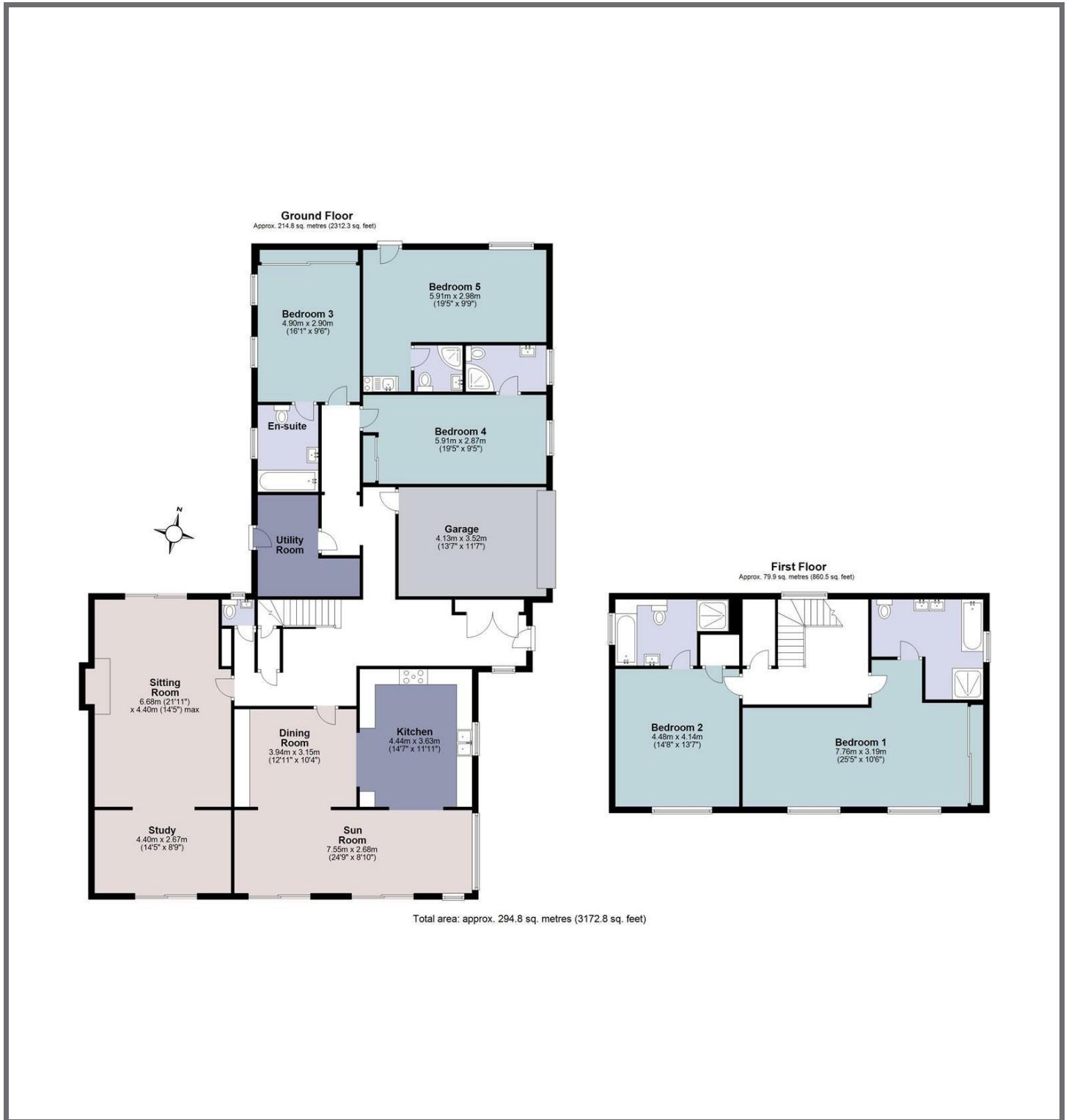
Langham farm occupies a fantastic south facing position in a rural setting within a ring fence of 125 acres. The farmhouse sits proud on the northern side of the farm boasting stunning views over its own land, surrounding rolling countryside and the River Dart. The newly renovated and extended farmhouse (AOC) offers an immaculately presented, spacious 5 bedroom family home. The farm has operated in recent years as a livestock and arable farm and is capable of supporting a variety of farming enterprises, utilising the vast range of modern farm buildings.

A spectacular, ring fenced lifestyle farm located in an unrivalled setting within the South Hams AONB. With a modern farmhouse (AOC) with spectacular views, in a highly sought after location. Land extending to 125 acres comprising good quality arable and pasture land. FREEHOLD. EPC Band C. Council Tax Band D

- 5 bedroom, immaculately presented modern farmhouse (AOC) with outstanding views
- Extensive range of modern agricultural buildings with potential for a myriad of uses
- Land extending to 125 acres comprising good quality arable and pasture land
- Direct access to Harbourne Creek and spectacular views of the River Dart
- Highly desirable location, just outside Ashprington and 3 miles from Totnes
- In all about 125 acres
- FREEHOLD
- EPC Band - C
- Council Tax Band - D

£5,250,000





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.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		82
(81-91) B			
(69-80) C		69	
(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	

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