



Charlecombe Hill Farm







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Stokeinteignhead, Newton Abbot, Devon, TQ12 4QH

Combeinteignhead 1.2 miles - Shaldon 2.4 miles - A380 at Newton Abbot 3.3 miles

A unique equestrian holding with a 4 bedroom residence, outbuildings, stabling, sand school and about 16 acres of land, situated in a highly sought after area and benefitting from views of the Teign estuary and Dartmoor National Park.

- Residential property with 4 bedrooms
- 16 Acres of land
- Highly sought after position with Teign estuary and Dartmoor views
- Council Tax Band A
- Outbuildings including stabling and storage
- Equestrian sand school with flood lighting
- Rural surroundings
- Freehold

Guide Price £650,000

Stags Farm Agency

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The London Office

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@StagsProperty

SITUATION

Charlecombe Hill Farm is situated amongst the picturesque rolling Devon countryside, lying South of the Teign Estuary. The surrounding area is extremely sought after being nestled between the villages of Shaldon, Combeinteignhead and Stokeinteignhead. Charlecombe Hill Farm lies only 2.3 miles west of Labrador Bay and 3.1 miles from Ness Cove Beach which are both popular coastal destinations. Neighbouring centres include the coastal town of Teignmouth which lies 3.2 miles north east and the local market town of Newton Abbot, 3.5 miles west, where the ample services, amenities and leisure facilities serve a buoyant local population. The property is situated 3.3 miles from the A380 at Penn Inn roundabout which links Torquay and Paignton in the South to the A38 and M5 at Exeter in the north.

The surrounding coastal area is a popular destination for holiday-makers seeking to enjoy a quieter part of Devon with quick access to the coast. Charlecombe Hill Farm has been successfully developed as an equestrian holding and benefits from numerous local bridleways and country lanes for riding out. There is also good access to Dartmoor National Park which makes for unrivalled excursions or day trips.

INTRODUCTION

Charlecombe Hill Farm is the successful result of tireless planning and careful development to create an attractive and functional equestrian holding that would lend itself to other uses (stpp). The dwelling itself, a purpose built chalet constructed within the structure of a former farm building, sits in a sheltered position and enjoys rural views over woodland and fields to the East. The robust outbuildings buildings provide enviable stabling and storage for horses, feed and larger equipment. The variable vista of the surrounding area can be enjoyed from various points over the 16 acres of land which is currently arranged to serve the stable building to form a horse livery system.

CHARLECOMBE HILL FARM

A comfortable and well-equipped purpose-built chalet, constructed within a former farm building. The outer building is constructed from concrete block columns which support a corrugated steel roof. The chalet is constructed from a timber frame with external cladding, UPVC windows and oak patio doors. The structure has been built to incorporate high levels of thermal efficiency with the inclusion of a heat exchange ventilation system.

The floor plan illustrates the layout, briefly the accommodation comprises:

Covered veranda to front oak glazed door into Utility with fitted units and double ceramic sink, oak glazed door to spacious dual-aspect open-plan kitchen and living room with hardwood flooring, fitted kitchen units, ceramic sink, rangemaster, multi-fuel stove and patio doors with pretty countryside views. Doors to Bedroom 2 and Bedroom 3, each with hardwood flooring. Hallway from kitchen to Master Bedroom with fitted storage, hardwood flooring and patio doors to private raised decking, door to attractive En Suite with teak wash basin unit, walk-in shower and WC. From hallway to Bedroom 4/Office and stylish Family Bathroom with part tiled walls and flooring, freestanding bath, walk-in shower, WC and wash basin. Rear external door to raised decking with rural views east.

Outside there is an attractive, south-facing garden with terracing, raised planting beds and stone filled gabions. A secondary garden sits below the dwelling and features raised vegetable beds and an stylish alfresco dining area.

OUTBUILDINGS

Stables: Standing on the opposite side of a concrete reception yard to the dwelling is a former agricultural building constructed from concrete block elevations and timber clad gable ends under a corrugated steel roof. The building, which is served by mains water and power, has been retrofitted to incorporate 11 concrete block-built stalls and a wash bay all of which drain along channels to a reception vessel and soak away. The building has a lean-to constructed to its West elevation which provides additional storage. There is a toilet in a separate concrete block lean-to to the east.

Implement Barn: A substantial timber frame building (4.4m eaves height) with timber cladding under a box profile roof over a concrete and compact earth floor. At one end of the barn is a mezzanine level under which is additional storage space. Mains water and electricity is connected.

Sand School: Standing above the yard and stables is a 40m x 20m padstow seasand and fibre school. The school benefits from floodlighting, timber post and rail fencing and direct access to an area of hardstanding suitable for parking equine transport.

LAND

The land extends to about 16 acres and is conveniently separated into grazing enclosures. There are level and gently sloping paddocks near the sand school and sloping pasture fields to the North which benefit from views over the Teign estuary and to Dartmoor.

GENERAL REMARKS





SERVICES

Electricity - Mains. Water - Mains. Drainage - cesspit and soakaway (General Binding Ruls compliance for this system has not been assessed). Central heating and hot water - LPG boiler and air recirculation system. Cooking hobs - LPG. Phone line and Internet - Copper wire. 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.

ACCESS

The property is reached by historic access rights

PLANNING

A certificate of lawfulness for existing dwelling (use class C3(a)) was issued on 25th June 2024 and permits the use of the building (chalet) as a dwelling.

LOCAL AUTHORITY

Charlecombe Hill Farm is located in Teignbridge District Council - www.teignbridge.gov.uk

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

The property is reached by historic rights of access

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

FIXTURES AND FITTINGS

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

PLANS AND BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

COUNCIL TAX AND BUSINESS RATES

Council Tax Band A

There are no Business Rates paid on the property

METHOD OF SALE

Charlecombe Hill Farm is offered for sale by private treaty as a whole

VIEWING

Strictly by prior appointment with Stags. Please call: 01392 680059 to arrange an appointment.

DIRECTIONS

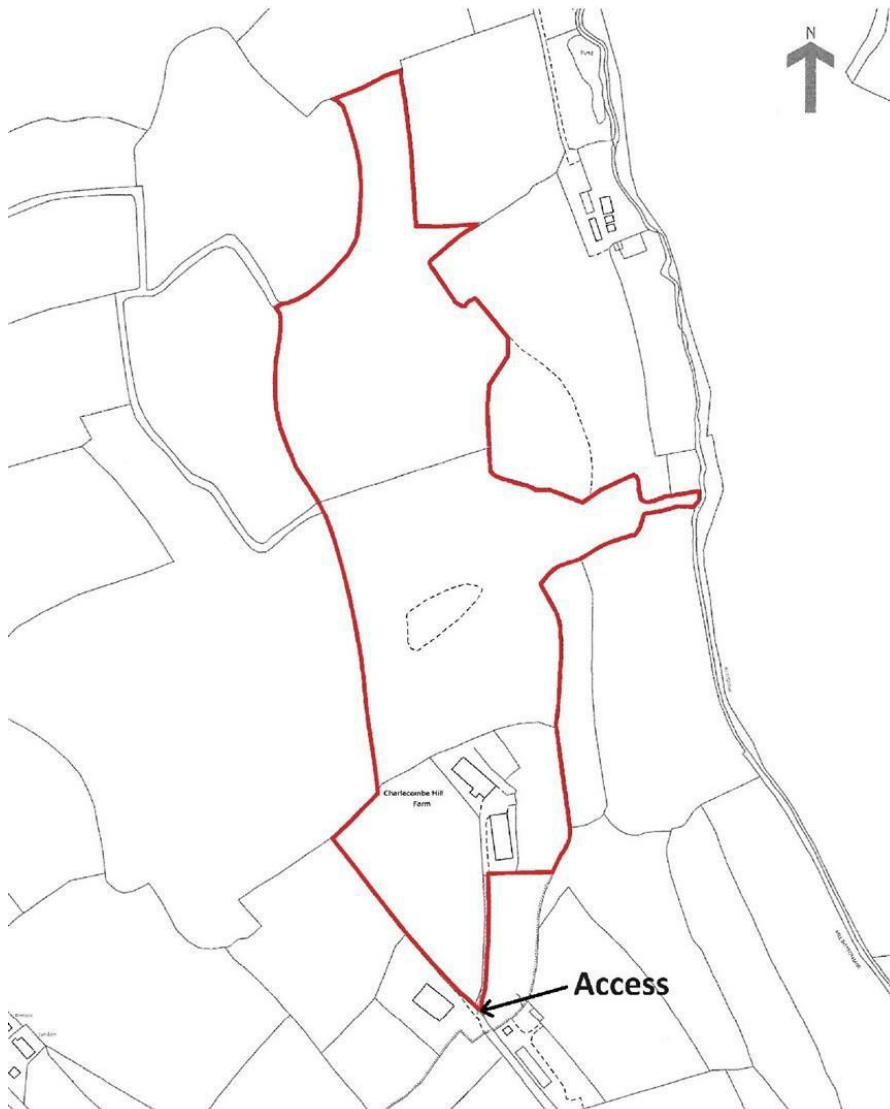
Approaching from Penn Inn roundabout on the A380 at Newton Abbot take the first exit, east, on Shaldon Road, signposted Combeinteignhead. Pass through Netherton and at Combeinteignhead turn right to Stokeinteignhead. After about 0.8 of a mile turn sharp left back up the driveway, signed, Charlecombe Hill Farm. Continue to the top of the drive and enter the property by the right hand gate next to the sand school.

WARNING

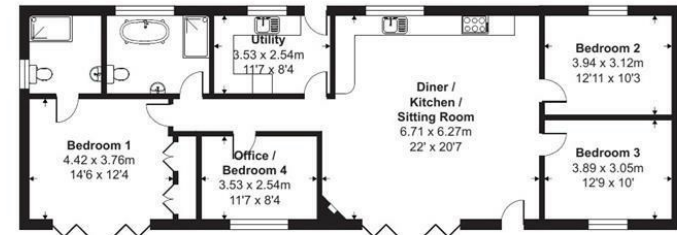
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.



Outbuilding(s) = 7069 sq ft / 656.7 sq m
For identification only - Not to scale



Ground Floor
Approximate Area = 1364 sq ft / 126.7 sq m
For identification only - Not to scale

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Stags. REF: 1149388



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
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		65	
(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	



