



S P U R H A M F A R M



Spurham Farm

Thorndon Cross, Okehampton,
Devon, EX20 4NQ

- Thorndon Cross 2.2 miles
- A30 at Sourton Down 3.4 miles
- Okehampton 6.1 miles

Residential farm with
spectacular view to Dartmoor
and range of modern
agricultural buildings with
development potential (STP)

- 3-bedroom house for modernisation with scope for extension (STP)
- Range of modern farm buildings with residential potential (STP)
- Land extending to about 66.3 acres
- Pasture and woodland with sporting and conservation appeal
- Vast uninterrupted views of Dartmoor
- Council Tax Band D
- EPC - F
- Tenure - Freehold
- Offered for sale as a whole

In all 66.37 acres (26.85 Hectares)



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Situation

Spurham Farm stands on the hillside south of Boasley Cross and enjoys sensational views of Dartmoor from its elevated position. The farm is well situated being 3.4 miles from the A30 at Sourton Down and about 6 miles west from the market town of Okehampton in West Devon.

This rural holding is situated about 3.5 miles North of Dartmoor National Park, where many beautiful, unspoilt moorland acres can be accessed to enjoy a wide range of outdoor pursuits, including walking, riding, cycling and fishing.

The A30 dual carriageway is close by, offering a direct link west into Cornwall and east to the cathedral city of Exeter and its M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with schooling and a railway station.

Introduction

Spurham Farm is a residential farm which totals approximately 66.37 acres (26.85 hectares) and has fantastic views looking south to Dartmoor. The farmhouse suggests development through extension to include an adjoining implements store. The modern farm buildings could continue to be used for agricultural purposes or converted to residential use subject to obtaining planning consent.

The farm includes a 3-bedroom farmhouse for modernisation, a range of outbuildings and two modern farm buildings.

The land wraps around the farmstead and comprises south east facing pasture with pockets of mixed woodland.

Spurham Farm is offered for sale as a whole.

Spurham Farmhouse

Spurham Farmhouse is of brick construction under a slate roof with timber double glazed windows. The accommodation includes covered porch to front door housing solar panel battery storage unit, kitchen with fitted units, dining room with solid fuel range providing hot water and cooking. Downstairs W.C, entrance hall with rear door and porch, sitting room including covered fireplace.

Upstairs landing to 3 bedrooms (2 double, 1 single), family bathroom with shower, bath, toilet and basin.

To the front, a patio area over-looking a lawned garden with fruit trees, ornamental shrubs and a backdrop of Dartmoor National Park.



Outbuildings

Implements store (12.2m x 5.1m) constructed from concrete block walls and timber frame under a dual pitch corrugated steel roof. Corrugated sheet steel lean-to to rear (8.4m x 6.5m), timber and corrugated sheet steel car port to side (5.7m x 3.8m). The building could be converted and connected to the main house to create additional internal accommodation (stp).

Mono-pitch store (11.6m x 5.4m) with concrete block partitions, steel uprights, timber frame roof covered with corrugated steel sheet.

Concrete block and timber lean-to to rear (11.6m x 3.8m).

Oil tank included.



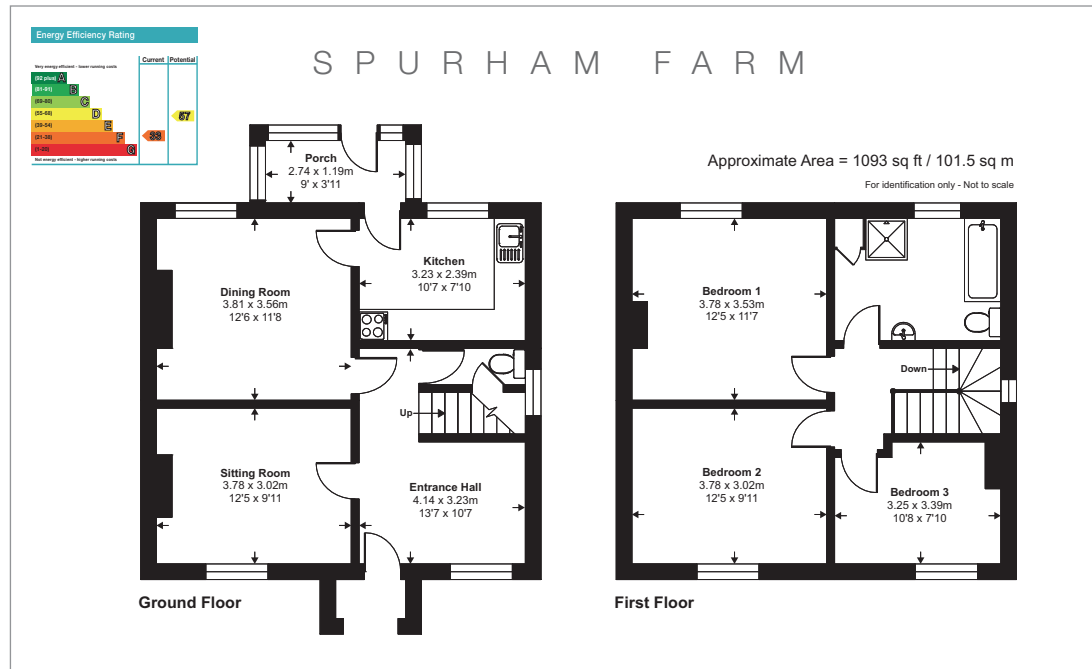
Farm Buildings

Former milking parlour (13.6m x 7.5m) with concrete panel and corrugated roof with concrete floor.

General purpose agricultural building (18.1m x 7.6m) with concrete uprights, part concrete block walls and corrugated steel sheet cladding, corrugated roof. Lean-to (18.1m x 9.3m) clad in corrugated steel sheets, corrugated roof.

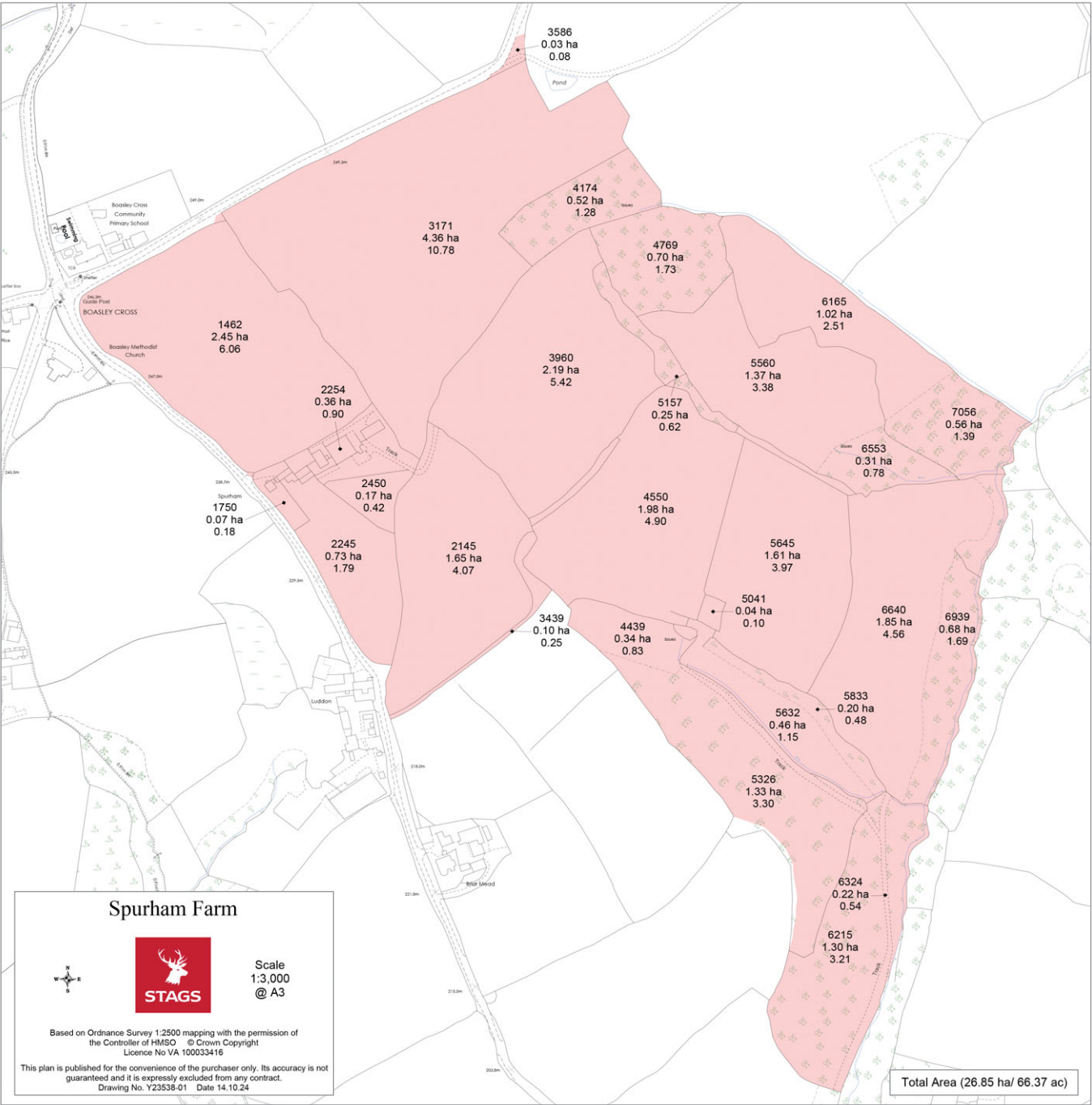
General purpose agricultural store (18.3m x 9.1m) with steel portal frame steel sheet cladding under corrugated roof.

Some of the agricultural buildings may have planning potential for Change of Use to residential under Class Q, (subject to obtaining planning permission). Further details available from the agents.



Land

The land at Spurham Farm extends to the east of the roadside and surrounds the farmyard. Fields include productive pasture and the land is separated by mature hedging and stock fencing. Interspersed throughout the land are interesting pockets of mixed woodland which total about 15 acres. The woodland offers sporting and conservation appeal. There is some Ash dieback present in the woodland.



General Remarks

Services

Central Heating: Night storage heaters

Hot Water: Solid fuel range.

Water: Mains

Electricity: Main connection

Private septic tank drainage system, type, health and compliance with General Binding Rules is unknown. Buyers to make own inspection.

Solar PV panels with battery storage system.

Telephone/ Broadband coverage is standard or Ultrafast (Ofcom).

Mobile Coverage/Signal Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom)

Tenure

Freehold.

Access

Spurham is reached directly from the public highway.

Public Rights of Way

There are no public rights of way across the land.

Local Authority

www.westdevon.gov.uk/

Environmental Schemes

The land is not currently entered into any agri-environmental schemes.

Designations

The farmland is located within a NVZ.

Sporting & Mineral Rights

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

Fixtures & Fittings

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

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

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.

Warning

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

Directions

From Okehampton head west out of the town on New Road, taking the right turn towards Northlew. Continue along Beacon Down road and at the mini roundabout, take the first exit to Hatherleigh. At the next roundabout, take the second exit towards Halwill on the A3079. Pass the turning for Thorndon Cross and continue for a further 1.5 miles before taking the left turn

signposted "Boasley 1". Pass Boasley Primary School on the right and take the first left towards Bridestowe. Spurham Farm is located on the left after about 200 yards. What3words: /// educates.noisy.beans.

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.

