



T O R D O W N F A R M

Tor Down Farm

Exbourne, Okehampton, Devon, EX20 3QU

- Exbourne 1.6 miles
- Okehampton 7 miles
- A30 nr Whiddon Down 10.7 miles

A ringfenced livestock farm with fantastic views south to Dartmoor

- 3 bedroom farmhouse with ancillary accommodation and a double garage
- Extensive range of livestock buildings and workshop barn
- Productive grassland
- Accessible location not far from the A3072 and A30 with links to Exeter and Okehampton

Council Tax - Band E

EPC - F

Tenure – Freehold

In all 62.27 acres in all (25.20 Hectares)



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Situation

Tor Down Farm is situated 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.

Introduction

Tor Down Farm extends to approximately 62.27 acres (25.20 hectares) and is a private farm with fantastic views looking south towards Dartmoor National Park.

The non-listed farmhouse is a mixture of stone, cob and block construction with rendered elevations under a tile roof. Subject to a programme of modernisation, offers an opportunity to create a comfortable family home.

Extensive range of farm buildings suitable for a livestock holding.

The land is predominantly level and gently sloping, suitable for grazing and mowing.

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Exeter, EX1 1PR
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Email: farms@stags.co.uk

The London Office
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London, SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk

The Okehampton Office
11 Charter Place, Market Street,
Okehampton, Devon, EX20 1HN
Tel: 018 3765 9420
Email: okehampton@stags.co.uk

The Farmhouse

Front door to porch is fitted with cupboards and shelving. Hall with doors off to: sitting room with a fireplace and dining room with a fireplace housing an Eco boiler wood burner. Kitchen and breakfast room fitted with base and wall units, a fireplace with bread oven, wall-mounted Sirus gas boiler, base unit with single sink and drainer.

On the first floor, there are three bedrooms all south facing with views to Dartmoor. Bathroom with a bath, WC, and wash basin. Landing with airing cupboard housing the hot water tank.

Garage and Ancillary Accommodation

Ancillary accommodation with bedroom room, wet room housing WC, shower, wash hand basin, utility area with base unit with single and drainer. Central heating from the house.

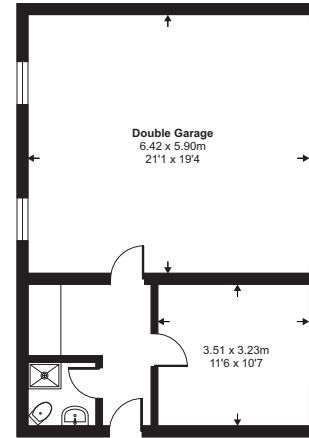
Double garage fitted with base and wall units and shelving.

GARDENS AND GROUNDS

Lawn gardens to the front and rear of the house with borehole shed.

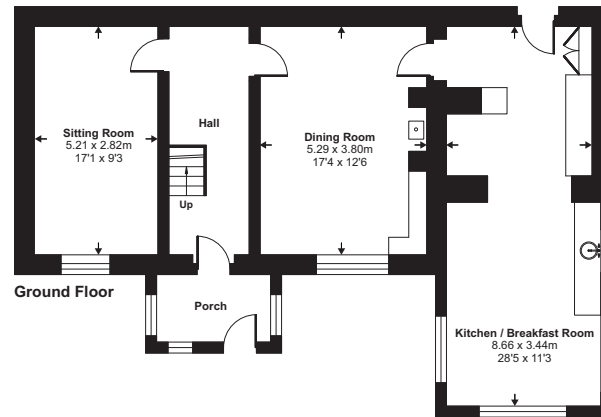
The borehole shed houses the pressure tank, reservoir, filters and UV filter. The borehole is located within the field 0640.



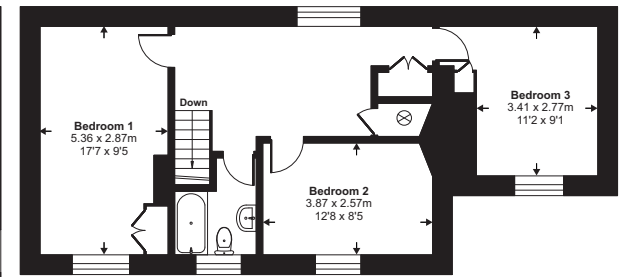


Garage / Ancillary Accommodation

Approximate Area = 1542 sq ft / 143.2 sq m
 Garage = 408 sq ft / 37.9 sq m
 Annexe = 223 sq ft / 20.7 sq m
 Total = 2173 sq ft / 201.8 sq m
 For identification only - Not to scale



Ground Floor



First Floor

Farm Buidlings

Livestock and hay barn – (18.5m x 26m). Steel portal frame with concrete panel and timber elevations under corrugated roof.

Covered yard – (18.0m x 13.0m). Timber frame under clad roof and part clad elevations Adjoining lean-to, timber frame under clad roof.

HARDSTANDING AREA

Livestock barn – (12.0m x 17.90m). Timber frame construction with timber clad elevations under metal clad roof. Internally fitted with pens and feed

barrier. Feed bin, Mill and Mix unit are excluded from the sale. Water tank and frame excluded. Adjoining lean-to.

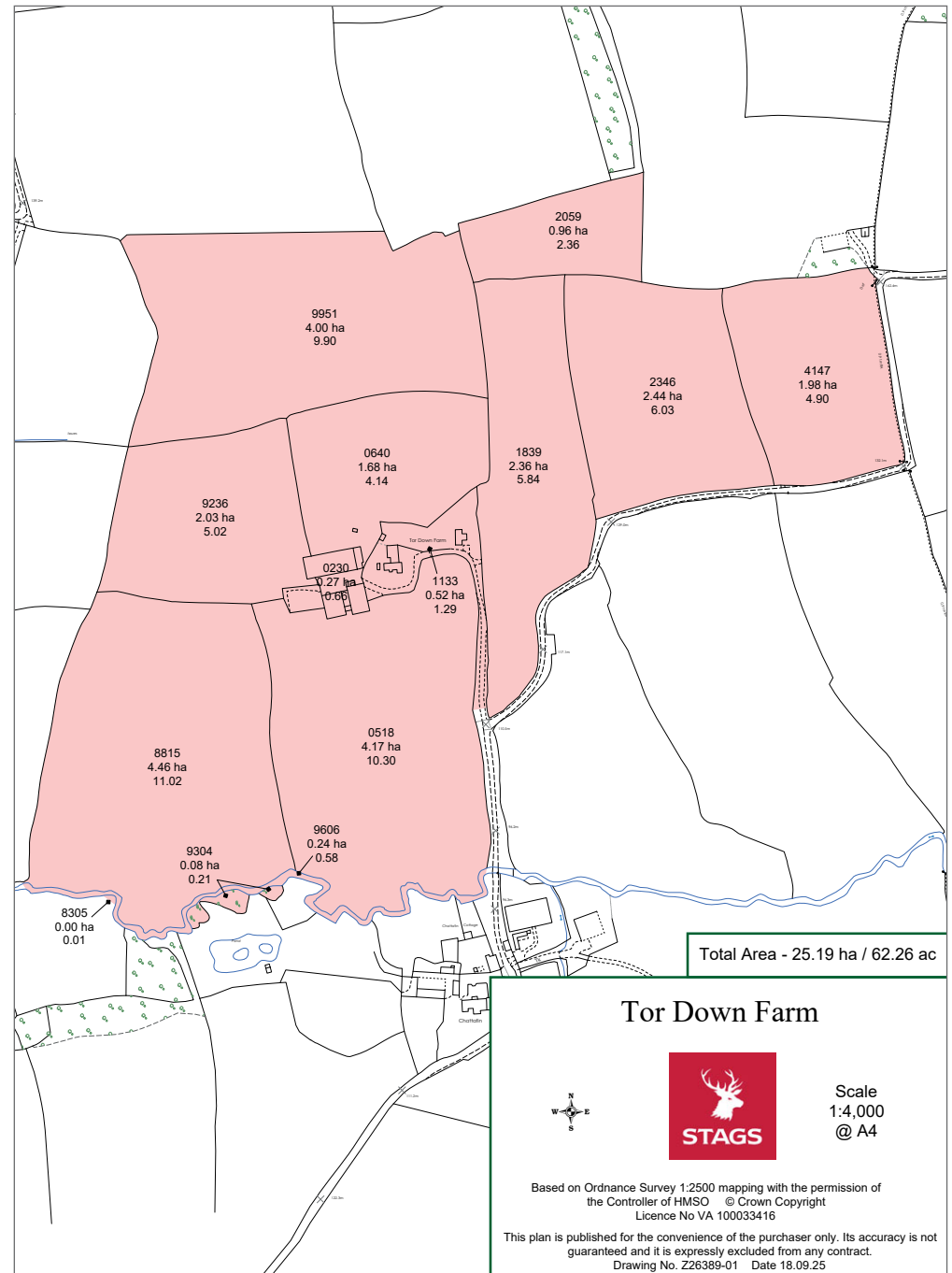
Covered yard – (7.84m x 13.50m). Timber frame with concrete block elevations, part timber clad elevations under clad roof. PV panels located on the roof.

Machinery barn – (14.0m x 9.41m). Steel portal frame with box clad profile elevations and roof. Concrete floor. Adjoining garage(5.35m x 13.56m) metal frame with concrete block elevations under a corrugated roof



Land

The land lies within a ring fence and is a mixture of level and gently sloping grassland suitable for grazing and mowing.



Services

Central heating and hot water from gas boiler served from LPG tank. Woodburner with back boiler central heating and hot water.

Water: Mains water and private water from borehole

Electricity: Mains

Telephone/Broadband: Up to standard broadband is available (Ofcom)'.

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

Private drainage system. Type, health and compliance with General Binding Rules is unknown.

Purchasers to satisfy themselves with their own inspection.

PV panels are installed, connection unknown.

Tenure

Freehold with vacant possession on completion.

Access

Direct access off the public highway.

Public Rights of Way

A public footpath crosses the farm.

Local Authority

West Devon Borough Council - <https://www.westdevon.gov.uk/>

Planning

The ancillary accommodation shall be occupied solely for purposes incidental to the occupation and enjoyment of Tor Down Farm. Further details are available from the agents.

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.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion. Holdover may be required for the storage of farm machinery and building material after completion.

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 and 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.

Postcode/What3Words

EX20 3QU

///solutions.jetted.lifetimes

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. Within field 9951 there is an old well, fenced off (not in use).

