



V E N T O N F A R M





Venton Farm

Whiddon Down, Exeter, Devon, EX6 6PG

A30 at Whiddon Down 1.6 miles • Chagford 2.8 miles • Moretonhampstead 5.6 miles • Exeter 18 miles.

A well equipped livestock farm with free draining land in an accessible location

- 3 Bedroom bungalow (AOC) with extended living accommodation
- Excellent range of modern agricultural buildings about 1,986 m²
 - Productive run of free-draining land
- Accessible location offering potential for diversification, subject to planning
 - Council Tax Band C. EPC D
 - Tenure Freehold

Offered as a whole

In all 134.88 acres (54.56 Hectares)

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Situation

Venton Farm is situated to the south of the popular village of Whiddon Down. The village offers The Post Inn public house, a village hall, a garage/convenience store and roadside services with a restaurant.

There is good access to the A30 dual carriageway providing a link east to Exeter and the M5 motorway and west into Cornwall. The nearby A382 provides links south to Chagford, Moretonhampstead and Dartmoor. The nearby town of Okehampton is also within easy travelling distance, offering an excellent range of shops, services and amenities, 3 supermarkets, a Mole Avon Country Store, primary and secondary schooling, a hostel, cinema and leisure centre.

Dartmoor National Park is famed for its hundreds of square miles of superb, unspoilt, scenery, with many opportunities for riding, walking and outdoor pursuits. The city of Exeter has a wide range of facilities including dining, shopping, a theatre and places of education.

Introduction

Venton Farm offers a fantastic livestock holding with an extensive range of modern livestock buildings. The farm has been run as a livestock and equestrian holding but there may be scope to explore agricultural diversification by using the farm buildings for alternative uses, subject to obtaining necessary planning consents (STP).

The principal residence is a Woolaway bungalow built in approximately 1975 and has been extended to provide further accommodation. It is currently a comfortable family home at the centre of the holding and is subject to an Agricultural Occupancy Condition (AOC).

Further accommodation is available in The Lodge, which has been providing residential accommodation for approximately 8 years (further details on the planning are available from the agents).

The land comprises of a mixture of level and gently sloping grassland divided into a number of good-sized fields serviced by a central farm track providing excellent opportunities for a single person to move and manage livestock. There is approximately 38.89 acres of woodland and marsh providing conservation and sporting appeal.



Venton Farm Bungalow

Woolaway construction with rendered elevations under a tiled roof. Front door to entrance porch and then into a hallway, doors lead off to; sitting room, with French doors opening to the garden, a fireplace housing a gas heater (disconnected). The kitchen has wall and base units with a single sink and drainer, a built-in Neff oven, built-in Logik hob with an extractor fan above. The kitchen leads through to an open plan living/family room which has a wood-burner. In the hall there is a cupboard housing a wall-mounted Glow-Worm combi boiler. A family bathroom with a bath, wash hand basin and WC, heated hand rail. Bedroom 1 is a double. Bedroom 2, double. Bedroom 3, single. The bungalow's central heating is gas-fired.

Gardens

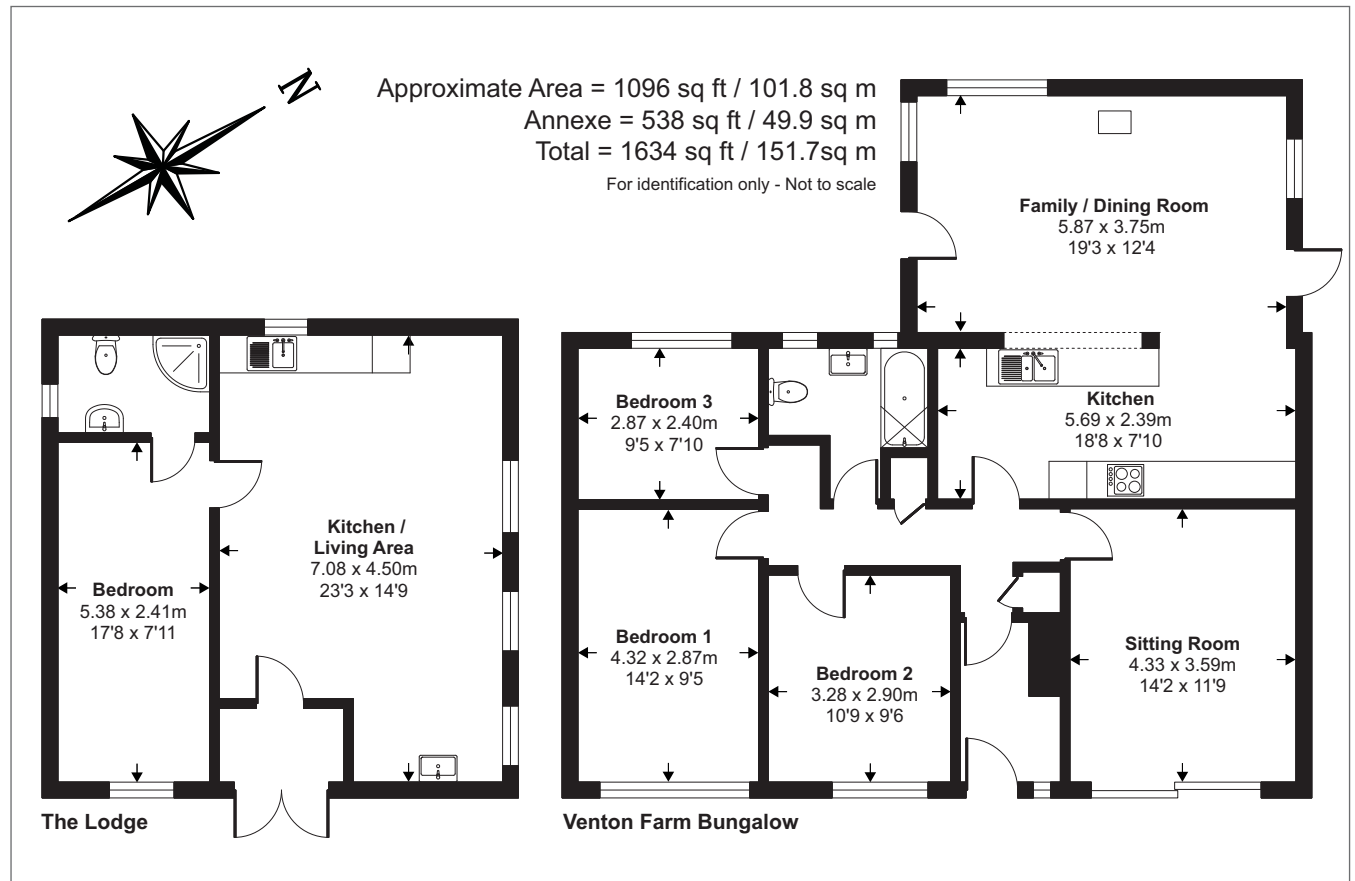
There is a lawn garden to the front of the property.

The Lodge

Block construction with timber cladding under clad roof with uPVC windows. The front door opens into the boot room, an open-plan kitchen/living area with a wood burner, fitted with wall and base units, including a single sink and drainer and Lamona hob, wall-mounted Vokera combi boiler (gas). Bedroom with an en-suite bathroom with a shower, WC, hand basin and heated towel rail.

Farm Buildings

A separate drive leads down to the farm buildings which are surrounded by a concrete yard.



Building	Size	Description
Building No. 1	27.45m x 18.0m	Livestock building. Steel portal frame with part open-fronted elevation, part concrete block and timber clad elevations under corrugated roof, pens and feed barrier.
Building No. 2	18.20m x 22.75m	Livestock building. Steel portal frame with lower concrete block elevations and timber clad elevations under corrugated roof, concrete floor.
Building No. 3	18.15m x 13.35m	Steel portal frame with lower concrete block elevations with timber clad elevations above, corrugated roof.
Building No. 4	12.35m x 4.55m	Part covered feed and handling yard area to rear. Covered area steel portal frame with clad roof. Yard area is all concrete.
Building No. 5	30.0m x 17.65m	Hay and straw barn, steel portal frame with timber elevations under corrugated roof.
Building No. 6	13.30m x 18.10m	Livestock building. Open fronted steel portal frame with timber clad elevations under corrugated roof.
Farm Office	2.15m x 4.60m	Timber construction building under clad roof, providing farm office/rest room.
General Store	3.25m x 3.16m	Outbuilding, timber frame with corrugated roof and elevations providing general storage area.

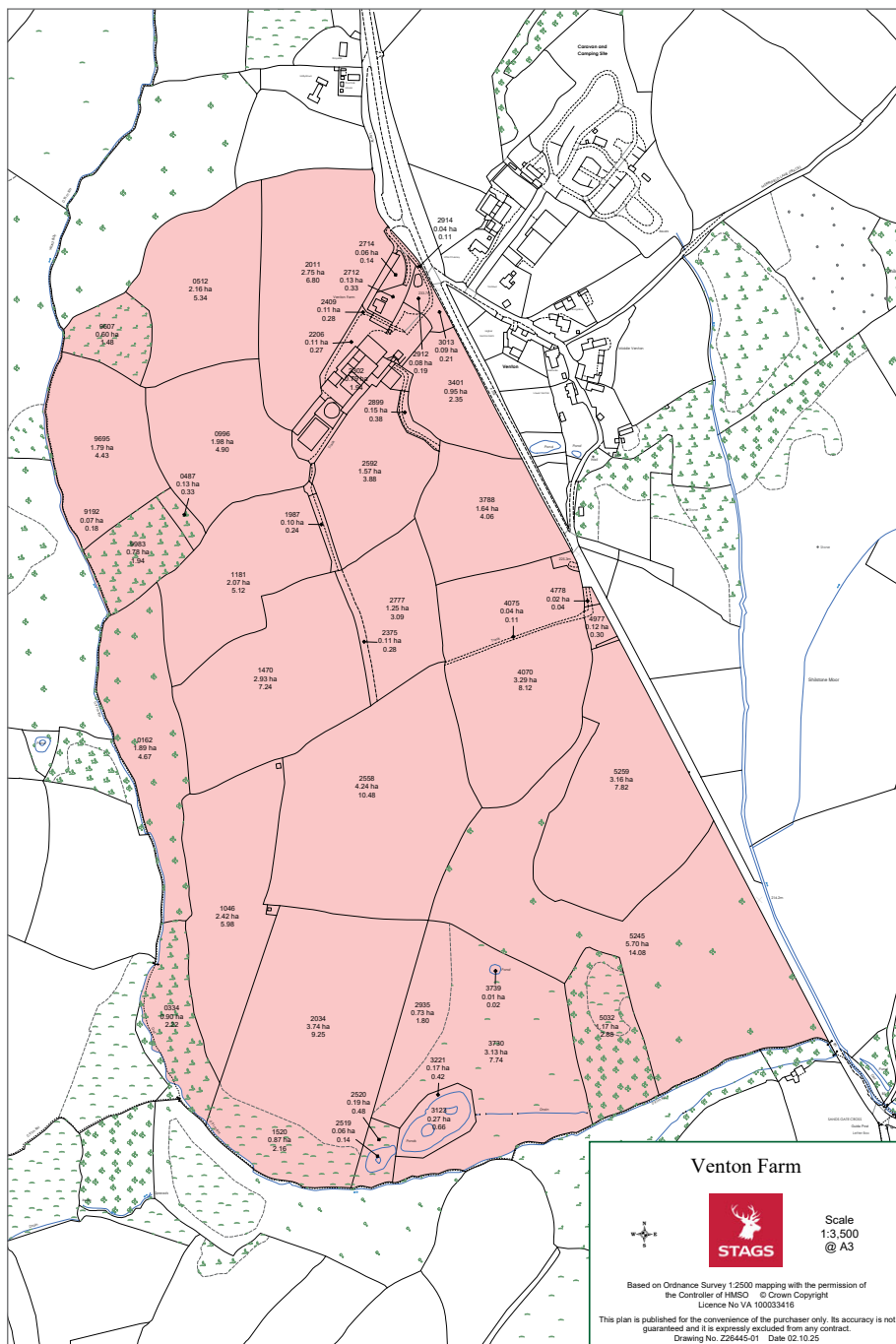
Items excluded from the sale; Diesel tank, feed bins x2, handling race and shipping container.



Land

The land in all extends to 134.88 acres and is divided into a number of level and gently sloping pasture fields suitable for livestock grazing and grass silage production. A central farm track runs down the centre of the holding, providing good access to all fields. Along the southern and western boundaries are areas of marsh and woodland, some of which has been used for summer grazing.





Services

Water: Mains water.

Gas: Mains gas.

Electricity: Mains electricity.

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

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

Drainage: Venton Farm Bungalow: Private drainage system. The Lodge has private drainage installed in 2017. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Tenure: Freehold with vacant possession 1st July 2026.

Access

Direct access onto the public highway (A382).

Public Rights Of Way

None.

Local Authority

Dartmoor National Park and West Devon Borough Council.

Schemes

No schemes are in place.

Planning

Venton Farm bungalow is subject to an Agricultural Occupancy Condition. Change of use of buildings, yard to mixed agriculture and racehorse breeding, has been granted. Further details available from the agents.

Moorland Grazing Rights

None.

Designations

The farm is located within Dartmoor National Park.

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. Some of the farm equipment belongs to the tenant and this is identified in the brochure.

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 are existing rights for water and gas mains. Further details available from the clients.

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.

Directions

From the M5 motorway at Exeter take the A30 towards Okehampton. After about 15 miles take the Whiddon Down junction and follow the signs onto the A382 to Moretonhampstead. On leaving Whiddon Down, proceed for about 0.7 miles and turn right into a layby and take the private drive leading to Venton Farm.

What3words

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Warning

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

Disclaimer

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.

