

An aerial photograph of Ebsworthy Town Farm in Bridestowe, Okehampton, Devon. The farm features several large, modern green metal barns with grey roofs and open bay doors, situated on a gravel area. To the left, there are older, smaller stone and brick buildings. The farm is surrounded by lush green fields and scattered trees. In the background, rolling hills and a distant mountain peak are visible under a bright blue sky with scattered white clouds.

D. R. Kivell
COUNTRY PROPERTY

Ebsworthy Town Farm
Bridestowe, Okehampton, Devon



Ebsworthy Town Farm

Bridestowe, Okehampton, Devon, EX20 4QQ

Bridestowe 2 miles A30 3 miles Okehampton 8 Miles Tavistock 12 miles Exeter 32 miles

 4+5 Bedrooms  3+4 Reception Rooms  EPC E48 / F34  242 Acres

A rare opportunity to purchase a quality 242 acre ring fenced livestock and arable farm with 2 substantial period houses and extensive modern and traditional farm buildings. Consent for a 16,000 bird free range egg-laying unit and further income potential. Easy access to the A30. Exceptional far reaching views to Dartmoor and panoramic views west to Cornwall.

Ebsworthy Town Farm is conveniently situated on the northwest of the popular village of Bridestowe, which offers village store and post office, public house, primary school, church and village hall. Okehampton is 7 miles to the northeast offering a wide range of shopping facilities including Waitrose supermarket, leisure centre, cinema, primary and secondary schools, train station with regular services to Exeter and access to the A30 dual carriageway. Tavistock is 12 miles to the south, offering an excellent selection of individual shops, supermarkets and traditional pannier market. The cities of Exeter 31 miles to the east and Plymouth 28 miles to the south both offer a more comprehensive range of educational, cultural, recreational, and shopping facilities.

Ebsworthy Town Farm provides a rare opportunity to acquire a 242 acre livestock and arable farm in a ring fence with no public rights of way, in a popular area of West Devon. The principal residence is a traditional period 5 bedroom country house in an elevated position and a further spacious 4 bedroom farmhouse, with both houses enjoying far reaching countryside views. 190 acres of quality arable and clover rich grassland in organic conversion and 37 acres of conifer and deciduous woodland. The farm is accessed over a central farm drive and a second access track to the farmstead and both houses which runs South to North.

The farm has extensive and highly adaptable general purpose and livestock buildings being a mix of portal frame and several natural stone barns with potential. Planning consent has been granted for an agricultural building for a 16000 bird free range egg-laying unit and a land fill licence.



Higher Ebsworthy Farmhouse

A very well proportioned, traditional stone built 5 bedroom country house, providing comfortable and flexible family living and benefitting from oil fired central heating. The accommodation briefly comprises; On the ground floor; Open plan Kitchen/ Breakfast room; exposed stone walls, beamed ceiling, wooden floors, fitted kitchen, butler sink, a freestanding range cooker, French doors to the patio garden. Dining room; characterful Snug/Play Room: adjoining the kitchen, Sitting room; Bedroom 5 / office; Utility room; Boot room and two w/c's. On the first floor; 3 Double bedrooms (one en suite) a further single bedroom and two family bathrooms.

A gravel drive leads to the parking area at the front of the house, enjoying far reaching views, bordered by a lawn garden and tree lined hedges. At the rear is a lawned, landscaped garden, a small orchard and a south facing paved patio terrace which is ideal for alfresco dining and entertaining.



Lower Ebsworthy Farmhouse

A substantial, traditional 4 bedroom farmhouse providing spacious accommodation and benefitting from oil fired central heating, briefly comprises: - Large entrance hall; stairs rise to first floor, doors leading to open plan kitchen / breakfast room; oil fired Aga, three reception rooms including a drawing room; sitting room; woodburning stove and dining room. Utility room, cloakroom, study. On the first floor; Large landing; 4 double bedrooms, master en suite with bath, w/c and wash handbasin and separate dressing room. Family bathroom; bath, shower cubicle, w/c and wash basin. Cloakroom; w/c.

At the front of the house is large, gravelled parking area, there is a further entrance drive and parking at the rear of the house. The rear gardens enjoy far reaching countryside views, which are mainly lawn interspersed with specimen trees within tree lined hedges.

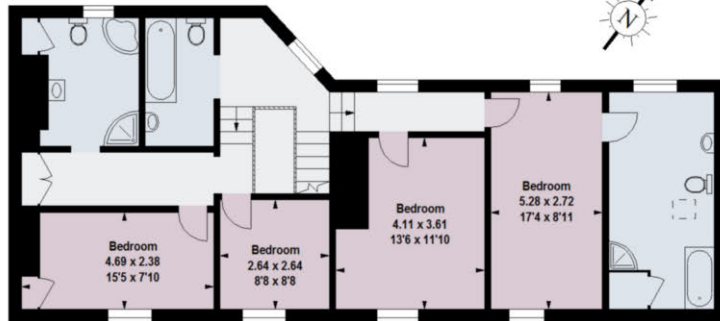


Higher Ebsworthy Farm, EX20

Approximate gross internal area

3297 sq ft / 306.29 sq m

Key :
CH - Ceiling Height



First Floor



Ground Floor

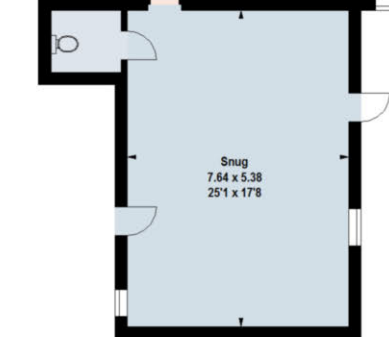


Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



Lower Ebsworthy

Approximate gross internal area

3007 sq ft / 279.35 sq m



Ground Floor



First Floor

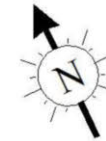


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*Floorplan Drawn According To RICS Guidelines

The Land

The farm is in organic conversion and extends to 242 acres in a ring fence with 190 acres of productive clover rich pasture and fertile arable land in good sized, easily workable enclosures and 37 acres of woodland and two Wildlife Ponds. The woodland comprises 14 acres of mature conifers with an estimated harvesting income of circa £100,000. The remainder of the woodland being mixed deciduous species of varying ages. The grassland has been used for grazing and mowing, which has yielded high levels of forage including silage, meadow and rye grass hay. The arable land has produced good yields of cereals and fodder crops including kale & turnips. A large portion of the farm benefits from recently erected fencing. The land is of varying topography and with 2 wild ponds offers potential to create a farm shoot.

Buildings

The modern buildings are arranged around a vast concrete yard suitable for large farm machinery and articulated lorries. The farmstead has been considerably improved and modernised over the last 5 years providing a highly diverse unit which caters for a variety of farming, commercial and hospitality enterprises.



- 1. Steel Frame General Purpose Building:
42m x 18m (137'9" x 59'0").
Roller shutter doors
- 2. Timber Frame Building: 18.3m x 16.9m (60'0" x 55'5")
- 3. Steel Frame General Purpose Building: 1
8m x 30m (59'0" x 98'5")
Roller shutter door,
Machinery store, workshop, Mezzanine offices
- 4. Steel Frame Livestock Building:
30.3m x 11.5m (99'4" x 37'8")
- 5. Open fronted Timber Frame Livestock Building:
17m x 5m (55'9" x 16'4")
- 6. Atcost Building: 13m x 13m (42'7" x 42'7")
- 7. Traditional Barn: 11m x 5m (36'1" x 16'4")
Stone construction with pitched corrugated sheet roof.
Lapsed planning consent for conversion to holiday use.
- 8. Former Dairy: 19m x 17m (62'4" x 55'9")
- 9. Livestock Building: 22m x 12m (72'2" x 39'4")
- 10. Livestock Building: 9m x 5m (29'6" x 16'4")
- 11. Nissan Hut: 10m x 5m (32'9" x 16'4")
- 12. Stone Barn: 33m x 15m (108'3" x 49'2")
Lapsed planning consent for holiday use. Planning . consent has been granted for change of use to café.
- 13. Steel Framed Livestock Building:
10m x 7m (32'9" x 22'11")
Planning consent has been granted for change of use to
multi use building
- 14. Traditional Building: 7m x 4m (22'11" x 13'1")
- Traditional Building: 7m x 3m (22'11" x 9'10")
- 15. Stone Barn: 13m x 7m (42'7" x 22'11")
Lapsed planning consent for holiday use
- 16. Stables & General Purpose Buildings

Services & Information

Water – 2 Private Boreholes with modern filtration system for one of them.

Drainage – Private

Electricity – Mains

Heating – Oil Fired Central Heating

Telephone & Broadband – Super Fast Fibre Broadband to both houses. BT & Radio Fibre checker.ofcom.org.uk/ Radio Fibre have transition mast on the farm which provides a free service to the property.

Mobile Availability - checker.ofcom.org.uk

Council Tax - Lower Ebsworthy House Band E / Higher Ebsworthy Farmhouse Band D

EPC – Lower Ebsworthy House E48 / Higher Ebsworthy Farmhouse F34

Construction - Stone

Sporting Rights

The sporting rights are in hand and will be transferred to the purchaser on completion.



Planning Consents

Barn Conversions

A now lapsed planning consent (Application no.1829/20/FUL) was granted for the conversion of the traditional barns to create 3 self-catering holiday units and associated works on 22/06/2020.

Livestock Building

Planning consent has been granted (Application no.1820/21/PAA) for a livestock building, the current owners erected a portion of this and the groundworks for the remaining portion have been completed.

Free Range Egg-Laying Unit

Planning consent has been granted under Agricultural Determination (Application no. 3888/24/AGR) for a livestock unit (free range egg-laying unit) measuring 65m x 15m x 5.5m height to ridge.

Planning consent has been granted under Agricultural Determination (Application no. 1285/24/AGR) for an agricultural access track to the free range egg-laying unit site.

Planning consent has been granted under Agricultural Determination (Application number 3889/24/AGR) for a 24.3m x 18.2m General purpose Agricultural storage building with the intention to create a 16,000 bird free range egg-laying unit.

Multi Use Building

Planning consent has been granted (Application no. 0263/24/PAU) for a change of use under Class R of an agricultural building to flexible commercial use B2,B8,C1 or E.

Café

Planning consent has been granted (Application no. 0264/24/PAU) for a change of use under Class R of an agricultural building to flexible commercial use B2,B8,C1 or E.

Land Fill Licence

A CL:AIRE land fill licence has been granted to level the site of the Free Range Egg-Laying Unit prior to construction. Further details are available on viewing the property.





Local Authority
West Devon Borough Council
Kilworthy Park, Tavistock, Devon PL19 0BZ Tel: 01822 813600

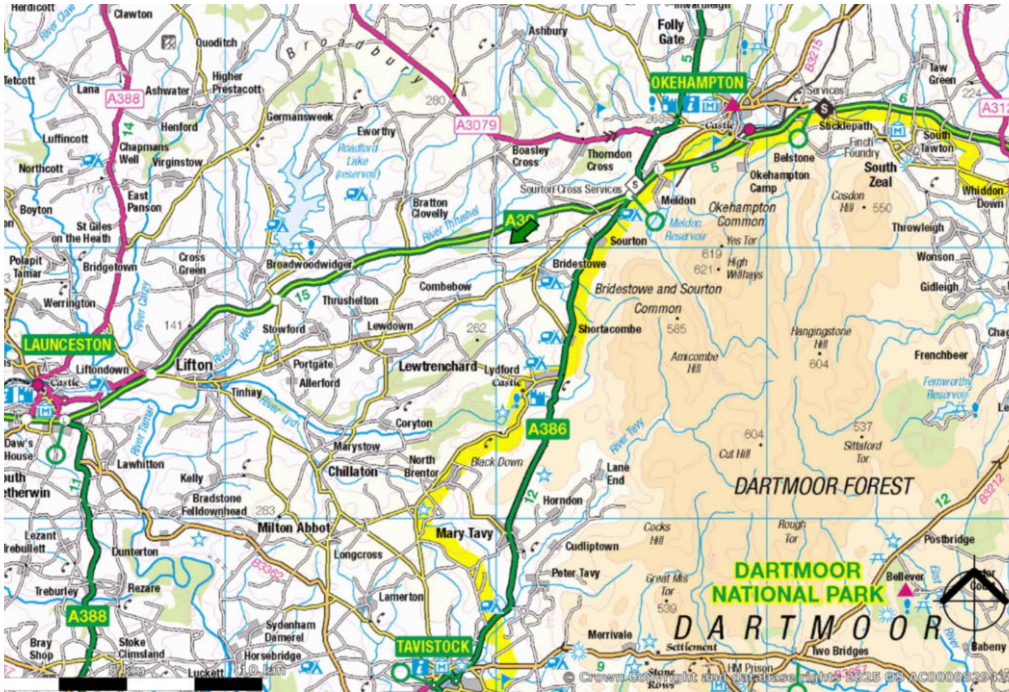
Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden as livestock are present.

Directions
From the A30 at Sourton take the old A30 towards Bridestowe. After 3.5 miles turn right towards Boasley. After 1 mile the entrance lane to Ebsworthy Town Farm will be found on the right.

What3words Location Finder
///fizzled.denser.excavated

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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