



Luscombe Maye
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Broadaford Farm, Ugborough, South Devon

4 1 3



Broadaford Farm comes to the market for the first time in over six decades, offering a unique chance to own a sizeable, detached, traditional and unlisted farmhouse. There are spacious living areas and delightful moorland views. While it may need some modernisation, the property stands as a blank canvas ready to be transformed back into a beautiful family home. Alongside the farmhouse is a three-bedroom barn conversion/annexe, perfect for multi-generational living or income potential. The charming gardens and grounds span approximately 1 acre (0.4 Ha).

Constructed from traditional stone and slate, this farmhouse offers ample living space and retains many charming original features. The entrance hall gives access to the kitchen, a large dining room with an oil-fired central heating boiler, two reception rooms, one with a feature fireplace and the other with a wood burner and sash windows with original shutters and a window seat. In addition there is a conservatory enjoying views of the garden. The first floor has three good sized double bedrooms, a single bedroom and a large family bathroom. Adjacent to the house is a well-maintained three-bedroom barn conversion/annexe. It has reverse-level accommodation that includes a ground-floor fitted kitchen with a woodburning stove, three bedrooms and a family bathroom with bath and separate shower. A staircase rises to a vaulted living room on the first floor, complete with a Juliet balcony overlooking the grounds. The annexe enjoys a private garden and parking area and presents an excellent opportunity for multi-generational living or as a source of income.

The gardens are primarily located at the back of the house, featuring a spacious formal lawn adorned with mature plants, shrubs and flower beds. At the garden's far end stands a detached stone outbuilding, once a stable, now serving as storage. Adjacent to it rests an old mobile home, present on the site since around 1999 along with a number of further small outbuildings. Additionally, the property includes a small paddock with a number of apple trees, complete with its own gated entrance from the lane with an area of hardstanding for parking. Altogether, the house, gardens and orchard amount to approximately 1 acre (0.4 Ha).



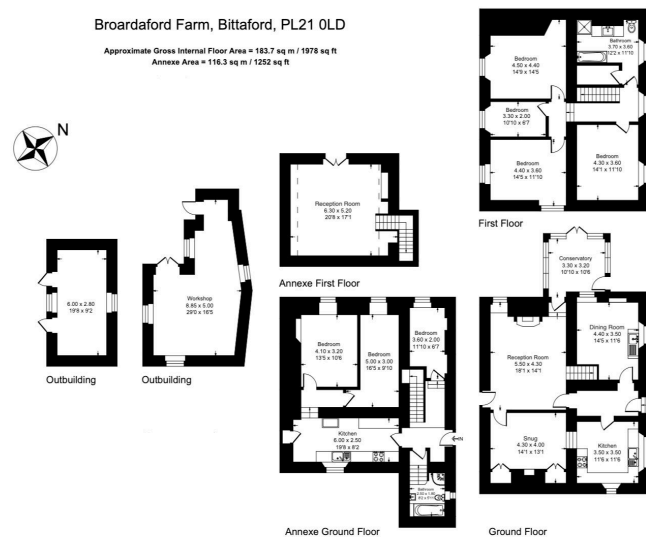


Illustration for identification purposes only, measurements are approximate, not to scale.

- Traditional Detached Farmhouse in Need of Modernisation
- Garden, Paddock/Orchard
- Rural, Yet Accessible Location with Views to Dartmoor
- In Total The Property Amounts to Some 1 Acre (0.40 Ha)
- Three Bedroom Barn Conversion/Annexe
- Useful Outbuildings with Potential for Other Uses (STP)
- Ideal Multi-generational living or Income Potential
- No Onward Chain

