



Shutamoor Farm

Christow, Exeter EX6 7NU



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Offers Over £700,000

A three bedroom farmhouse with a varied selection of buildings including stone buildings and a yard in a secluded location within Dartmoor National Park, extending to about 12.73 acres. Offered with no upward chain.

Situation:

Shutamoor Farm is located in a peaceful valley between the villages of Christow and Hennock surrounded by open farm countryside and woodland. To the north is the village of Christow, known for its tranquility and beauty with great local amenities in the village including the well known Artichoke Inn. There is also a surgery and health centre, church, village school, and a well supported community hall.

Hennock to the south benefits from a village primary school, public house and parish church. For day-to-day living the town of Bovey Tracey offers an excellent range of facilities including a bustling town centre of shops and businesses, library, health centre, pubs and restaurants and recreation facilities to name but a few.

Exeter is approximately fifteen miles to the north and as Devon's principal city and economic centre has amenities befitting its status, including a first class shopping centre, university, mainline rail station and international airport.

Description

Occupied by the same family for the last 87 years, this family farm is located in an unspoilt part of Dartmoor but with good transport connections only a few miles away. Crafted from enduring stone and brick, the property promises a canvas for the new owners transformation. While some updating and modernisation are needed, there is great potential for a variety of uses, whether envisioning a small farm retreat or exploring its equestrian possibilities. Adjacent stone barns offer additional prospects, subject to any necessary planning permissions. Embrace the opportunity to breathe new life into this countryside gem.

Accommodation:

From the entrance both main reception rooms are found either side of the hallway, both offering good height ceilings and views towards some of the outbuildings and the attractive countryside beyond. The Sitting Room boasts a large Inglenook fireplace with a multi fuel burner whilst the Living Room has a tiled fireplace with a coal fire. To the rear is the Breakfast Room, with Stanley oil fired stove running the central heating and hot water, and the Kitchen offering a range of units including space for an electric oven, space for fridge, space and plumbing for a washing machine and dishwasher and looking over the side garden.

To the first floor can be found three double bedrooms, two of which provide fine far reaching rural views and the family bathroom comprising a modern white suite of bath, corner shower cubicle, wash basin and WC.



Outside:

Description	Acres
House, garden and building	0.87
Grass and standing	1.06
Grass	0.56
Wood and rough vegetation	1.32
Wood	2.6
Access	0.07
Building	0.13
Pasture	2.91
Meadow with pond	3.21
	12.73



To the front of the main house is a parking area and path leading to the main side garden with sloping lawn and mature hedges.

Store & Hayloft attached to the main house.

Garage with electric roll door and borehole pump.

Modern Farm Building standing on its own behind the house with hardstanding and approach. Mainly timber frame and timber clad with a concrete floor.

Stone Barn south of the house with part concrete floor and 2 large doorways.

Greenhouse

Agricultural Building with asbestos roof offering spacious storage but requiring some timbers to be replaced. Rear projection offering further undercover storage and leading to a level standing area leading to what appears to be a former quarry.

Original **Farmbuildings** standing on the other side of the rural lane comprising a concrete yard with a granite wall and leading to the **L-shaped stone built building** offering Cattle and Calf Sheds, Lean-to storage, and dog runs/open calf pens.

The whole of the property extends to about 12.73 acres with good grazing fields to the western side of the rural lane and further land and woodland to the eastern side. There are no rights of way or paths across the land.

Services:

Mains electric. Oil fired central heating and hot water from cooking range. Private water supply via borehole, private drainage.

There is limited to no mobile signal on site.

Broadband available (speed up to 10 to 12Mbps according to Broadband Genie)

Local and Planning Authority:

Teignbridge District Council and Dartmoor National Park Authority

Council Tax: Band D (£2,359.57) for financial year 2024/25

Energy Performance Certificate: F26 (see chart)



Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

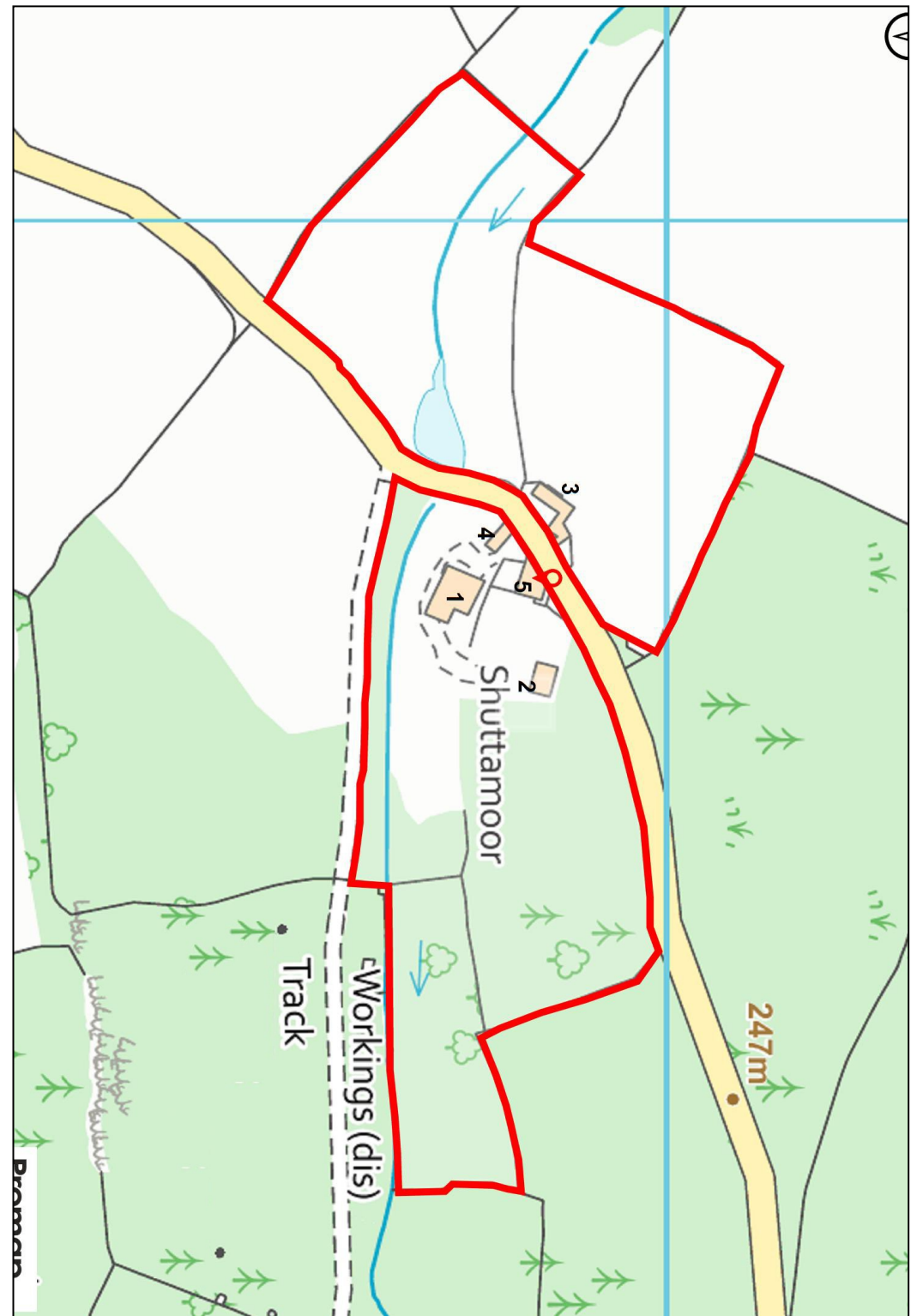
Viewings

Strictly by appointment only through Rendells Estate Agents,
Newton Abbot Office Tel: 01626 353881
Chagford Office Tel: 01647 432277.

Directions:

Please note that the postcode will not work with Satnav. (What3words will work well as does both Apple and Goodle Maps apps using the address of Shutamoore Farm, Christow.)
From Bovey Tracey take the B3344 to Chudleigh Knighton then head north on the B3193 Teign Valley Road. Take the angled left turn to Canonteign falls after a few miles and continue past Canonteign Barton. Continue north and take the sharp left hand turn. Take the first angled left turn (unsignposted) and follow this down through the woods until you reach the property on the left hand side.

What3Words: still.reviewed.disarmed



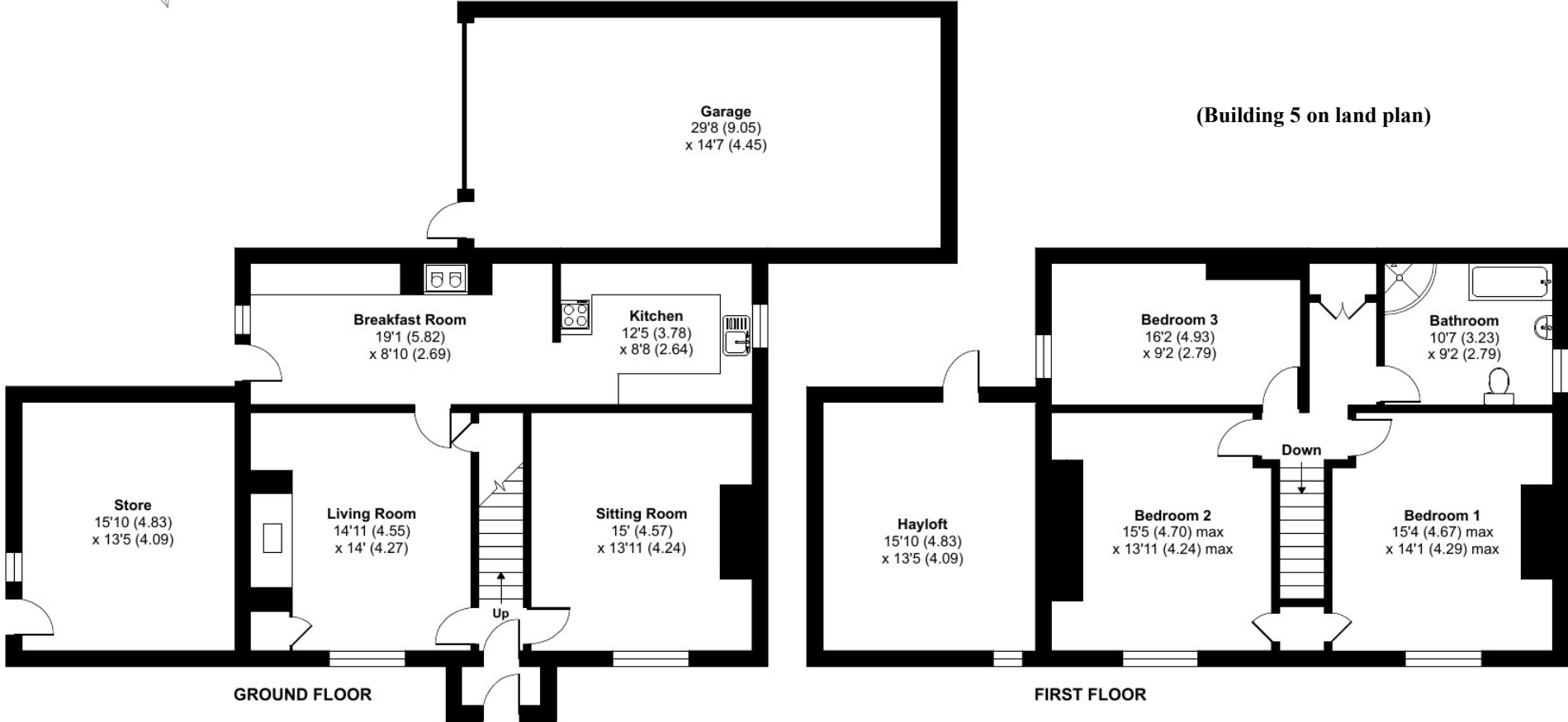
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Approximate Area = 1587 sq ft / 147.4 sq m
Garage = 435 sq ft / 40.4 sq m
Store / Hayloft = 6766 sq ft / 628.6 sq m
Total = 8788 sq ft / 816.4 sq m

For identification only - Not to scale



(Building 5 on land plan)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rendells . REF: 1117615

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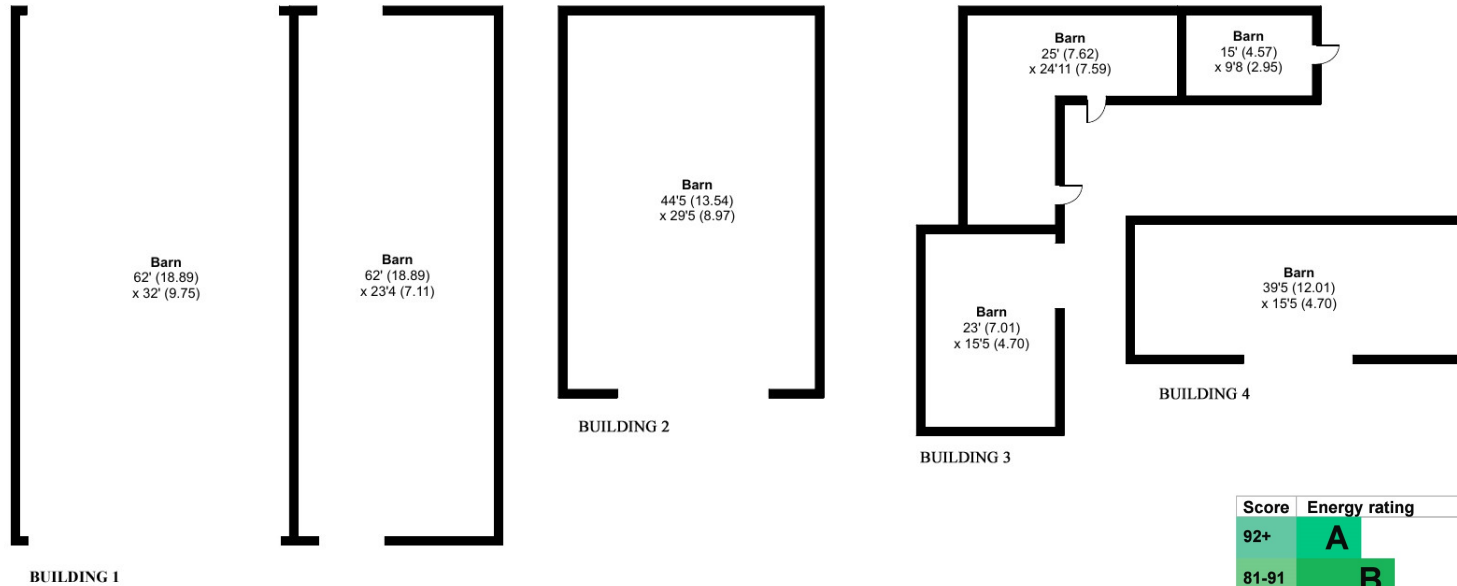
Farmhouse Approx Area = 1587 sq ft / 147.4 sq m

Garage = 435 sq ft / 40.4 sq m

Buildings = 6766 sq ft / 628.6 sq m

Total = 8788 sq ft / 816.4 sq m

For identification only - Not to scale



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	26 F	
1-20	G		

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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