



Higher Staplehill Farm

Forches Cross Road, Newton Abbot TQ12 6QD



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Guide Price **£2,550,000**

A modern working farm with period character occupying an elevated position with uninterrupted views just outside of Newton Abbot, consisting of a well maintained five bedroom Grade II listed farmhouse offering very good family living space, a modern two bedroom bungalow, separate garaging and mature gardens surrounding the residences. To the rear are a range of stone barns that could be easily converted (stpp) and courtyard with separate access and parking. The farmyard with separate access is a mix of large modern livestock buildings, machinery sheds and modern silage pits with large yards for modern farm equipment. The land surrounds the property and extends to around 67.21 acres (27.20ha) of grassland pasture with some woodland areas.

- **Grade II listed character five bedroom main house**
- **Extensively modernised in 1991**
- **Two bedroom modern bungalow with garage and gardens**
- **Range of stone barns and courtyard to the rear**
- **Modern farm buildings and yard for livestock rearing & modern machinery**
- **Elevated position with great access to town, country, and the A38**
- **In all extending to around 67.21 acres (27.20ha).**

Newton Abbot 2.5 miles, A38 Devon Expressway 1.5 miles, Exeter 12 miles, Plymouth 23 miles.

Situation:

Higher Staplehill Farm occupies a private elevated position just outside the town of Newton Abbot within the rural area of Stover with far reaching views and being close to the A38 and across from Dartmoor. Good transport links are available with and excellent selection of schools and shopping and rail connections to London.

Accommodation:

The **Farmhouse** offers great views from most rooms and is entered via the main front door into the glazed porch and entrance hall with central staircase. Leading off in the sitting room with open fireplace and the dining room with marble fireplace. Each of the rooms have high ceilings and large double glazed sash windows. The kitchen is the centre of the house with large family living and rear utility that leads to the farm office. Downstairs there is a further bathroom and separate pantry. The staircase leads onto the landing of the first floor where there are five good sized bedrooms, a bathroom and laundry room. Each room have great ceiling height and views over the surrounding land. A second staircase leads up into the roof where there are two further rooms that have been used as bedrooms in the past. The farmhouse is a period grade II residence that is





elevated and while modernised in 1991 with a new roof, electrics, plumbing it could be extended sympathetically further to create an even more impressive home.

The **Bungalow** is a modern two bedroom residence that has an large internal garage that could become a large master with ensuite. It has uninterrupted views and sits within a large garden with tarmac drive and parking area for many cars. Inside there is a large living room and kitchen with utility and two double bedrooms with bathroom and separate WC.

Outside, the two residences are accessed from a separate driveway to the farm and have uninterrupted views across parkland towards Teignmouth. The mature and well kept gardens with lawned areas, flower borders and vegetable garden give private and separate outside space to the rear courtyard and farm. There is a further separate double garage and plenty of parking for vehicles.

To the rear of the farmhouse is the **Shippon** that is utilised for storage and garaging of cars, once the original milking parlour the courtyard was once the collecting yard for the farm when it was modernised for milk. Now it forms a private and sperate area to the rear of the house that is again separate from the farmyard. The range of Grade II listed **Stone Barns** are in good order and could be utilised for ancillary accommodation and conversion. Each having services connected the two story and single story have plenty of openings and access to be developed into spectacular residences if so desired.

The **Farmyard** has many modern and traditional buildings that provide space for modern farming methods & machinery. Now utilised for the rearing and fattening of cattle, the farm has feed storage, silage pits, dung store, machinery sheds, race and handling facilities and numerous cattle housing for keeping livestock in throughout the year. Access is separate through a large secure double gateway into the main yard area directly off the public highway.

The **Land** surrounds the farm and is transacted by Staplehill Road allowing access into each field separately off the public highway. The fields are level to sloping and can all be accessed by vehicle and machine. The land has ample water via spring fed wells that feed the farm, residences and troughs. A mains water metered connection has also been installed. The land is all to grass and to the east of the farm it has a parkland feel protected by woodland and mature hedgebanks. To the south the land is steeper and utilised for the grazing of cattle throughout the Spring, Summer and Autumn. The land to the west is a level block of grassland that is cut and grazed throughout the year. There are no footpaths or access by the public nor neighbouring properties over the farm.





General Remarks & Stipulations:**Tenure:**

Freehold with vacant possession.
Land Registry Titles: ptDN591945 & ptDN78988

Council Tax:

Farmhouse - Band F £3,565.09 2024/25
Bungalow - Band C £2,193.90 2024/25

EPC:

Farmhouse - Band D (67)
Bungalow - Band E (48)

Services:

Mains Electricity.
Mains & Spring fed well water.
Private foul drainage system.

Local and Planning Authority:

Teignbridge District Council. www.teignbridge.gov.uk. 01626 361101.

Access:

Directly off the public highway known as Staplehill Road

Sporting & Mineral Rights:

All rights belong to the property and will be transferred with ownership.

Environmental Stewardship Schemes:

The land has been registered with the Rural Payments Agency - it is not in any Environmental Stewardship schemes.

Wayleaves, Easements:

The property is sold subject to any rights of way, wayleave, rights or easements which exist at the time of the sale whether they are mentioned or not. There are no rights of way across the property. There are no public footpaths or rights of way over the property.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Solar Panels:

There are 3 solar panel array systems (upon buildings 8, 9 & the bungalow). The current payment is approx. 7.14p per kWh and each array being fed directly into the grid..

Drone Footage:

This can be viewed online by following the link: <https://youtu.be/H1qiUD1dCX4>

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, Tel: 01626 353881 or 01647 432277

Directions:

From either Exeter or Plymouth directions continue along the A38 exiting at the Drumbridges interchange. Continue off the exit for Newton Abbot and continue along the A382 passing Stover School. Take the right turn signposted onto Staplehill Road, and follow the road as signposted for 1 1/2 miles and the farm shall be on your right.

What3Words: ///supper.mows.outsmart

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

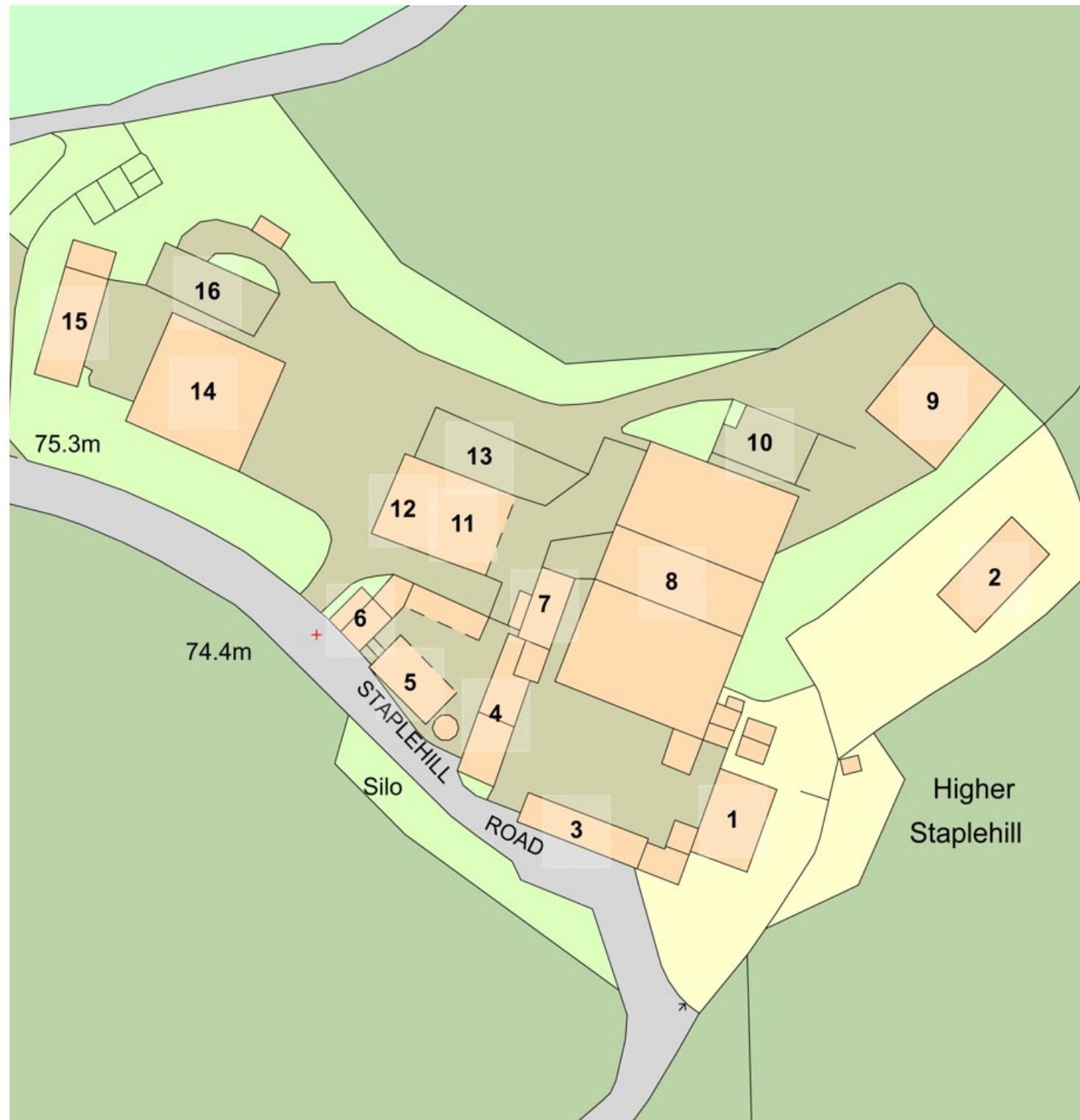


Farm Building Schedule:

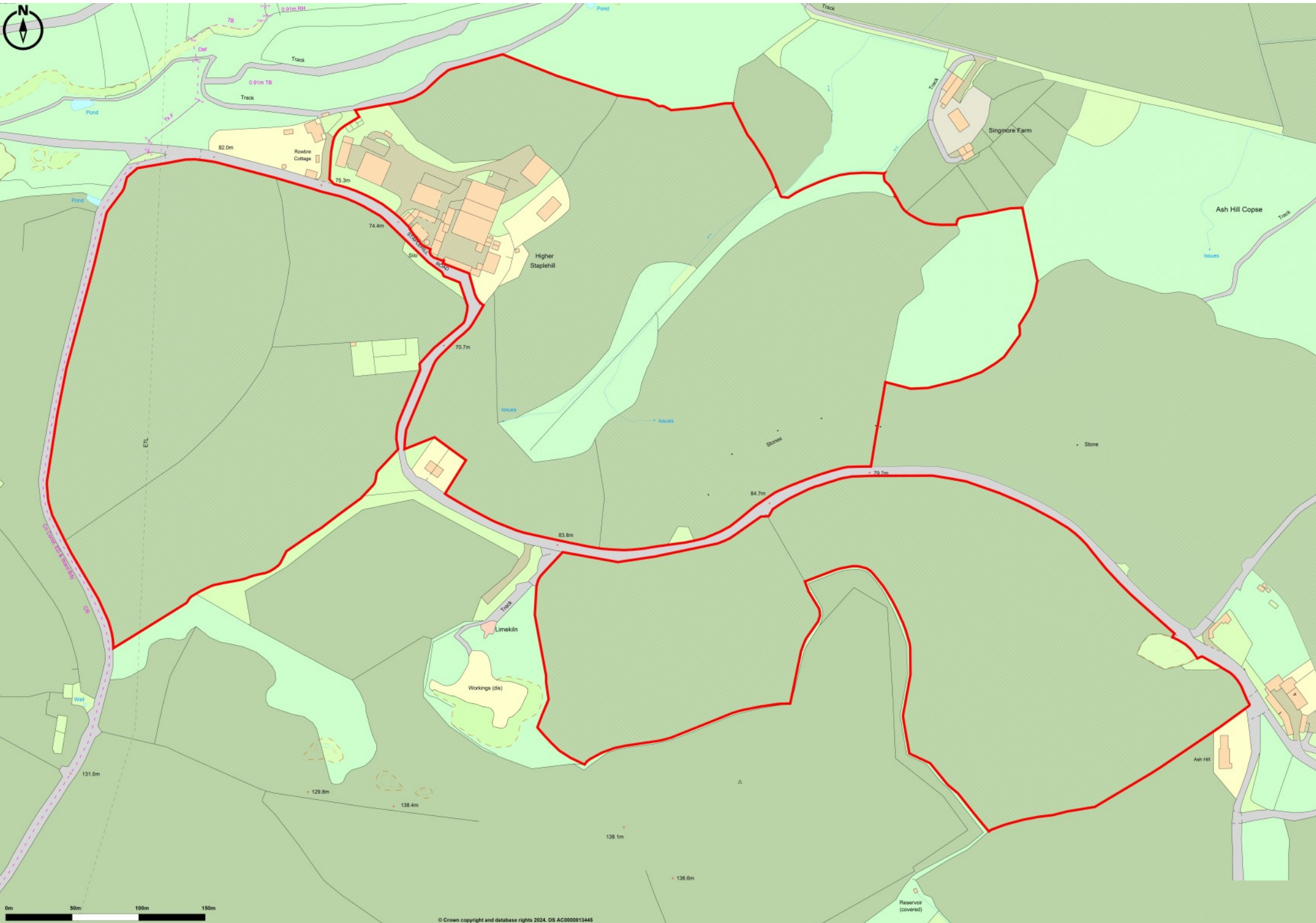
1. **Staplehill Farmhouse & Double Garage**
2. **Staplehill Bungalow**
3. **Shippon** (5m x 22m)
4. **Stone Barns**
(two story 11m x 7m & single story 14m x 7m)
5. **Dutch Barn & Silo** (7m x 14m)
6. **Cart Barn & Bayed Barn**
(4.5m x 8m & 4.7m x 13.5m)
7. **Parlour & Tank Room** (11.5m x 7m)
8. **Cattle Shed & Silage Pit - poured**
(42m x 26m inc. 7.5m x 27m x 2.5m)
9. **Cattle Shed** (18.3m x 14m)
10. **Dung Store** (15.5m x 9.5m)
11. **Cattle Shed** (15m x 11m)
12. **Fert & Seed Shed** (15m x 9m)
13. **Silage Pit - panels** (8m x 23m)
14. **Cattle Shed** (18.3m x 20m)
15. **Machinery Shed** (7m x 23m)
16. **Silage Pit - poured** (18.3m x 8m)

With a separate access the working farmyard is well maintained with stone and concrete yard areas and four modern purpose-built livestock buildings with the largest being 85ft x 140ft long with all livestock housing having concrete floors, electricity and water supplies. There is a dung and slurry store and three silage clamps (two open and one under cover) while to the west is a separate machinery shed measuring 20ft x 45ft long. Within the farmyard area there are other traditional stone and brick buildings with modern additions providing fertiliser, seed and machinery storage, all together providing a modern farmyard that is practical for cattle rearing and finishing using modern farming methods and machinery.

The farmland measures to around 67.21 acres (27.20ha) and consists of 59.09 acres of pasture and 4.78 acres of woodland. The land is all well fenced and good access, with a water supply to most fields from spring fed wells within Garden, Quarry & Tank Field.









Land:

Higher Staple Hill is completely surrounded by its own land and easily accessible off the public highway known as Staplehill Road. Each field has direct gateway access onto the public highway giving all year round access.

The land extends to around 63.87 acres (25.85ha) being all pasture and grassland including 4.78 acres of woodland plus the farmhouse, bungalow, gardens, stone barns, farm buildings and yard areas.

The land benefits from a piped well fed water supply that supplies all the land, farmyard, and farm buildings. The water gravity fed from the well located in Tank Field and the well located in Quarry Field. The property has a metered mains water connection that is located in Tank Field and available to connect to the water system if required. Each residence has a tested potable water supply.

The property is ring fenced with timber posts & stock proof two strands of barbed wire. The fencing is in fair order for its age and each field has suitable gates and access for the movement of livestock and regenerative grazing.

The land has mature tree lined boundaries and hedges that provide shelter and shade throughout the year and the woodland areas provide seclusion and privacy .

Note: in End Field #9842 the Ayliffe family reserve the right to be scattered, have access and maintain the family memorial site as demarked by a granite post and granite inscription.

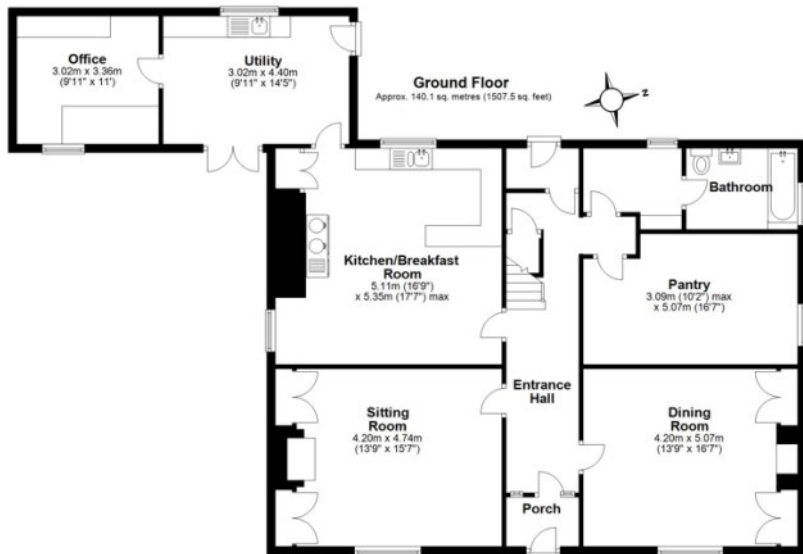
LR Title	Field Number	Field Name	Description	Hectares	Acres
ptDN591945	-	-	Farmhouse, Buildings, Sheds, Yard & Bungalow	1.35	3.34
ptDN591945	SX8273 5677	Orchard	Pasture	0.92	2.28
ptDN591945	SX8273 6771	Front Meadow	Pasture	2.52	6.22
ptDN591945	SX8273 6963	Front Woods	Woodland	0.93	2.30
ptDN591945	SX8273 5655	Cottage Field	Pasture	1.15	2.84
ptDN591945	SX8273 7860	Tank	Pasture	4.14	10.23
ptDN78988	SX8273 9466	Part of Singmore Woods	Woods	1.01	2.48
ptDN591945	SX8273 9842	End Field	Pasture	5.03	12.43
ptDN591945	SX8273 7140	Quarry	Pasture	2.71	6.70
ptDN591945	SX8273 4052	Garden	Pasture	2.75	6.80
ptDN591945	SX8273 3363	Pylon	Pasture	3.33	8.23
ptDN591945	SX8273 4867	Poultry	Pasture	1.23	3.04
ptDN591945	SX8273 4052	Walled Garden	Pasture	0.13	0.32
TOTALS				27.20	67.21







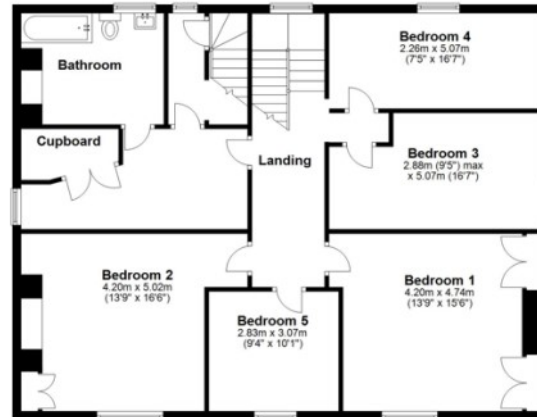
Staple Hill Farmhouse



Total area: approx. 305.9 sq. metres (3292.8 sq. feet)

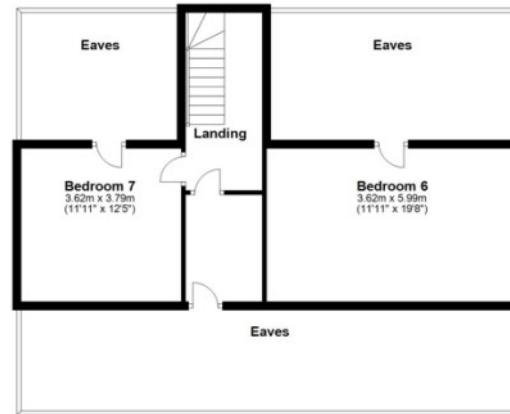
First Floor

Approx. 117.3 sq. metres (1262.6 sq. feet)



Second Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



Staple Hill Bungalow



Approx. 111.0 sq. metres (1195.2 sq. feet)

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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