

Home Park Farm

Ipplepen

Newton Abbot

TQ12 5TR

RENDELLS



About 36 Acres
For Sale by Private Treaty as a Whole
Asking Price £1,350,000

Option to purchase 5.25 acres with Stables

2.5 miles from Newton Abbot, 5 miles from Totnes, 6 miles from A38 Expressway

The farm is for sale due to retirement, having been in the ownership of the same family for about 60 years originally being a dairy farm then following the sale of the herd continued as a stock farm and of late he and his wife have let some of the land for horses. The land overlies limestone in addition a number of trees in the form of a copse which add to the overall appearance acting as shelter for livestock, the farm lying to the east of the quiet country road running from Ipplepen Cross in the North towards the village of Ipplepen so whilst being in a quiet rural area is within easy travelling distance of major roads and local towns.

- 3 Bedroom Bungalow and 2 Bedroom Bungalow
- Extensive Farm Buildings
- Mainly level Pasture with some Woodland
- Stables and Manege

The Farm residence was architect designed as two separate Bungalows for two families having an inter-connecting door with the scope for combination into one large residence. The property is constructed of block with rendering under a tile roof with mainly metal frames, although some have been replaced with uPVC double-glazing. Good views are enjoyed in the North-west direction to Dartmoor and to the South towards Ipplepen and the local countryside.

Outside is a large garden area with lawns complemented by shrubs and borders. There are a number of paved walkways, whilst the garden is a pleasant feature of the property its potential could be enhanced. The whole area can be enhanced by making the most of it with a large sweeping grass area which can be cut with a ride on mower to enhance the overall style and ambience of the area around the bungalows.



GENERAL REMARKS & STIPULATIONS



Tenure:

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

The major part being Unregistered title the two southerly field are registered under DN 520795 & DN446754.

Boundary Ownership:

Where known is marked by a 'T' on the plans.

Plans:

A plan of the whole holding has been prepared from Ordnance Survey plans. This is not to scale but gives guidance of the overall extent of the property. Would-be purchasers are advised to make a thorough inspection to make themselves aware of the composition and extent of the property.

EPC:

No.1 Bungalow EPC is Band F (38)

No.2 Bungalow EPC is Band F (38)

Access:

A private road runs to the south of the bungalow and building towards Halwell and Denbury.

Local Authority:

Teignbridge Council, Forde House, Brunel Road, Newton Abbot
TQ12 4XX www.teignbridge.gov.uk. Tel: 01626 361101.

Council Tax & Business Rates:

No.1 Bungalow Council Tax is Band C 2064.42 2024/25

No.2 Bungalow Council Tax is Band C 2064.42 2024/25

Building no.6 has a ratable value of £6,000 2024/25 ref.524540

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Services:

Water:

Mains water supply is connected through a meter located by the road to the south, running under the land to the south into the farm building and bungalow and then into the adjoining bungalow.

Electricity:

Mains electricity is connected.

Drainage:

No1 & No2. are connected to a shared septic tank.

Gas:

The property is not connected however a mains supply pipe does run under the farmland.

Utility Providers:

Water:

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR, Tel: 0344 346 2020.

Electricity:

Western Power Distribution, Avonbank, Feeder Road, Bristol, BS2 0TB, Tel: 0800 096 3080.

Basic Payments & Environmental Stewardship:

The land is registered with the Rural payments Agency and is not currently within any stewardship or environmental scheme.

Sporting & Mineral Rights:

There is believed to be limestone under the property and in addition the farm holds a restrictive covenant on mineral extraction under land to the east and south. The sporting rights belong to the property and will be transferred with the purchase.

Wayleaves:

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

Directions:

Leaving Newton Abbot for Totnes by the A381 road to Two Mile Oak, turn right beside the pub opposite the car sale garage, continue along passing a right hand turn and turn left up the short hill and then turn sharp left at Ipplepen Cross, go down the hill then up the hill and turn right into the gateway leading to the drive across the neighbouring property.

Fixtures & Fittings:

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

Sale:

The agent and owners reserve the right to conduct a 'sale by auction' on the farm after exchange of contracts and before completion.

Viewing Arrangements:

Strictly by appoint through the sellers agent.

Sellers' Agent:

Rendells, 13 Market St, Newton Abbot TQ12 2RL Tel. 01626 353881 Email: Land@rendells.co.uk Ref: CCM.



Homepark No.1 Bungalow

1. Description/Construction

A traditionally constructed semi-detached bungalow with part brick and part rendered walls beneath a tiled roof. Built as one or two inter-connecting properties in 1964 with mainly metal framed windows and oil fired central heating with some replacement double glazing.

2. Accommodation

The accommodation with approximate measurements comprises:

Entrance Hall: 10'6" x 6'0" (3.20m x 1.85m) Coat cupboard, meter cupboard, built in airing cupboard. Trap access to roof. **Lounge** 15'5" x 13'11" (4.70m x 4.25m) **Double aspect room**, Tiled fireplace, Parquet flooring, **Through to: Dining Area** 10'6" x 9'0" (3.20m x 2.75m) Parquet flooring. **Kitchen** 12'6" x 12'0" (3.80 x 3.65m) Esse oil fire stove, range of base and wall units incorporating Belfast sink unit. Walk in larder. **Utility Room** 8'2" x 8'0" (2.50m x 2.40m) Stainless steel sink unit, access to rear garden. **Bedroom 1** 12'0" x 13'0" (3.70m x 4.00m) Fitted wardrobes, wash hand basin. **Bedroom 2** 12'0" x 13'0" (3.70m x 4.00m) Fitted wardrobes, wash hand basin. Inter-connecting door to adjoining property. **Bathroom** fitted with suite comprising an enamel bath, wash hand basin, WC. Total Floor Area approximately 925 square feet (86m).

Outside:

Gardens are mostly lawn with some established shrubs and small fruit trees. Concrete and paved pathways around the bungalow with drive to Detached Garage 18'3"x 10'6" (5.50m x 3.20m) up and over door. Coal bunker and stand with oil tank. The garden is not separated from the adjoining bungalow.



Homepark No.2 Bungalow

Entrance Hall: about 11'3" x 8'3" (3.429m x 2.515m) with uPVC glazed door and side lights. Fixed telephone shelf, cupboards with meters over inner door, radiator and footwell for matt. Small entrance hall leading to inner hall. **L Shaped Lounge/Diner:** about 21' 0" x 14'0" (6.401m x 4.267m), tiled fireplace, power points, parquet floor. **Dining Area:** about 12'0" x 8'10" (3.658m x 2.692m) Radiator, coving and Venetian blinds, coving parquet floor. **Kitchen:** about 15'0 x 9' 10" (4.572m x 2.997m). Esse oil-fired cooker, airing cupboard and copper cylinder, part tiled with stainless steel double drainer sink, large worktop and cupboards beneath. Views to Haytor and Seale-Hayne College, 2 double and 2 single power points. Walk in larder. **Utility Room/Laundry Room:** about 7'10" x 9'9" (2.388m x 2.972m) Rear entrance, Belfast sink, plumbed for washing Machine and dishwasher, broom and fuel cupboards with shelves. Toilet & WC. **Leading off the Entrance Hall through curved archway is the Hallway:** about 14'6" x maximum 6'4" (4.420m x 1.930m) Coat cupboard with Sound & Visual Burglar Alarm. Hatch to roof space., **Bathroom** with enamel bath, electric shower, with white washbasin, heated towel rail, mirror and shaver point. **Bedroom 1:** about 12'0" x 12'6" (3.658m x 3.81m) Fitted wardrobes with white enamel wash basin, coving, power points, pendant lighting, uPVC double-glazed window. **Bedroom 2:** about 12'0" x 12'6" (3.658m x 3.81m) Fitted wardrobes with white enamel wash basin, coving, power points, tiled window and communication door to next door bungalow. **Bedroom 3:** about 12'1" x 8'6" (3.683m x 2.591m) Large cupboard with shelves, uPVC double-glazing. **Outside:** **Double Garage:** about 20'6" x 18'6" (6.248m x 5.639m) with up-and-over door, concrete floor, asbestos roof, rough cast and general service drive. Garden including mostly lawn and small orchard area. Flower borders, shrubs, Lilac, Beech and Elm trees. Concrete and paved walkways around bungalow with coal bunker to the rear and stand with oil tank.





BUILDINGS

1. Open front garage 20' x 10' of concrete block construction with concrete floor, single pitch asbestos roof and an up and over door in poor order.

2. Covered Yard, Implements Shed and General Store 90' x 40' with earth floor. Timber frame uprights and roof support with timber purlins, galvaprime roof, spaced boarding above 5' high walls formed from timber boards, water supply pipe outside in concrete yard. Mains water and electricity connected.

3. Building of concrete and timber roof trusses and timber purlins under an asbestos roof. Concrete walls of about 8' in height, galvanised iron cladding. Mainly earth floor but concrete where the old silos stand. Overall dimensions 120' x 25'.

4. Adjoining 3 is a **lean-to** of about 45' wide constructed of concrete stanchions timber roof supported under asbestos roof. This building contains 4 rows of 15 cubicles with galvanised iron divisions, water trough and standing/loafing area and at the southern end the building has been used for the housing of horses being 10 open top stalls with a store on a concrete floor, tack room with electric heater wired in.

5. Between the buildings 1 and 3 is an open area abutting what is a **building with a single pitch roof** 30' x 30' with concrete walls, galvanised iron cladding under asbestos roof.

Outside is a walkway to the stables.

6. A lean-to runs along the southern side of the building about 25' wide x 90' long with a galvanised roof, timber sides, spaced boarding, electricity and water with 6 stables, large open entrance at either side. Hot water solarium for horses and hot water electric shower.

7. A Stable block 50' x 45' constructed of timber sides with timber roof supports with fibre cement apex roof, concrete floor, central passage with 7 stalls, lockable tack room and store. Water taps, electricity, sliding double door entrance. Roof light. This stable block is located in one of the fields.

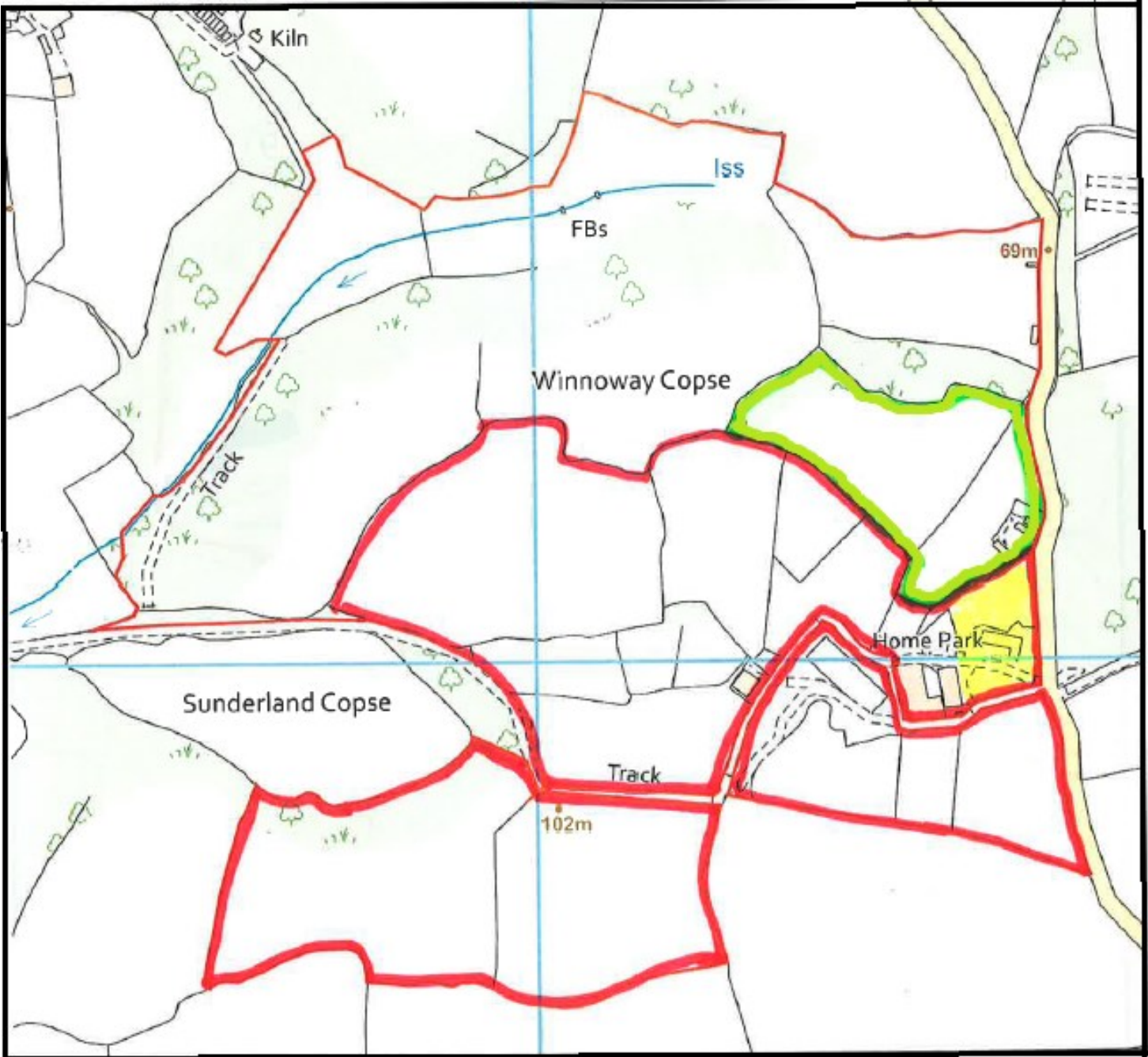
10. A sand school **Manege**.



THE LAND

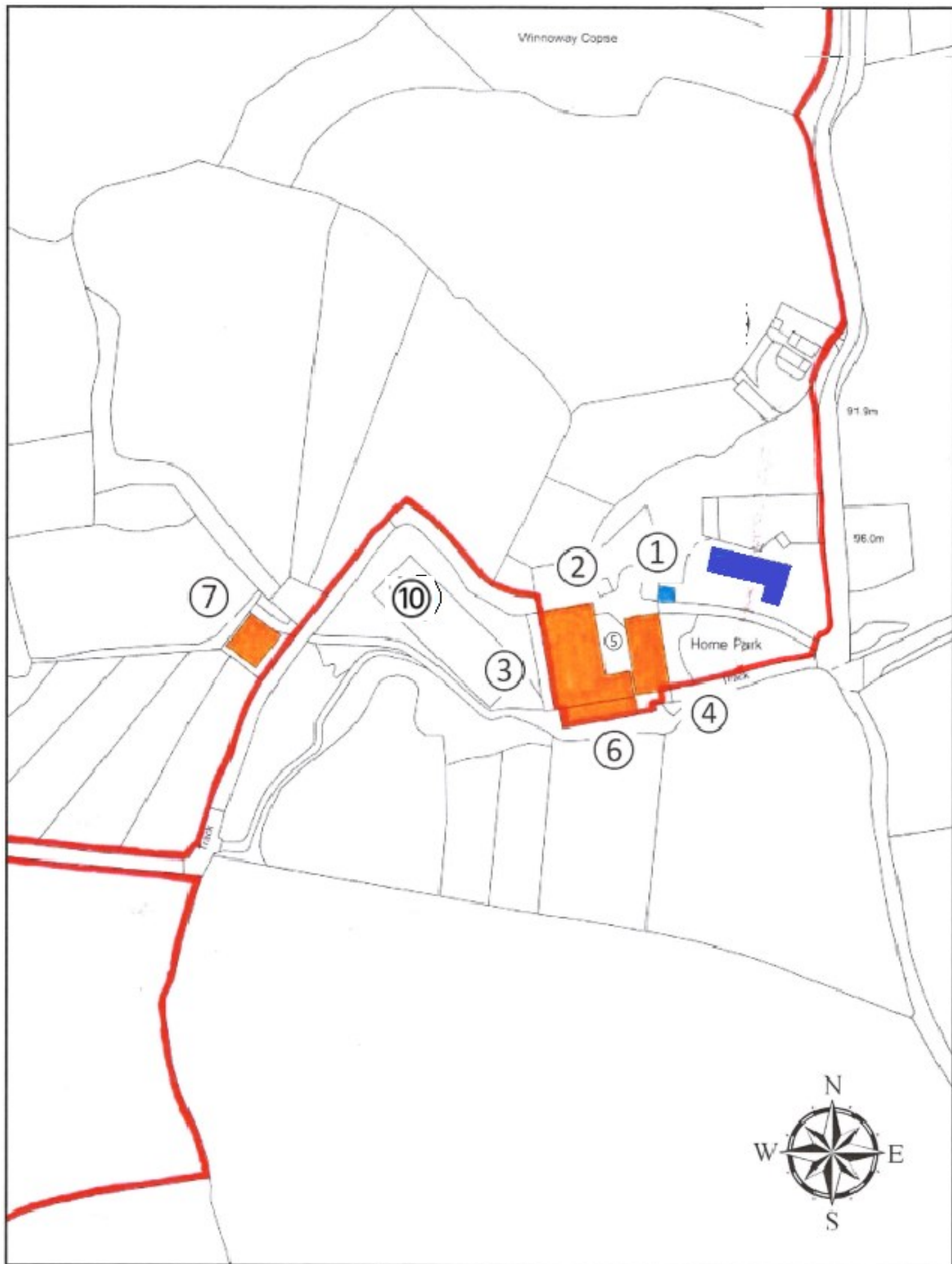
The land is virtually ring-fenced overlying limestone and under pasture and meadow grass with areas of attractive woodland providing shelter and shade for livestock and firewood for winter fires. Water troughs in the fields.

Home Park Farm, Ipplepen, Newton Abbot TQ12 5TR



For Illustration Purposes - Not To Scale

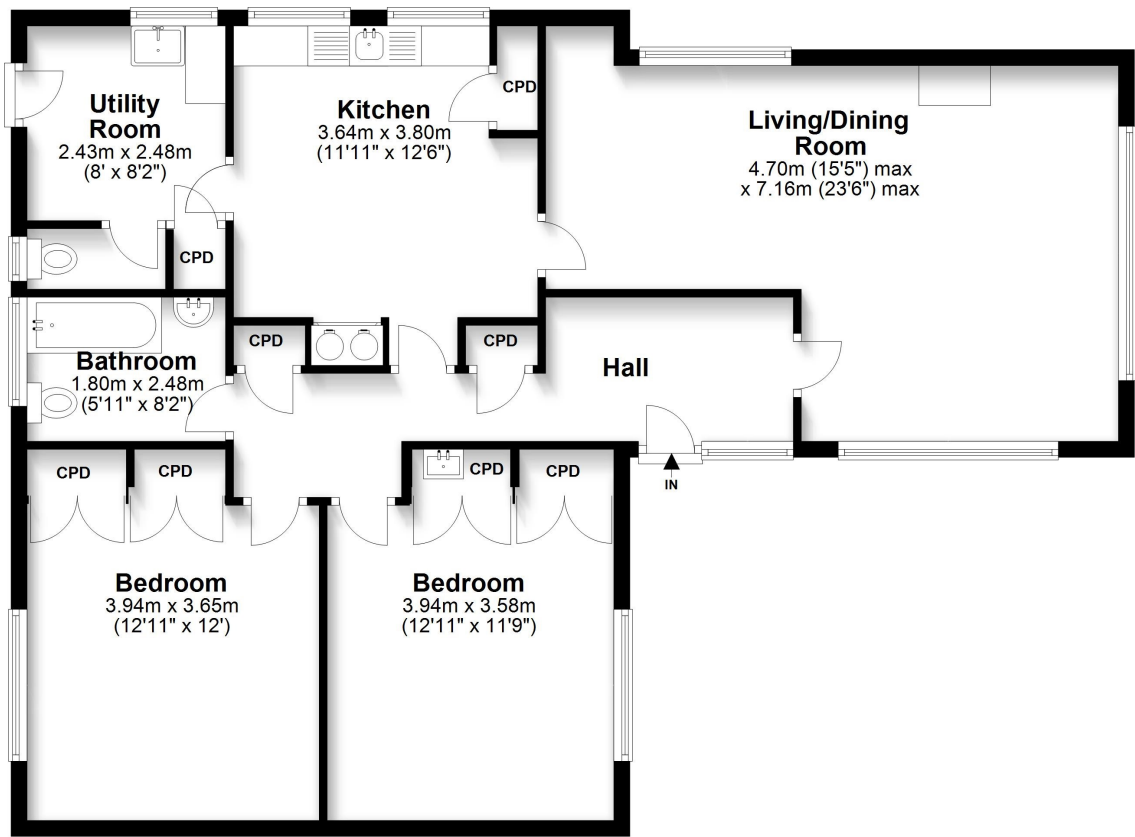




For Illustration Purposes - Not To Scale

FLOORPLAN

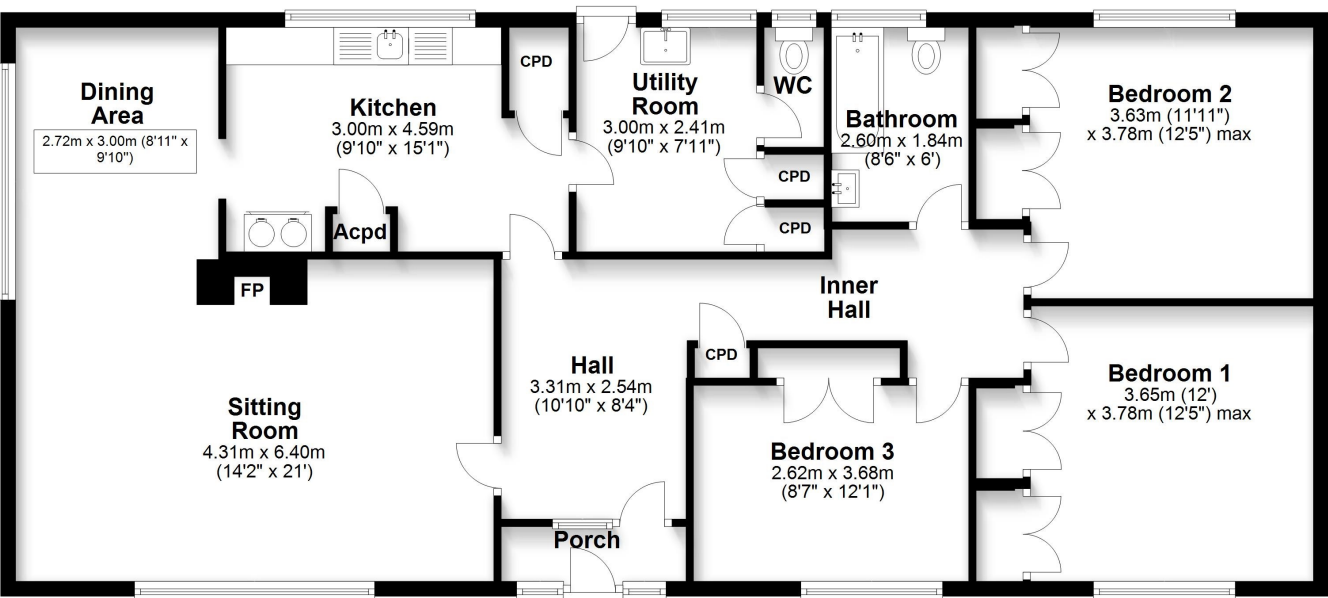
Ground Floor



All measurements are approximate
Plan produced using PlanUp.

Bungalow One, Home Park Farm, Ipplepen

Floor Plan



All measurements are approximate
Plan produced using PlanUp.

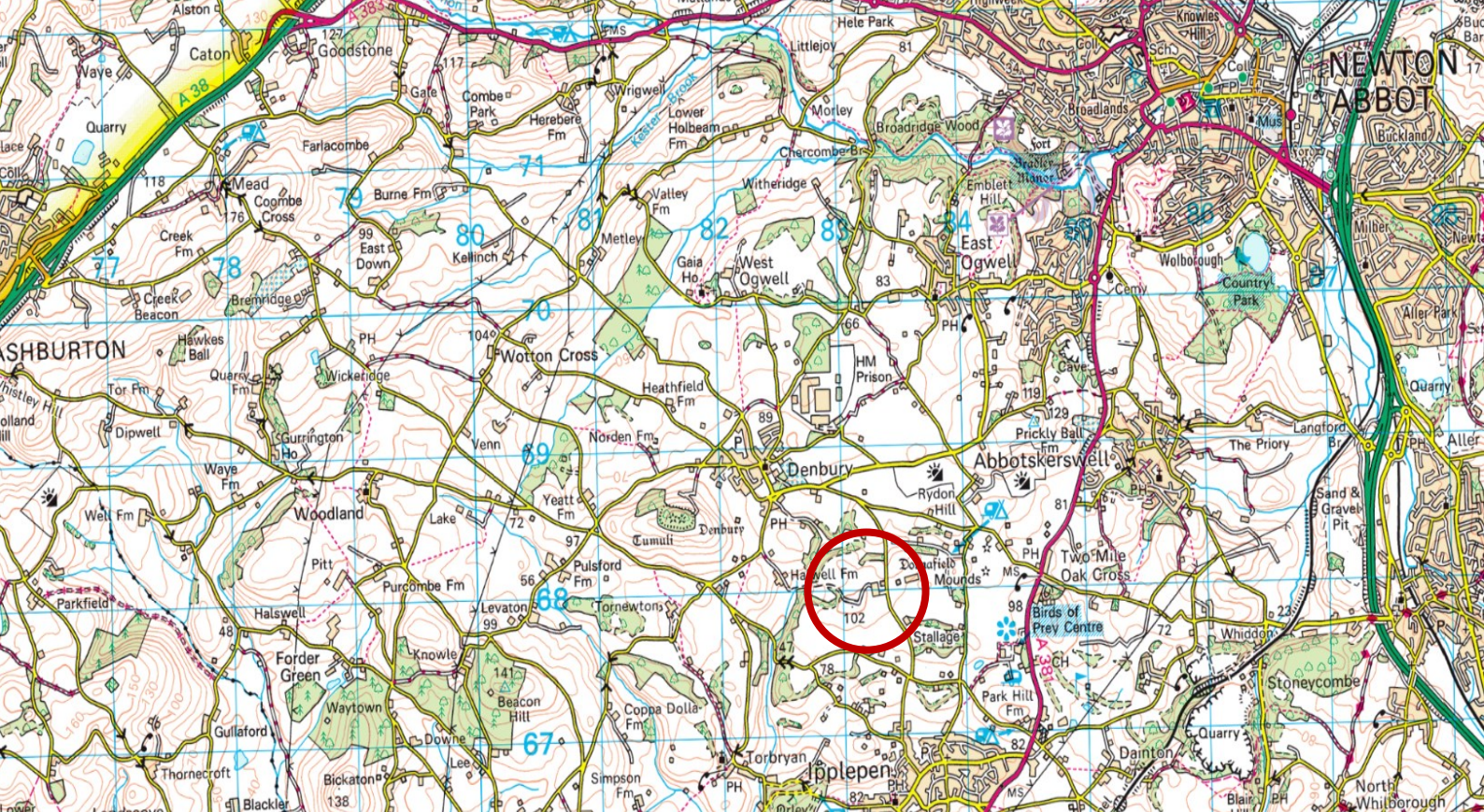
Bungalow Two, Home Park Farm, Ipplepen











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