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Odicknoll Farm House



# Odicknoll Farm House, Edginswell Lane, Torquay, TQ2 7JF



Newton Abbot 7 miles Totnes 10 miles  
Exeter 21 miles

Odicknoll Farm House offers a unique opportunity for any buyer looking to put their own stamp on a stunning period property benefitting from 2.25 Acres of land with the potential to develop the site further subject to the usual planning consents.

- Detached Period Farm House in need of some Modernisation
- Four Bedrooms, Ensuite to Principal Room
- Large Driveway & Detached Garage
- 2.25 Acre Plot (Approx) Mostly Wooded
- Derelict Barns & Stables
- Semi-Rural Location with Commanding Views
- Freehold
- Council Tax Band F

## METHOD OF SALE

The property will be offered for sale by Online Traditional auction (unless sold prior.) The auction end date is Wednesday 14th of August 2024 at 5:00pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website [stags.co.uk](https://stags.co.uk). Viewing Arrangements: Strictly by prior appointment with Stags on 01803 200160.

## SITUATION & DESCRIPTION

Odicknoll Farm House offers a unique opportunity for any buyer looking to put their own stamp on a stunning period property benefitting from approx 2.25 Acres of land with the potential to develop the site further subject to the usual planning consents. A characterful part of the local landscape Odicknoll Farm can trace its heritage back to the reign of Edward the II (1310), with many references over the years including being within the ownership of John Lethbridge, a local Merchant who in 1715 invented the first underwater diving machine. An old Devon Longhouse this generously sized property boasts a host of original features including inglenook fireplaces, stripped wooden floors, updated electrics and mostly double glazed and original carpentry. Positioned in a large elevated plot enjoying far reaching views with a semi-rural feel whilst ideally located within a quick commute to local transport links. The property briefly comprises two reception rooms on the ground floor with the sitting room/bedroom six, featuring brick built fireplace with wood burner, the focal point to the room. Across the entrance hall a generous drawing room is dominated by a large inglenook fireplace with another wood burner and window seat, the perfect spot to take in the stunning views. Doors lead to the rear lobby and kitchen breakfast room with the kitchen area featuring another inglenook fireplace with solid fuel Rayburn Stove alongside a window seat to the front aspect and door to a conservatory. The rear lobby includes another wood burner and door to a handy utility room with power and plumbing and leads to a shower room. The conservatory is double glazed under a polycarbonate roof with access to the rear gardens. Two staircases lead to the first floor from either end of the property with the main stairs accessed from the entrance hall. The first floor benefits from five bedrooms with an ensuite and walk-in wardrobe to the principal room, bedrooms two and three are both comfortable doubles and enjoy commanding views to the front with bedroom four a single room currently being used as an office. A family bathroom includes a clawfoot roll-top cast iron bath and serves the rest of the bedrooms and completes the first floor accommodation of this property. There is also an extensive basement area which runs under the majority of the property, currently being used for storage. Outside the expansive grounds include a large wooded area, small former paddock and vegetable patch with derelict stone barns and stables which previously had planning for two properties now lapsed. A steep driveway leads up to the property providing parking for vehicles and access to the property and land with a detached garage at the foot of the drive providing storage. Located just off Edginswell Lane, a quiet country lane on the rural outskirts of Torquay, this property is perfectly situated to take advantage of all that the local area has to offer. Torquay's seafront and beaches of the English Riviera are only a few minutes drive away as is The Willows Shopping Centre, and The Wighton Public House is a short walk. The county capital of Exeter is now a quick commute thanks to the recently opened South Devon Link Road. Totnes, Dartmouth and Newton Abbot are also close by, and a short distance to the west lies the magnificent Dartmoor National Park.

## SERVICES

Mains Water & Electric, Private Drainage. Standard and Superfast broadband supplied by Openreach available in the area. Mobile Network likely by Three, EE and Vodafone.

## BUYERS AND ADMINISTRATIVE FEES

The successful purchaser(s) will be liable to pay the sum of £10,000 inc VAT. From this a buyer's fee of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £7,600 is payable towards the purchase price. An additional administration fee of £1,200 (inc VAT) will be payable by the successful purchaser immediately after the auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

## PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding. Solicitor Acting: Wollens Solicitors - Mark Iddles, At Harbourside, 67 The Terrace, Torquay, TQ1 1DP. Auction platform: <https://app.bambooauctions.com/property/edginswell-lane-torquay-2453256>

## COMPLETION DATE

The completion will take place 20 working days after the exchange of this Agreement between the Seller and the Buyer, not including the date of exchange, or any other date the Seller and Buyer agrees to, in all circumstances time being of the essence.

## DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price is an indication of the seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

## SPECIAL CONDITIONS OF SALE

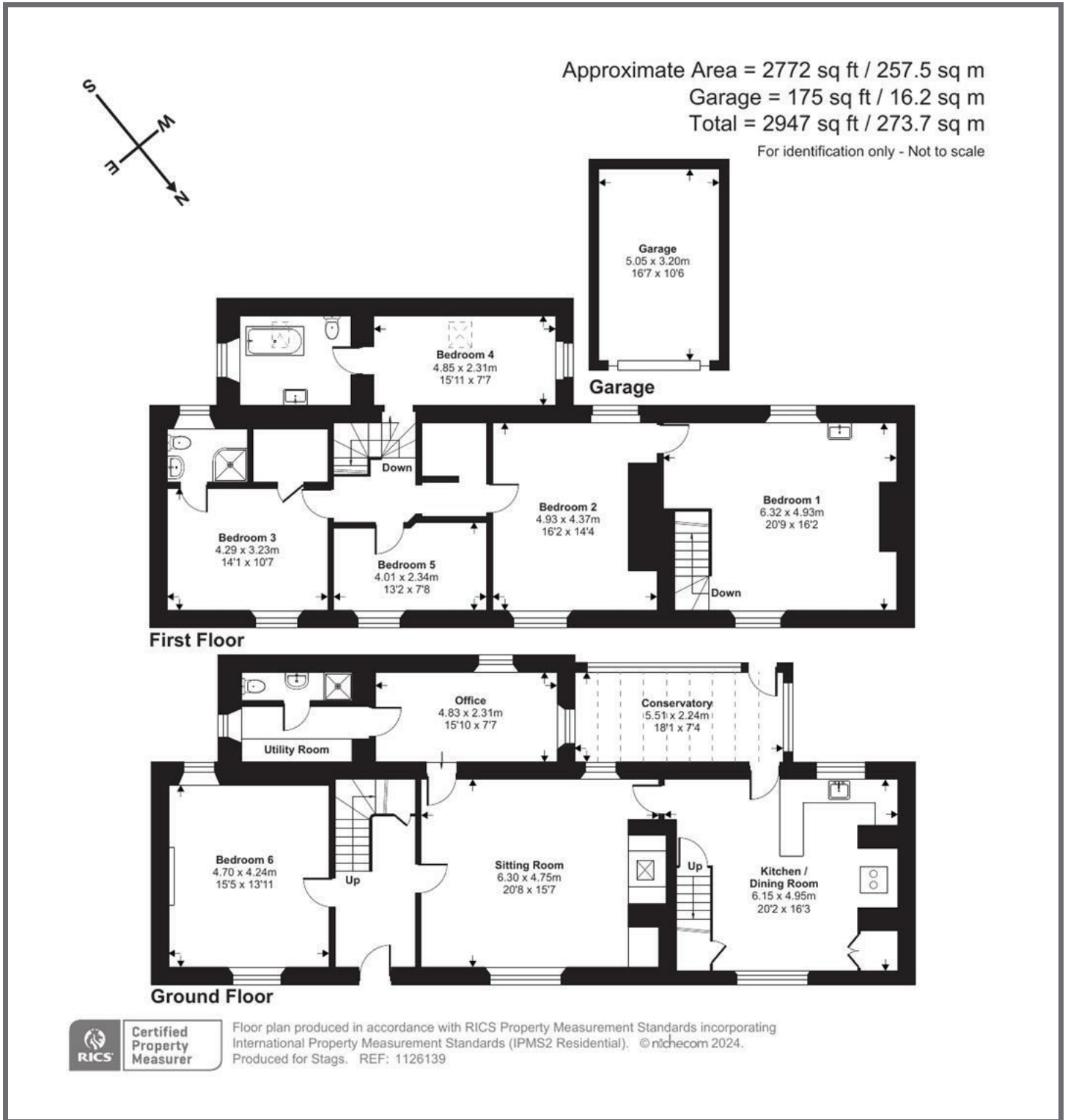
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the

Auction Guide  
£650,000









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(65-77) C	(55-67) D
(55-67) D	(49-54) E	(35-39) F	(2-28) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

6 Vaughan Parade, Torquay, TQ2 5EG

01803 200160

torquay@stags.co.uk

stags.co.uk