



R O B E R T S A C R E F A R M





# Robertsacre Farm

Bridford, Exeter, Devon, EX6 7HH

Dunsford 1.5 miles • Bridford 1.3 miles • Exeter 8.8 miles

A ringfenced stock farm with holiday accommodation within easy reach of Exeter and Dartmoor National Park

- For sale by online auction concluding 13th May 2026 at 5pm
  - Two well presented holiday cottages
- Range of traditional, modern and converted agricultural buildings
  - Wildlife pond and pockets of woodland
    - Productive pastureland
  - Extending to about 77.50 acres in all

---

Stags Farm Agency  
21 Southernhay West  
Exeter, EX1 1PR  
**Tel: 01392 680059**  
**Email: farms@stags.co.uk**

The London Office  
40 St James's Place  
London, SW1A 1NS  
**Tel: 020 7839 0888**  
**Email: enquiries@tlo.co.uk**



@StagsProperty

stags.co.uk



## Method of Sale

The property is offered for sale by traditional online auction (unless sold prior). The auction end date is 13th May 2026 at 5pm. The vendor reserves the right to withdraw or alter the land for sale prior to the auction end date.

## Situation

Robertsacre Farm is situated to the West of Exeter and about 1.5 miles South of Dunsford, a popular village on the north-eastern edge of Dartmoor National Park in Devon.

Dunsford is an attractive rural village, benefitting from strong visitor numbers throughout the year. The village hosts a range of amenities including a well-regarded village pub, post office, primary school and church. Steps Bridge, a famous 19th century bridge over the River Teign is located within a short drive. Nearby Exeter offers a more

extensive range of amenities, services and leisure facilities to support the regional population. The surrounding area is well served by the A30 which is reached at Cheriton Bishop, about 6 miles North.

The surrounding area is a quiet rural landscape, popular with tourists and outdoor pursuit enthusiasts. Local residents benefit from close proximity to Exeter and other settlements. A number of footpaths and bridleways nearby provide good walking and hacking access to the surrounding countryside.

## Introduction

Robertsacre Farm extends to approximately 77.50 acres (31.36 ha) in all and provides an opportunity to acquire a ring-fenced grassland farm with potential for further income from 2 holiday cottages.

The farm comprises a range of modern and traditional agricultural buildings as well as two well equipped holiday cottages. Adjacent

to the farmyard is an orchard containing a variety of heritage Devon cider apple trees.

The land is predominately gently sloping pasture which is separated into productive enclosures. A wildlife pond lying to the North and attractive stands of mature trees across the farm provide a rich and diverse habitat.

The farm is accessed by a concrete track from Swanaford Road, which leads directly into the centre of the farmyard. A secondary access via a tarmac drive is available from the southern boundary serving the holiday cottages.



## Holiday Cottages

(Holiday Accommodation Use)

## Home Cottage

A blue front door leading to an open plan kitchen and living room with fitted kitchen units and freestanding appliances, hardwood kitchen flooring and feature exposed stone surround to a woodburning stove.

Stairs to the first-floor lead to two double bedrooms and a shared bathroom. Both bedrooms include fitted wardrobes, carpet flooring and space for a double bed. The shared bathroom featuring vinyl flooring and part tiled walls, corner wash basin, shower cubicle, corner bath and toilet.

## Oakstone Cottage

(Holiday Accommodation Use)

Attached to Home Cottage, Oakstone is entered through a green front door which leads to a front hallway with under stairs storage. Downstairs is the first bedroom which has built in storage, carpet flooring and an en-suite including tiled floor, shower, toilet and wash basin.

Upstairs is an open plan kitchen and living room with fitted kitchen units and built in storage, hardwood floor and wood burning stove with brick surround.

Bedroom two is reach off the living room and comprises built in in storage, carpet flooring and an en-suite including tiled floor, shower, toilet and wash basin.

An internal door leads into further accommodation, briefly comprising a reception room, galley kitchen with fitted units and laminate floor and a bathroom with corner shower cubicle, toilet and wash basin.

Prospective purchasers should be aware that Home Cottage and Oakstone Cottage have consent for holiday accommodation only.



# Farm Buildings

## The Plant Room

Comprising an oil-fired boiler and a biomass boiler (decommissioned). Hot water produced is supplied to Home Cottage and Oakstone via a 3000-litre storage tank. In addition, water heating is supplemented by a solar iboost system which runs off an array of PV panels mounted on the roof.

**Agricultural Building** (32m x 10m) and (10.5m x 17.2m) plus Lean-to of (2.6m x 13m)

Reinforced concrete uprights supporting a corrugated fibre cement roof with elevations of concrete block and timber boarding. Cattle feeding barriers are included for wintering cows and rearing young stock.

**Agricultural Storage Building** (18m x 5.5m)

Constructed from stone walls with a hayloft to the first storey with timber boarding under a box profile roof, which was replaced in 2017.

Fixed to the rear of the Storage Building is a Pole Barn

(8.5m x 10.8m) constructed from timber uprights under a box profile roof.

**Lambing Shed** (16.5m x 5.5m)

Concrete block and corrugated fibre clad elevations under a box profile roof over a concrete base.

**Stable Block** (16.5m x 3.7m)

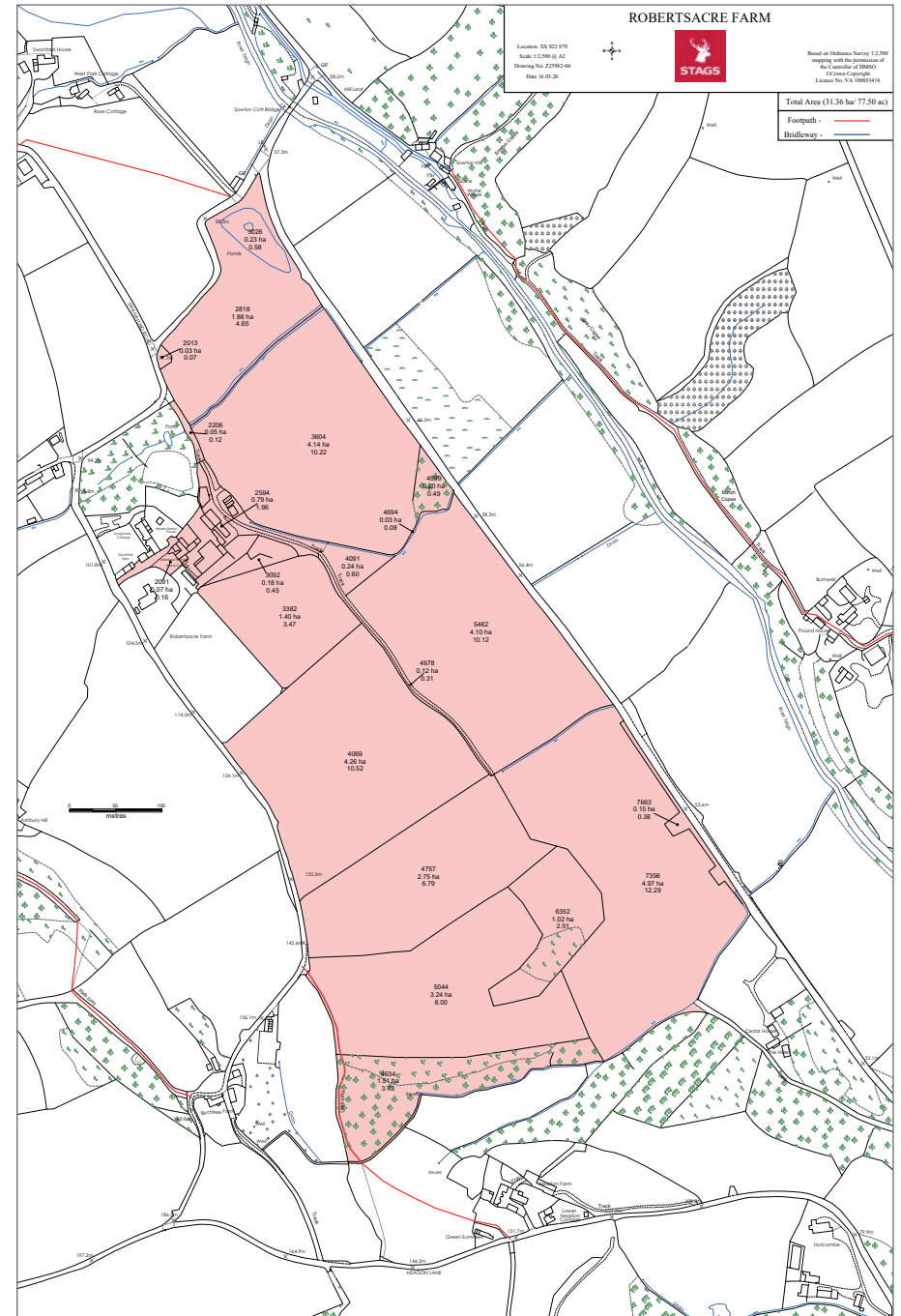
Brick and concrete block elevations with timber stable doors and cement rendered internal walls under a corrugated roof. A rendered concrete block lean-to (8.9m x 1.9)

**Lower Yard Stable Block** (8.7m x 7.1m)

Constructed from concrete block and timber board elevations under a box profile roof. Internally separated into loose boxes with concrete divisions.

**Fodder Store** (12m x 14m Max.)

Concrete block elevations with a compact earth and hardcore base under a corrugated roof.





## The Land

The farmland extends to about 75 acres of productive pasture which is arranged into functional and gently sloping enclosures each surrounded by boundaries of mixed mature hedging and stock fencing. The land has been most recently used for livestock grazing and cutting crops of grass. There are a number of small copses throughout the land and to the North is a spring fed wildlife pond which provides a haven for a range of birds and aquatic life.

The land benefits from natural water supplies from streams and ponds. There is potential for a mains connection to be installed to the land. A borehole is located in field number 3604. The borehole has not been operational for some time and prospective purchasers should satisfy themselves as to its future use.

The land is identified as Grade 3 according to the Natural England Provisional Land Classification Maps. The soils may be described as freely draining slightly acid loamy soils, mostly suited to grass production and a range of spring and autumn sown crops.

## Services

Electricity – Mains Supply

Water – Mains Supply

Oil Fired Central Heating

Private drainage to Klargesther Septic Tank - Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

## Tenure

Freehold with vacant possession on completion.

## Access

The property is accessed from the public highway.

## Local Authority

Teignbridge District Council - [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

## Land Management Schemes

The land is not subject to any land management schemes.

## Sporting And Mineral Rights

The sporting rights insofar as they are owned are included with the freehold title. The mineral rights are reserved by a third party. Further information is contained within the legal pack.

## Fixtures And Fittings

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

## Wayleaves, Rights Of Way

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is sold subject to a right of way benefiting the neighbouring property Robertsacre House. Further details are contained within the legal pack. A public footpath crosses the land as identified on the sale plan.

## Covenants

The property is sold subject to restrictive covenants contained within the title documentation. Prospective purchasers are deemed to have satisfied themselves as to the nature and effect of such covenants and are advised to inspect the legal pack and take appropriate professional advice prior to bidding.

## Plans And Boundaries

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## Definition Of Auction Guide And Reserve

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

## Buyers & Administration Fee

The successful purchaser(s) will be liable to pay the sum of £10,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online auction 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 will 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 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 this administration.

## Auction 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 PropTech 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. The incoming purchaser will reimburse the vendor for the cost of the searches (£948.50 + VAT) on completion.

## Solicitor Acting

Tom Henry

Hethertons Solicitors

Tudor Court, Opus Avenue

York Business Park, York

YO26 6RS

Tel: 01904 528200 Email: [th@hethertons.co.uk](mailto:th@hethertons.co.uk)

## Completion Date

The completion date will be as dictated by the solicitor and included in the legal pack.

## Directions

From the A38 Devon Expressway, take the exit near South of Chudleigh and sign-posted A3193 "Teign Valley". At the end of the slip-road turn right towards the Teign Valley. Take the next right onto the A3193 sign-posted "Teign Valley". Follow the road for about 6 miles and pass Venn Park Garage on the left. Take the next left onto Neadon Lane and continue until the T-junction. Turn right and follow the lane for about 0.5 of a mile before reaching Robertsacre Farm.

Viewings Strictly by appointment only. Please contact Stags Farm Agency on 01392 680059 or email [farms@stags.co.uk](mailto:farms@stags.co.uk)

## What3words

///hides.multiple.extend

## Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

## Disclaimer

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. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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.

