







West Burrow Farm

Bratton Clovelly

Okehampton

Devon

EX20 4JJ

A charming rural small holding.

Characterful Grade II* Listed three bedroom thatched farmhouse in need of modernisation.

Two adjoining traditional barns with potential, subject to planning.

Some 35 acres of pasture land including 3½ acres of woodland.

Quietly set amongst rolling Devonshire countryside.

Fantastic setting with an abundance of scope.



Guide Price £645,000



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Situation

West Burrow Farm occupies a lovely rural position and is accessed at the end of a no through parish road.

Nearby villages, including Bratton Clovelly and Northlew, provide a range of village amenities including post office stores, places of worship, village inn and primary school.

Okehampton, which is known as the gateway to Dartmoor, is approximately 7½ miles and provides a comprehensive range of shopping, schooling, banking and recreational facilities.

The A30 dual carriageway is about 6 miles distance, giving easy access to the cathedral city of Exeter (26 miles) with its M5 connection, regional airport, mainline railway station and high street shopping centre.

The Farmhouse

Believed to date back to late medieval times, West Burrow Farmhouse is Grade II* listed and it is understood to be a Hall House with a shippon, where humans and animals lived side by side. The accommodation comprises;

Entrance door leading to rear PORCH/UTILITY ROOM
Small range of kitchen units, 'Belfast' sink, built in cupboard.

KITCHEN

Fitted with a range of matching units, sink and drainer with worktops over, space for electric cooker. Built in storage cupboard.

SITTING ROOM

Inglenook fireplace with ornate wooden carving above. Built in cupboard with carved wooden doors.

DINING ROOM

Inglenook fireplace with cloam oven. Creamery set in wall. Window seat. Stairs to FIRST FLOOR.

Original door through to FRONT HALL with door to adjoining barn leading to the front conservatory and garden.

BATHROOM (Ground Floor)

Panelled bath, wash hand basin and WC.

BEDROOM/OFFICE

BEDROOM

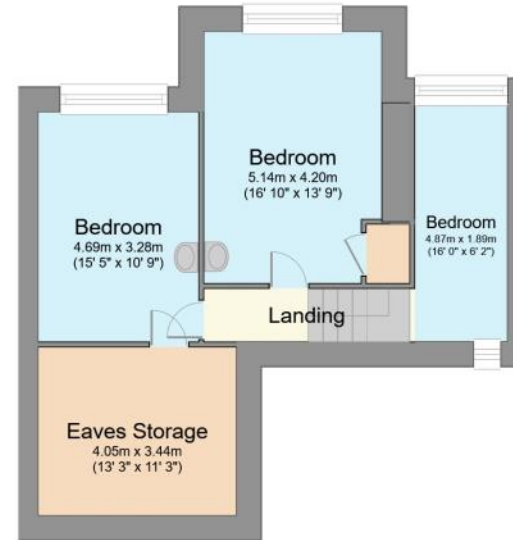
Wash hand basin

BEDROOM

Wash hand basin. Access to loft space,

West Burrow Farmhouse & Barns - Floor Plans

Not to scale and for identification purposes only.



Gardens & Grounds

The attractive gardens at West Burrow Farm can be found predominantly to the rear and higher side of the property are mainly laid to lawn, interspersed with pretty flower beds and raised vegetable beds.

Mature shrub and trees borders give a good degree of privacy with a caged soft fruit orchard and adjoining apple orchard being located in the lower garden, together with a garden shed.

The Buildings

The buildings are conveniently around the farmhouse, forming a loose L-shape and are accessed from the entrance lane and a concrete yard area.

- Adjoining the farmhouse to the east, a cob and stone BARN with corrugated sheet roof. Off the rear of here is a lean-to POLE BARN used as garaging/log store
- Concrete block DAIRY and adjoining open fronted BULL PEN.
- POLE BARN with corrugated sheet cladding.
- DUTCH BARN with corrugated sheet cladding.
- POLE BARN/LOOSE HOUSE.
- Adjoining the north western elevation of the farmhouse a further stone BARN with corrugated sheet roof.
- OIL TANK.

Just off the entrance to the farm are the following

- Small corrugated sheet SHED.
- SINGLE GARAGE

The Land

Extending to some **35.65 acres (14.43 hectares)** in all, the land at West Burrow sits predominantly to the north and west of the farmstead and is accessed from the farm yard and an internal track.

This traditionally farmed block of land is divided into useful sized enclosures suitable for livestock grazing or fodder conservation. It runs down to a swathe of about 3½ acres of native woodland on the farm's western boundary.

The land is mainly level or very gently sloping and has natural hedge bank boundaries.

Important Information

Tenure | The farm is freehold with vacant possession upon completion.

Farm Plan | The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves, Rights of Way | The Property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries | Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Planning | The farmhouse is listed Grade II* on the National Heritage list. (Listing number 1164785)

Services | FARM BUILDINGS - Mains water and electricity
FARM LAND - Mains water is connected.

Energy Performance Certificate | Exempt as listed property.

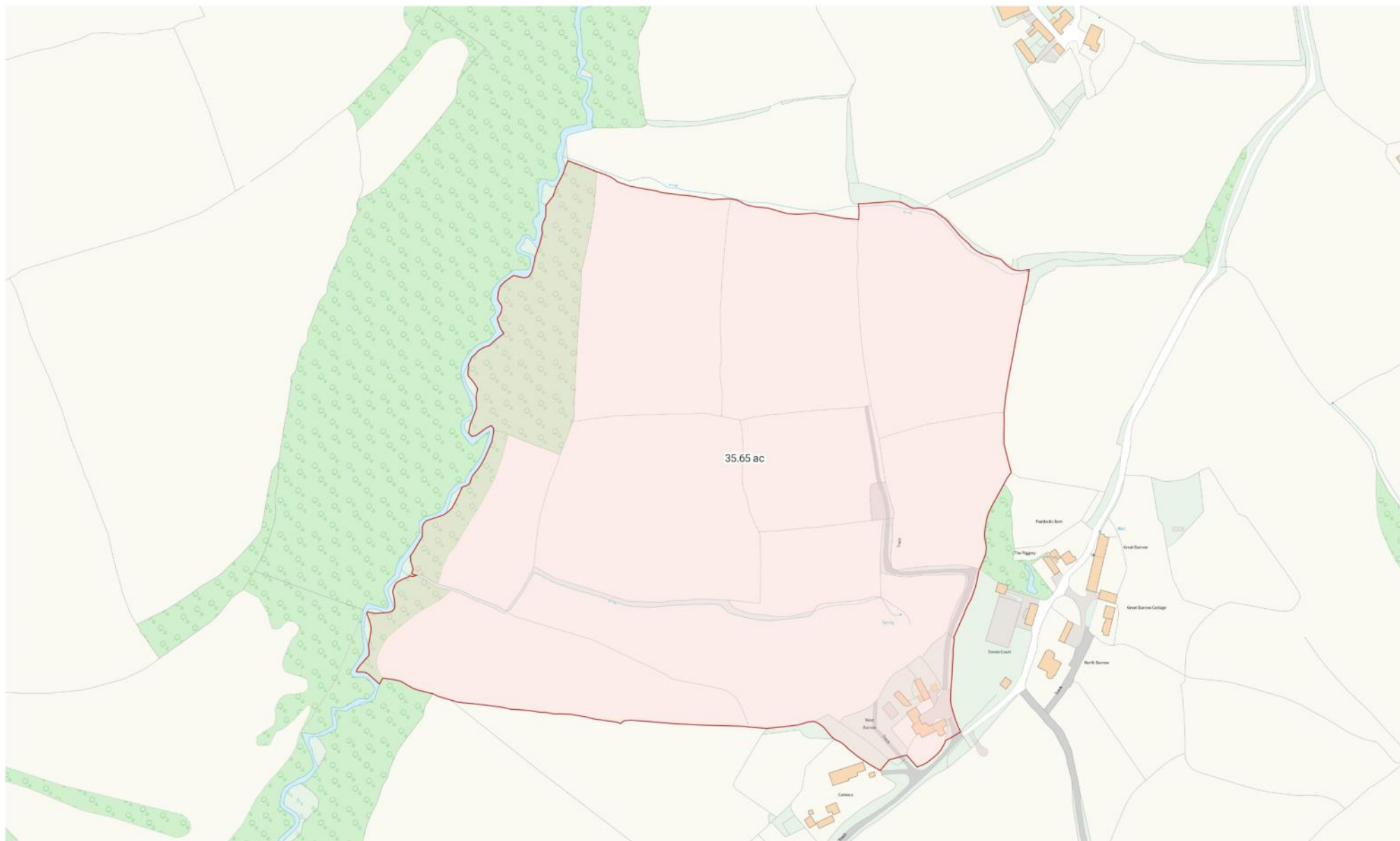
Local Authorities | West Devon Borough Council, Tavistock.

Council Tax | Band D.

Postcode | EX20 4JJ

What3Words | ///recover.span.foreheads







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

