



Drewsland Farmhouse
Bondleigh, North Tawton, EX20 2AW



Drewsland Farmhouse

Bondleigh, North Tawton

Guide Price £1,000,000

A fabulous equestrian property, with a detached five-bedroom farmhouse with adjoining two-bedroom annexe, 11 acres of well fenced paddocks and numerous outbuildings including stabling and barns.

- **Five-bedroom Farmhouse with Adjoining Two-Bedroom Annexe**
- **11 Acres of Well Fenced Paddocks and Pasture**
- **Long Private Driveway**
- **Stable Yard**
- **45' x 30' Open Fronted Barn**
- **30' x 30' Open Fronted Barn**
- **Stabling with Tack and Feed Room**
- **Two Double Garages and Car Port**
- **Sand School**
- **Extensive Private Parking and Formal Gardens**

Situation:

The property is situated near to Bondleigh, a small and picturesque village in West Devon, nestled on the banks of the River Taw and surrounded by rolling countryside. Known for its peaceful rural setting, the village offers a glimpse of traditional Devon life, with quiet lanes, historic cottages and beautiful natural scenery.

At its heart stands the Grade I listed Church of St James, a landmark with medieval origins and Norman features that reflect the area's rich heritage. With a population of just over 160 residents, Bondleigh retains a close-knit community atmosphere, making it an attractive destination for those seeking tranquillity, history and the timeless charm of the Devon countryside. Access to the A30 at Whiddon Down is only 10 miles distant.

Description:

Drewsland Farmhouse is a superb Equestrian property, idyllically situated near to the villages of Winkleigh and Bondleigh with exceptional southerly views over Dartmoor. Ideally situated for easy access on to the A30, the property has been extended by the present owners to now include an independent, two-bedroom annexe, ideal for additional income or overflow accommodation. The farmhouse is extremely well proportioned and provides generous, family-sized accommodation including a spacious kitchen/dining room with adjoining utility room, itself sizeable enough to act as a secondary kitchen. There are five generous bedrooms, the master being en-suite, and first class fixtures and fittings throughout.

Well positioned on its gently sloping land, the 11 acre property boasts a number of useful outbuildings including open fronted barns, garaging and numerous stables, further complimented by a sand school, tack room and feed room. The paddocks and pasture are well fenced providing a number of well proportioned areas for grazing. There is excellent riding out nearby.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band E - £3158.81 pa for 2026/2027

EPC: Main House Rating E. Annexe Rating C.

Services:

Mains electricity. Mains water. Private drainage. Oil Fired Central Heating. Solar panels with battery storage. Solar water heating. Electric car charging point.

Broadband available up to 1800 mbps (Source Ofcom).

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk – 01822 813600

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.

Fixtures & Fittings:

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

Plans & Maps:

Not to scale for identification purposes only. Promap Ordnance Survey reproduced with permission of HMSO (c) Crown copyright, all rights reserved. Licence number 100025692

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: 01647 432277 Email dart-moor@rendells.co.uk

What3Words location: daunted.vibrating.tiger









Drewsland Farm, Bondleigh, North Tawton, EX20

Approximate Area = 2858 sq ft / 265.5 sq m

Outbuildings = 3375 sq ft / 313.5 sq m

Total = 6233 sq ft / 579 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1522070

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.

Rock House, Southcombe Street, Chagford, Devon TQ13 8AX

Tel: 01647 432277

E-mail: dartmoor@rendells.co.uk

www.rendells.co.uk

RENDELLS