

An aerial photograph of Simpson Farm, showing a large white two-story house with a grey slate roof and several chimneys. To the left is a long, single-story stone building with a dark roof. The farm is surrounded by lush green fields and rolling hills under a blue sky with scattered clouds.

**SIMPSON FARM**

Broadhempston, Near Totnes, Devon



# AN ATTRACTIVE PERIOD FARMHOUSE

With annexe, substantial courtyard of barns and extensive range of pastureland and woodland, in a private, rural, South Devon setting

## Summary of accommodation

**Ground Floor:** Sitting room | Dining room | Study | Kitchen | Utility room | Cloakroom

**First Floor:** Principal bedroom and balcony/bathroom suite | Three further bedrooms and bathroom

**Annexe:** Kitchen/living room | Family room | Study | Two bedrooms | Two shower rooms

**Outbuildings:** Courtyard of barns and outbuildings with garaging and stores | Stables

**Grounds:** Gardens | Riding arena | Extensive pastureland | Woodland

**In all about 40.48 acres (16.38 hectares)**

**Distances:** Totnes 6.5 miles, Ashburton 5.7 miles, Dartmouth 19 miles, Exeter 23 miles, Newton Abbot 6 miles  
(All distances are approximate)

## Guide Price

Lot 1 - Offers in excess of £1,500,000, Lot 2 - £420,000

# SITUATION

Simpson Farm is situated in rolling countryside in the heart of South Devon, about a mile from Broadhempston, between Totnes and Newton Abbot.

The popular and charming village of Broadhempston has a shop with post office, primary school, two pubs; the Coppa Dolla Inn and the Monk's Retreat, village hall and church.

Within easy reach is the historic, market town of Totnes, on the banks of the River Dart, with selection of restaurants, pubs, cafés and wine bars, excellent range of independent shops, weekly market and boat trips to Dartmouth.

The River Dart provides superb opportunities for sailing, kayaking, fishing and other watersports, as well as observing the abundant wildlife and, at the mouth of the Dart Estuary, is the internationally famous port of Dartmouth, which is a magnet for yachtsmen from all over the world.

Newton Abbot also provides a full range of local facilities and nearby is Torquay, with its seafront and marina and known as the 'English Riviera'.

Beyond Totnes is the South Hams area of South Devon, renowned for its lovely rolling countryside with pretty villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs. A few miles to the north is Dartmoor National Park, with its glorious scenery. There is golf at Dainton and Stover.

There are secondary schools at Totnes and Newton Abbot as well as Torquay Grammar School and private schools at Stover, near Newton Abbot, and in Exeter.

There are stations at Totnes and Newton Abbot with mainline connections to London (Paddington) and at the university and cathedral city of Exeter is access on to the M5 motorway and an airport.



# LOT 1 -THE PROPERTY AND 19.74 ACRES

Simpson Farm is situated in a private, rural setting, in the heart of the South Devon countryside, up an entrance driveway off the end of a no through lane.

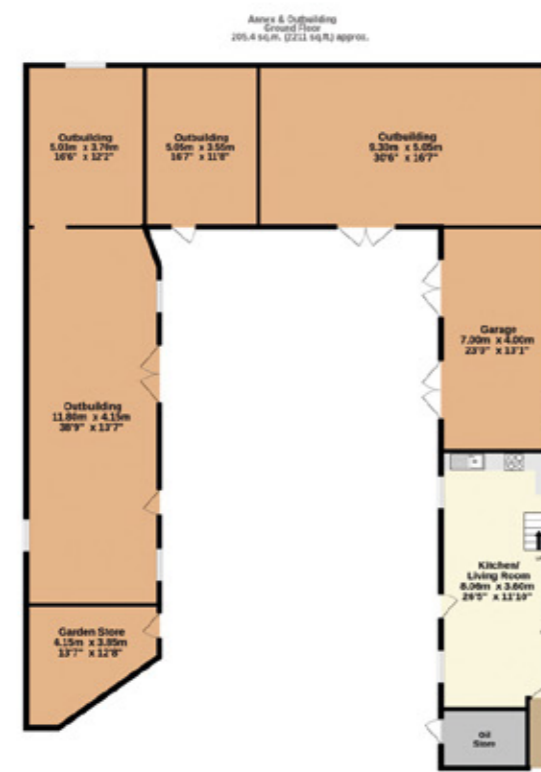
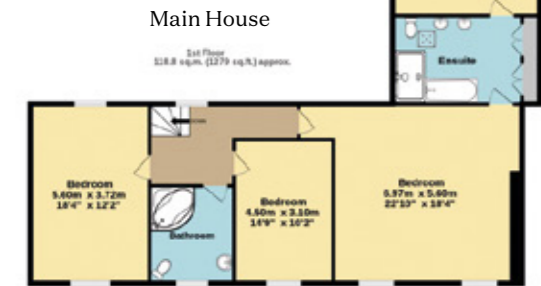
The property consists of an attractive period farmhouse, linked to a substantial courtyard of barns and outbuildings to the rear, and ring fenced by its extensive range of level and gently sloping pasture paddocks and woodland.

The house faces south and has spacious family accommodation with study, sitting room and dining room with large stone fireplace along the front, and fitted kitchen and utility room to the rear. On the first floor are two bedrooms with 'Jack and Jill' en suite bathroom, one with balcony, and two further bedrooms and bathroom.

The house is linked, via the porch, to the annexe, which is converted from a part of the barns and provides kitchen/living room on the ground floor, two bedrooms and shower rooms above, a large family room with French doors to a terrace area, and a study.

The fine C shaped courtyard of barns and outbuildings provide garaging and storage and there is a separate large stone barn beside the driveway and house, fitted with stable fittings to provide loose boxes. There is an outdoor riding arena behind the buildings.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Approximate Gross Internal Area  
705.1 sq.m. (7590 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Around the house and buildings is a large lawned garden area and the property is ring fenced by it's own extensive range of pasture paddocks and areas of natural woodland, and providing an idyllic, rural setting and complete privacy, as well as facilities for equestrian or other uses.

Simpson Farm is a wonderful home in need of some updating which has the potential for either multigenerational living or as a superb unique residence.

## LOT 2 AND 33.83 ACRES

This includes a number of attractive and useful agricultural fields as well as some woodland. This could either be sold with the main farmhouse or as a separate lot.



# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Oil, mains water and electricity.

**Local Authority:** Teignbridge District Council: 01626 361101

**Rights of Way/Footpaths:** There is a footpath through the south side of Lot 2.

**EPC:** F

**Council Tax:** Band G

**Directions:** TQ9 6BB

**what3words:** ///smart.tumblers.unfolds

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