



# Patchacott Farm

Patchacott, Beaworthy, Devon, EX21 5AR





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**Lot 1** | Farmhouse, range of modern farm buildings, two traditional barns with potential and 62 acres.

**Guide Price £1,250,000**

**Lot 2** | Top yard with three modern agricultural buildings and just over 33 acres.

**Guide Price £450,000**

**Lot 3** | Land at Broadbury, extending to some 48½ acres.

**Guide £500,000**

Guide price as a whole £2,200,000



## Situation

Patchacott Farm can be found in the midst of a hamlet of the same name, which is less than a mile from the A3079 main road between Holsworthy and Okehampton. The villages of Northlew and Halwill Junction are 2½ and 3 miles respectively and between them offer a good range of local facilities.

The ancient market town of Holsworthy is just over 11 miles away and offers a wide range of amenities, including a Waitrose supermarket, thriving weekly livestock and pannier markets, together with a good range of agricultural merchants and suppliers.

The main A30 trunk route is a 20 minute drive to the south and provides a fast link west to Cornwall and east to the City of Exeter, some 37 Miles distant. The historic cathedral city of Exeter, regarded as the cultural capital of the southwest, has many attractions which include an excellent shopping centre. The city also provides access to national links by the M5 motorway, mainline railway station and bus terminal and easy International links by Exeter airport.

## Lotting

The farm is available as a whole, or in three lots as follows.

### Lot 1 - Coloured pink on the plan

*The farmhouse, range of modern farm buildings, two traditional barns with potential and some 61.87 acres (25.02 hectares).*

Set in in the heart of the hamlet and just off the parish road, Patchacott farmhouse is a substantial and traditionally built four bedroom Devon longhouse which is currently divided in two, providing a one bedroom self contained annexe, alongside the larger three bedroom main accommodation.

This versatile accommodation could easily be amalgamated and used as a single dwelling or used for dual family occupation. Tastefully decorated throughout, yet retaining many period features, the property benefits from being double glazed and has oil fired central heating.

### The Farmhouse Annexe

Accessed via patio doors on the west elevation, which lead in turn to a cozy **Sitting Room** and from here the **Hallway** has a front entrance door leading to a sun terrace, door to kitchen and stairs leading to the first floor.

Fitted with an attractive range of navy blue units with work surfaces over, the dual aspect **Kitchen/Dining Room** has an eye level double electric oven, separate induction hob with extractor hood over, integral fridge/freezer, dishwasher and space for washing machine.

From the hallway, stairs rise to the **Landing**, and from here is a dual aspect double **Bedroom**, and family **Bathroom** with bath, WC, large shower enclosure and wash basin.



### The Farmhouse

With its own door on the eastern elevation, which leads directly to **Kitchen/Dining Room**. Fitted with a range of units with worktops over, sink and drainer. Space for free-standing electric oven and dishwasher.

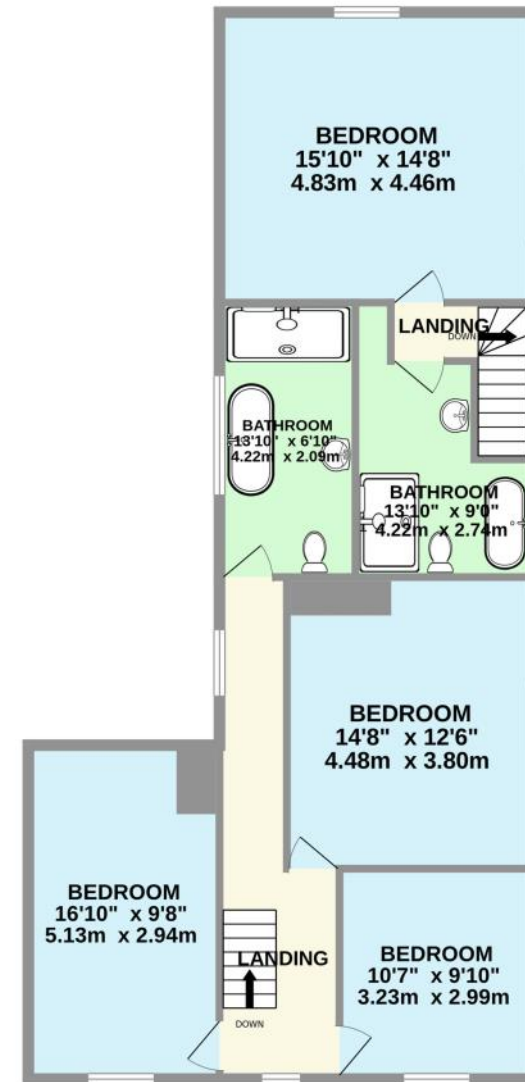
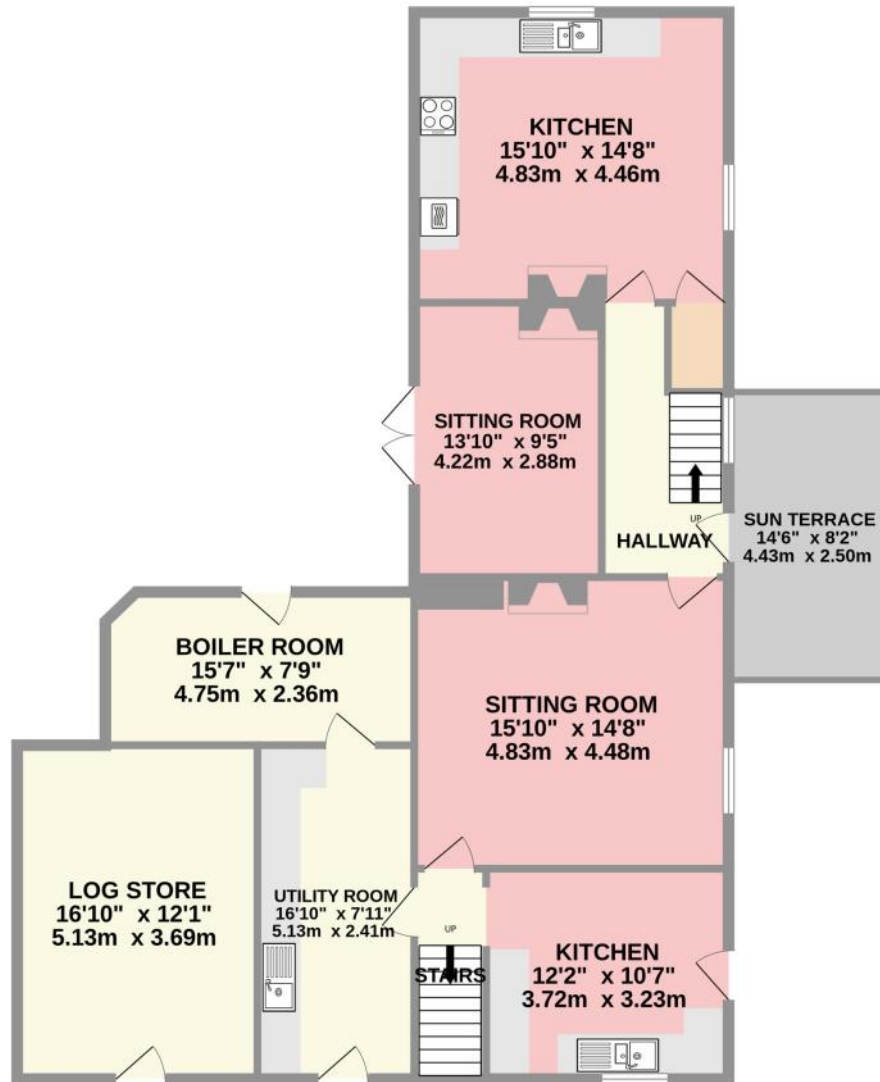
The **Inner Lobby** has stairs to first floor, door to the sitting room, **Utility Room** with work surfaces and sink, and from here is a door to the **Boiler Room** with pedestrian access door to the rear patio. **Sitting Room** with inglenook fireplace and wood burner.

Second staircase to first floor **Landing** and three **Bedrooms** and **Bathroom** with bath, WC and wash basin.

The farmhouse is approached from the parish road which leads to a tarmac drive and on to a concreted yard area with a second entrance point. The **Gardens** sit to the higher side of the entrance drive and where there is a level lawned area, small orchard and vegetable garden. There is also an enclosed walled garden and sun terrace to the front of the property and a gravelled patio area, and greenhouse to the rear.

## Floor Plans

For identification purposes only, not to scale.



TOTAL FLOOR AREA : 2283 sq.ft. (212.1 sq.m.) approx.





TRADITIONAL BARN & SHIPPON - 80'1" x 41'10" (24.4m x 12.75m)

L-shaped and constructed of a mixture of stone, cob and concrete block under a mix of slate and corrugated sheet roofing. Adjoining at rear

TRADITIONAL BARN - 24'1" x 16'10" - (7.34m x 5.13m)

Stone under a slate roof.

*Note: Both of the traditional barns have potential for conversion, subject to gaining the necessary planning consent. Some preparatory work with a planning consultant has been undertaken on the above buildings and this will be shared with potential purchasers on request.*

#### Higher Yard

COVERED YARD - 58'7" x 35'5" (17.86m x 10.8m)

Steel frame, timber cladding under a corrugated sheet roof. Open fronted with feed barriers to front.

Adjoining CUBICLE BUILDING - 58'7" x 24'9" (17.86m x 7.54m)

Concrete block with central scrape passage and old style cubicles to either side.

Adjoining COVERED YARD - 56' x 31'11" (17.07m x 9.73m)

Steel frame, part concrete walls with timber cladding over. Feed barriers to front.

To the rear of here is a BALE STORE and MACHINERY PAD, together with a SLURRY/DUNG STORE.



#### The Land

Lot 1 extends to some **61.87 acres (25.02 hectares)** in all with just over 3 acres around the farmstead, and the remainder being located less than ¼ mile to the north-east and along the parish road, which also allows good access.

The principal block of land comprises a run of gently sloping productive pasture fields including just under 6 acres of woodland and scrub, plus a stream on its eastern boundary. Well fenced natural hedge banks form the boundaries and there a fantastic far reaching views to Exmoor and beyond.

#### The Farm Buildings

Conveniently set a short distance from the farmhouse, the buildings are set around ample concreted aprons and yards, in two principal yards and comprise a mixture of mainly modern cattle housing, fodder storage, workshop and two traditional barns.

#### Lower Yard

MACHINERY SHED/GARAGE - 47'9" x 39'5" (14.55m x 12.01m)

Concrete stanchions and timber trusses with part concrete and corrugated sheet walling. Concrete floor with light and power connected.



## Lot 2 - Coloured blue on the plan

*Approximately 33.11 acres of land plus a range of modern farm buildings.*

Set a short distance south of Lot 1, is a small range of modern cattle housing and fodder storage, set on a level site with three access points. They comprise;

**COVERED BALE STORE** - 64'4" x 42'10" (19.6m x 13.06m)

Open fronted. Steel frame with timber cladding, and a profile sheet roof.

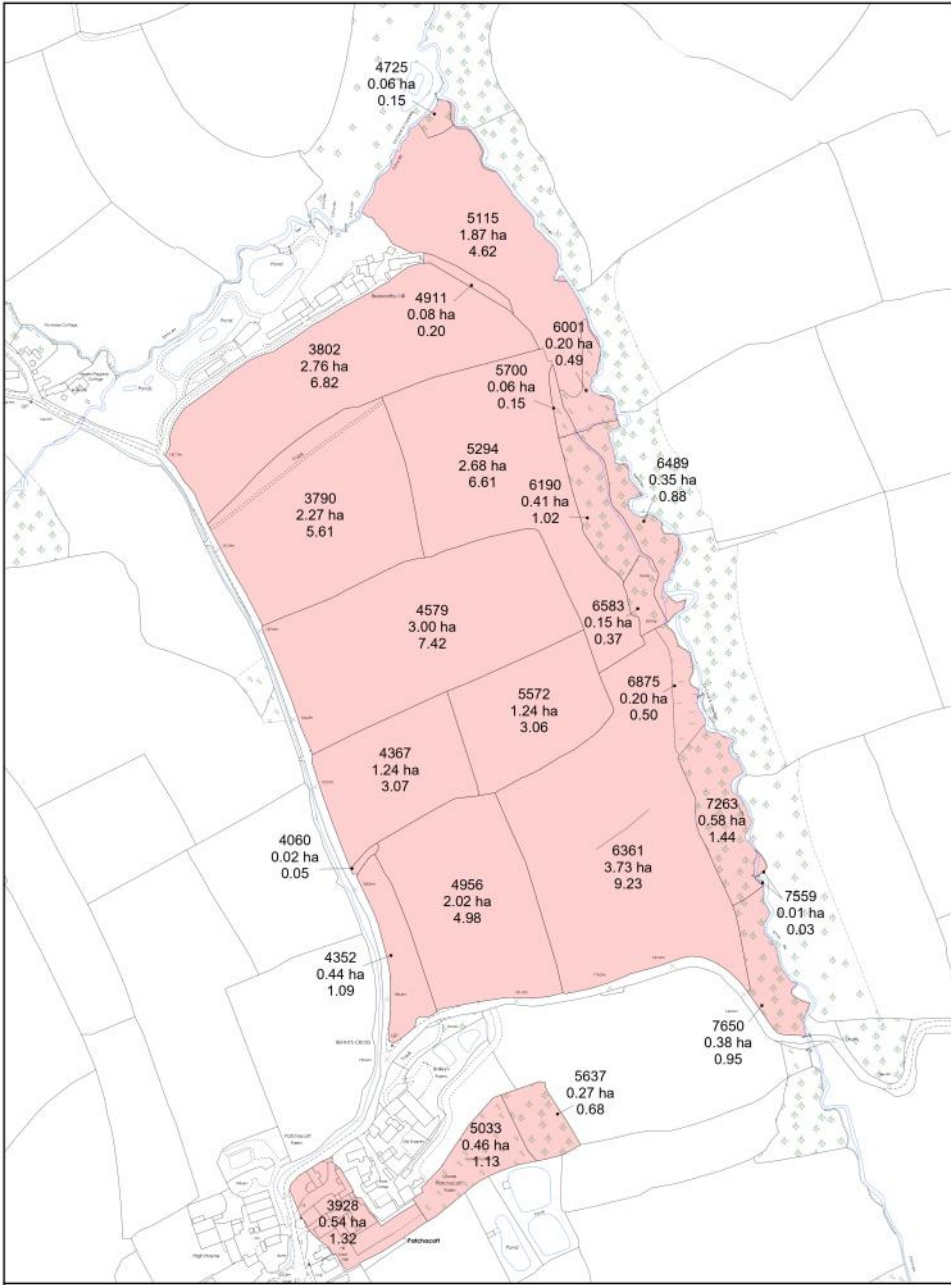
**CUBICLE SHED** - 60'5" x 54'7" (18.42m x 16.64m)

Open fronted. Steel frame, part concrete block walls with space boarding over, and a profile sheet roof. Feed barriers with concrete apron to front.

**COVERED YARD** - 100'9" x 35'8" (30.7m x 10.87m)

Open fronted. Steel frame with timber dung boarding, space board over and a profile sheet roof. Feed barriers to front with concrete apron.

The whole extends to some **33.11 acres (13.42 hectares)** in all and comprises an excellent block of permanent pasture which is level and gently sloping and divided into useful sized enclosures. Access is from the adjoining parish road, plus a short track (right of way).



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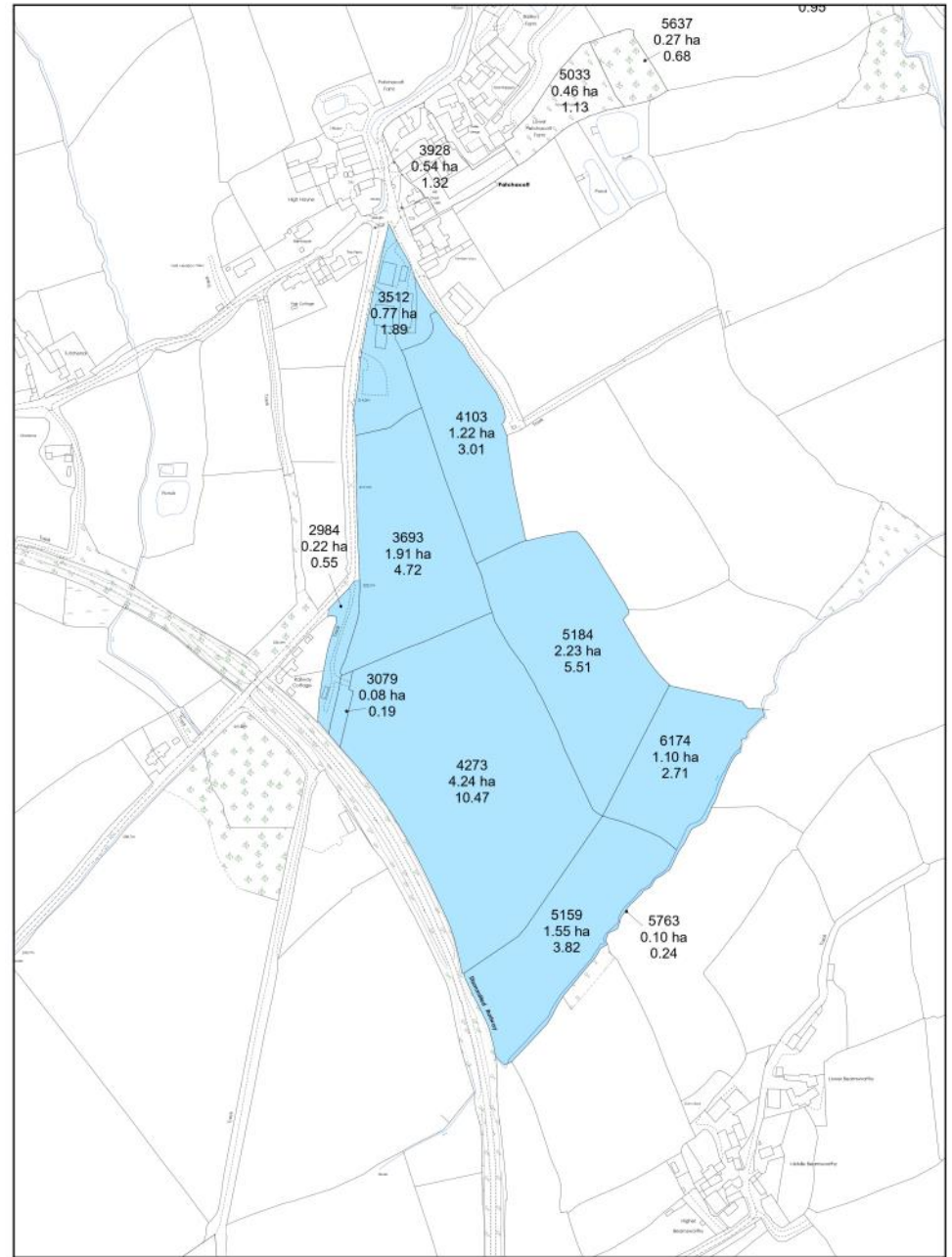
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Patchacott Farm - Lot 1



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Patchacott Farm - Lot 2



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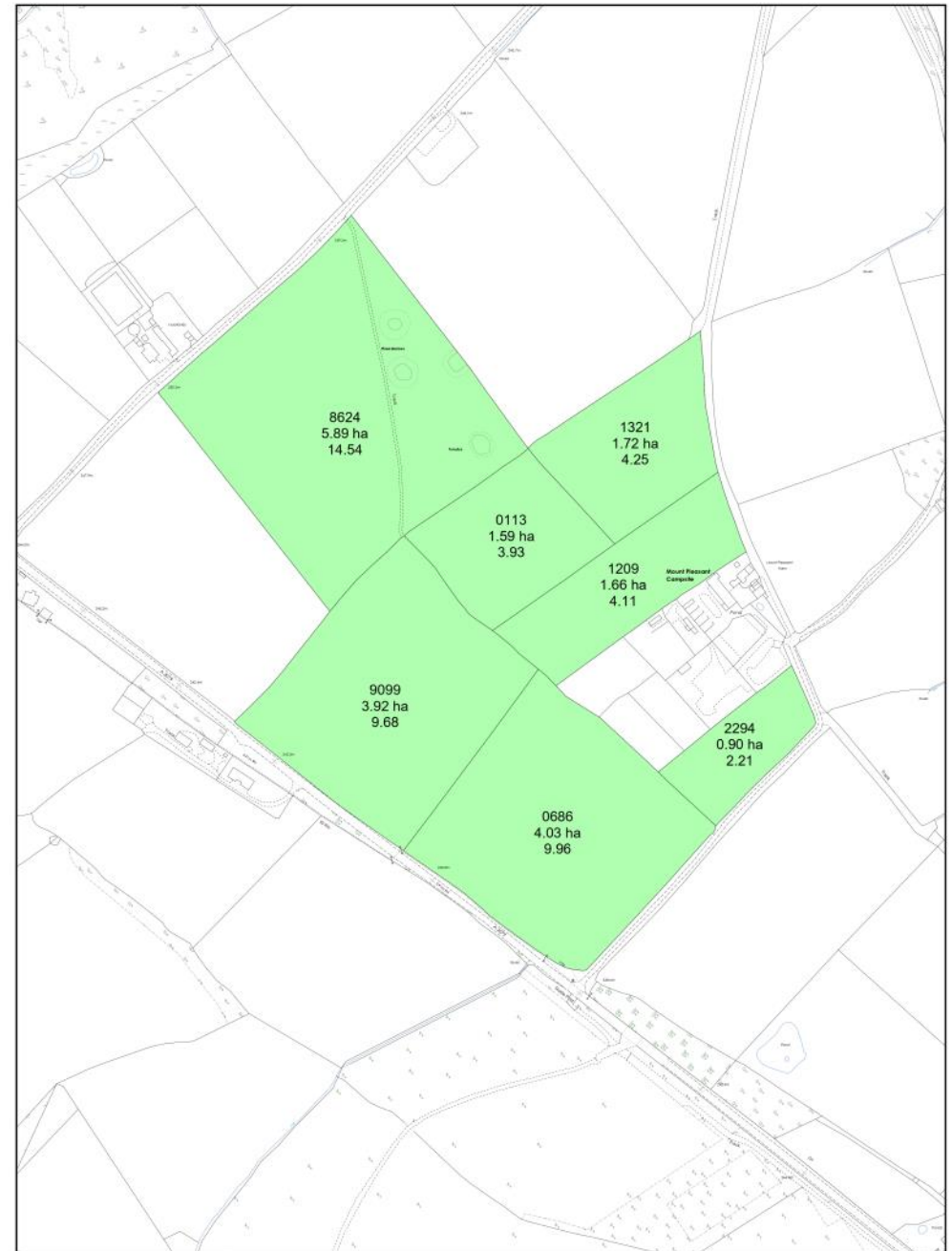
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**Lot 3 - Coloured green on the plan**  
**Land at Broadbury extending to some 48.66 acres (19.71 hectares)**

Comprising a super block of level pasture land is divided into good sized enclosures with well fenced natural hedge bank boundaries. It has been predominantly been used for forage conservation.

The land is only a stones throw from the A3079 main road and benefits from parish and main road frontage and access together, plus an adjoining green lane on its south-eastern boundary, which allows limited access. There are fantastic far reaching views across the surrounding countryside to Dartmoor and beyond.



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Drawing No. Z3626-04 Date 03.09.25

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**Patchacott Farm - Lot 3**

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## Services

### Lot 1

**Farmhouse and annexe** = Mains water, mains electricity and private foul drainage.

**Farm buildings** = Mains water (same meter) and separate mains electricity meter.

### Lot 2

**Farm buildings** = Separate electricity meter. Mains water is currently connected to via Lot 1 and this will be disconnected if Lot 2 is purchased separately. We understand mains water may be close and prospective purchasers must make their own enquiries as to connection and cost of same.

### Lot 3

The land has its own mains water supply.

## Other 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.

**Nitrate Vulnerable Zone (NVZ):** The farm is NOT in a Nitrate Vulnerable Zone.

**Stewardship Scheme:** The land is subject to a Mid Tier Country Stewardship Scheme which ceases 31.12.27. Full details are available from the selling agents.

**Photographs:** Taken August 2025.

**Local Authorities:** West Devon Borough Council, Tavistock.

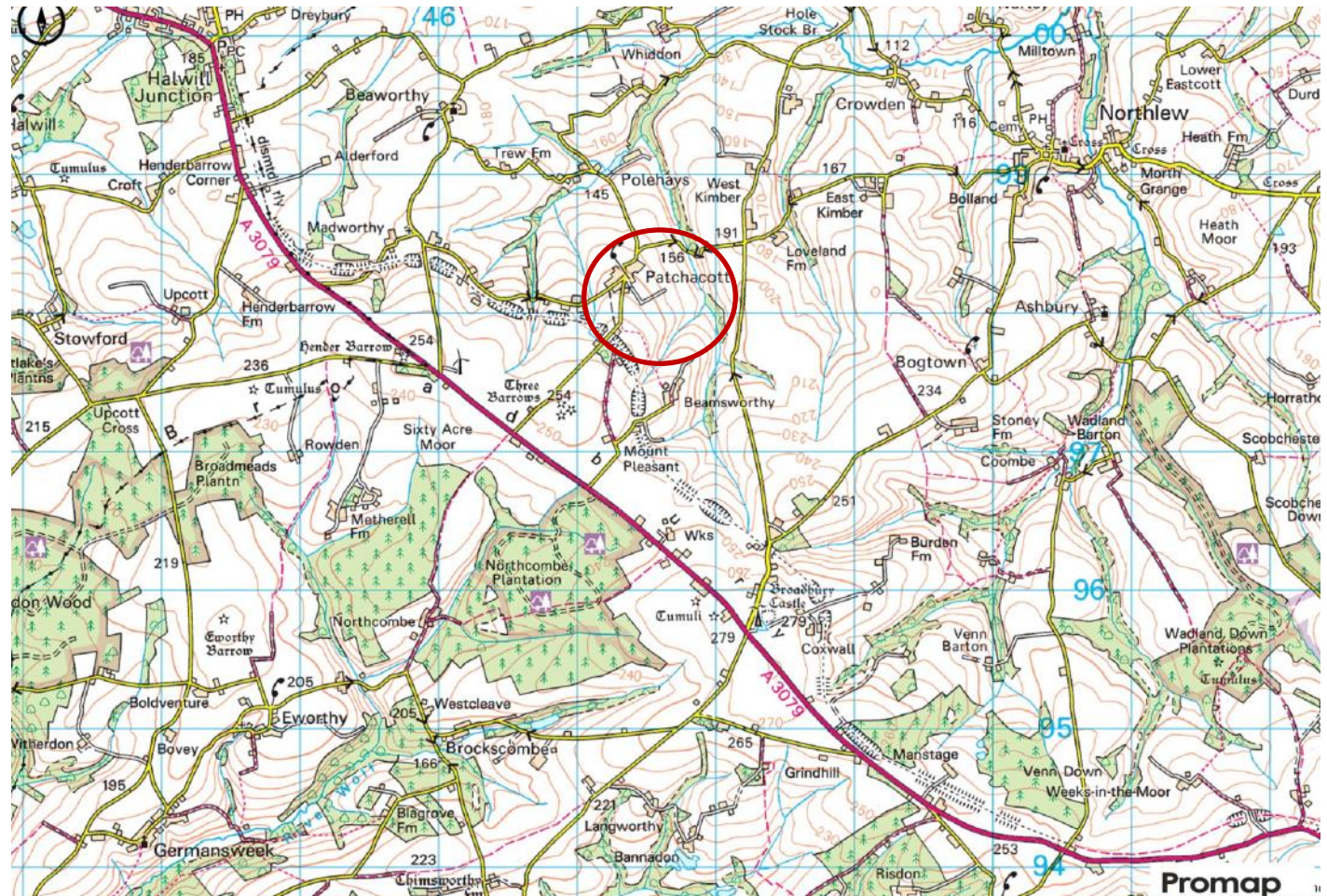
**Council Tax:** Band D.

**Energy Performance Certificates:** Energy rating D (66).

## Directions

**Postcode:** EX21 5AR. Please see location below (note this plan is not to scale and for identification purposes only).

**What3words:** Lot 1 ///replaying.wished.jolt  
Lot 2 ///buddy.stems.circling  
Lot 3 ///exploring.regretted.drives.





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