



## Luddon Farm Boasley, Thorndon Cross, Okehampton, Devon EX20 4NQ

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Set in a peaceful rural location with far-reaching views towards Dartmoor, Luddon Farm is a period farmhouse with income opportunity features holiday letting cottages, an established sand school and stables, and a range of useful outbuildings. With 6.8 acres of land and gardens Luddon Farm offers an exceptional lifestyle with income potential in one of Devon's most desirable countryside settings.

Oakhampton 6.8 miles Exeter 30 miles Dartmoor National Park 13.4 miles

- Charming Period Farmhouse • Equestrian Facilities • 6.8 Acres • Versatile Outbuildings • Lifestyle Opportunity • 2/3 Holiday Cottages • Freehold

£1,250,000

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### Situation

Luddon Farm enjoys a peaceful yet highly accessible rural position in the heart of the Devon countryside, just two miles from the A30 corridor. This prime location offers convenient access to Exeter to the east and Cornwall to the west, making it ideal for both lifestyle and income-generating opportunities. The property is nestled amid rolling fields with far-reaching views toward Dartmoor, offering a true sense of seclusion without isolation. The vibrant town of Okehampton is nearby, providing a wide range of amenities, including supermarkets, healthcare, and schooling. A well-regarded primary school is also located less than a mile from the property.

Both the North and South Devon coasts are easily reached by car, offering excellent day-trip and leisure possibilities for residents and holiday let guests alike.

### Description

Luddon Farm is an exceptional home-and-income opportunity set in just under 6.8 acres of glorious Devon countryside, enjoying stunning views toward Dartmoor. This versatile property comprises a spacious and character filled 3 bedroom period farmhouse, three holiday letting cottages, kennels, extensive outbuildings, stables, and sand school.

Perfectly suited for lifestyle buyers, equestrian enthusiasts, or those seeking a diversified rural business, the property already benefits from planning permission for 18 additional kennels, with infrastructure in place. The holiday lets - 'Barley Meadow', 'The Orchard', and 'Roundhouse' - have been thoughtfully converted to a high standard, each with private outdoor space and potential for hot tubs, offering strong guest appeal.

This is a rare opportunity to acquire a beautifully located, income-generating property with enormous potential in one of Devon's most scenic and accessible rural locations.

### Main House

The principal farmhouse at Luddon Farm is a period property, full of charm, character, and comfort. Generously proportioned rooms the home blends traditional features—such as exposed beams, stonework, and wood flooring—with practical living.

At the heart of the home is the kitchen, complete with an Esse oil-fired range, granite worktops, and ambient LED lighting, perfect for both everyday family life and entertaining. A series of welcoming reception rooms offers flexible living space, with cosy corners and larger, sociable areas alike.

The farmhouse provides spacious accommodation with 3 bedrooms, ideal for families, lifestyle living, or guest accommodation as part of a home-and-income model. Outside, the house is complemented by private gardens and seating areas, enjoying tranquil views over the surrounding countryside toward Dartmoor. This is a home that perfectly balances rural living with comfort and convenience.

### The Orchard

A charming 3 bedroom holiday cottage offering comfortable accommodation in

a peaceful countryside setting. The Orchard features a light-filled living space, a modern kitchen and guests can enjoy access to a private south-facing garden - perfect for relaxing or alfresco dining

### Barley Meadow

A converted 3 bedroom barn offering a cosy yet spacious retreat, ideal for couples or small families. Barley Meadow combines rustic charm with modern comforts, featuring an open-plan living area, well-equipped kitchen, and stylish finishes throughout. Outside, a private garden provides a quiet spot to unwind and take in the surrounding countryside views.

### Roundhouse

The Roundhouse, the current owners incorporate the Roundhouse into The Orchard and let as one unit, but this can be separated to have as a one bedroom holiday cottage or bed and breakfast, taking a room away from The Orchard.

### Outside

Beyond the residential units, the grounds include a wealth of agricultural and equestrian facilities: a well-maintained sand school, a stable block, and multiple outbuildings, all of which cater to a working lifestyle or various hobbies. Additionally, a licensed kennel block with five units is in operation, with planning permission in place for 18 more kennels—positioned thoughtfully away from the main home and guests' quarters.

The driveway and yards are spacious, providing ample parking and manoeuvring space for vehicles, including trailers and horseboxes. Mature hedging, fencing, and natural boundaries frame the land, creating both privacy and practical field segmentation for grazing. The land totals 6.8 acres.

### Services

The main farmhouse is registered under Council Tax Band D, currently charged at approximately £2,574 per annum (West Devon District Council). Rateable Value £5,000. Private drainage, septic tank, purchasers to satisfy themselves with their own inspection.

Ultrafast, Highest available download speed, 1800 Mbps, Highest available upload speed 220 Mbps. Mobile Phone Coverage, EE has limited coverage outdoors. Indoor coverage is also limited and relies on the Three network. O2 has limited coverage both outdoors and indoors. Vodafone has limited outdoor coverage and no indoor coverage.

### Directions

What Three Words [///ember.quietly.acquaint](https://www.what3words.com/ember.quietly.acquaint)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
192 (91kWh)	A		
131 (61kWh)	B		
100 (40kWh)	C		
75 (60kWh)	D		
55 (54kWh)	E		
35 (38kWh)	F		
15 (28kWh)	G	27	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	