



## HOLE FARM

Bickington, Near Ashburton, Devon



# A SUPERB HISTORIC FARMHOUSE

With traditional outbuildings including an annexe offering income potential and surrounded by its own beautiful gardens and grounds. The property is situated down a private driveway accessed off a quiet Devon lane in an idyllic rural setting, surrounded by farmland.

## Summary of accommodation

**Ground Floor:** Superb open plan Kitchen/ dining room/sitting room | Four further reception rooms including garden room  
Utility room | Storeroom | Cloakroom

**First Floor:** Principal bedroom/bathroom suite | Four additional bedrooms including two en suite and a family bathroom

## Outside

**Stable Cottage:** Sitting room | Kitchen | Two bedrooms | Shower room

**Traditional Barns:** Store building with first floor office/workshop/large former threshing barn | Extensive gardens and grounds with several wildlife ponds and an area of natural planted woodland

**In all about 3.17 acres (1.28 hectares)**

**Distances:** A38 3 miles, Ashburton 5.5 miles, Newton Abbot 6 miles, Totnes 12, Exeter 20 miles  
(All distances are approximate)

**Guide price: £1,350,000**

## SITUATION

Hole Farm is situated in the heart of the South Devon countryside, on the boundary between Teignbridge and Dartmoor National Park, between the village of Bickington and the moorland town of Ashburton.

Dartmoor is renowned for its spectacular scenery with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities on the doorstep for walking, cycling, riding, fishing etc. South Devon is known for its beautiful rolling countryside scattered with pretty villages and its stunning coastline with many beaches and estuaries.

Close by are the historic and popular towns of Totnes and Ashburton, both with a good selection of independent shops, good quality restaurants, pubs, cafes and craft shops and known as thriving centres for an arts and culture scene with workshops and galleries. In Ashburton there is a primary school and secondary education at South Dartmoor Community College. Private schools in the area include Stover School, Exeter School and The Maynard School also in Exeter.

There is quick access on to the A38 dual carriageway, leading west to Plymouth, from where there are ferries to France and Spain, and east to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport. At Newton Abbot there is a station with mainline connections to London (Paddington).

## THE PROPERTY

Hole Farm is a Grade II listed Devon farmhouse surrounded by a courtyard of traditional farm buildings. It is situated in a south-facing valley with extensive gardens and grounds and surrounded by rolling farmland, affording complete privacy in a glorious rural setting.





The house is understood to have origins from the 15th century and is immaculately presented. As well as having fascinating period features it boasts excellent quality fixtures and fittings, combining period charm and character with the all the comforts of modern living.

On the ground floor is the open plan sitting room/ dining room/ kitchen with an impressive stone chimney breast and fireplace with wood burner. From the fully fitted kitchen a door gives access to the garden room connecting the house to the lovely gardens and grounds.

There is a separate drawing room with an inglenook fireplace and a snug as well as a studio, utility room and storage areas. All of this makes the property ideal for intergenerational living and a range of flexible uses.

The first floor has a principal suite with its own bathroom featuring wonderful countryside views. In addition there are two further en-suite bedrooms complete with shower rooms, two additional double bedrooms and a bathroom. Again, this allows for flexible and versatile accommodation.

Around the farmyard in front of the farmhouse are a delightful range of traditional buildings comprising of barns and workshops some of which have already been converted to a home office and a two bedroom annexe.





Stable Cottage



Stable Cottage



Stable Cottage



Approximate Gross Internal Area  
544.2 sq.m. (5858 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.

There is ample parking space surrounding the house and the outbuildings are very extensive, providing garage space if required. The landscaped gardens and grounds include sweeping lawned areas and borders stocked with a plethora of plants, ornamental shrubs and trees. There are terraced areas, a summerhouse, wildlife ponds, woodland areas and a greenhouse.

The gardens and grounds provide an idyllic setting for the house in private, rural surroundings.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, private water and a fully compliant modern drainage system. Oil fired central heating. EV charging point.

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

**Council Tax:** Band G

**EPC Rating:** D

**Directions:** TQ12 6PE



I would be delighted  
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