



H O N E Y W A Y F A R M

# Honeyway Farm

Dunsford, Exeter, Devon, EX6 7AX

Exeter 8 miles • Dunsford 1.5 miles • A30 3.1 miles

A residential farm with a spacious 4-bedroom bungalow, set within spectacular landscaped gardens and enjoying stunning views over the Teign Valley

- Spacious 4-bedroom bungalow (subject to AOC) with large garage, car port and summer house.
- Landscaped gardens including lawn, ponds and woodland.
- Multiple garden buildings.
- A general purpose barn with planning permission for agriculture and forestry.
- 46.42 acres of coniferous and broadleaved woodland.
- 31.81 acres of productive grassland

Council Tax – Band E

EPC - D

Tenure – Freehold

Offered for sale as a whole

In all 81.59 acres (33.02 Hectares)



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## Situation

Honeyway Farm is set in a rural and elevated position, just a short distance from the sought-after Teign Valley village of Dunsford (1.5 miles). Known for its strong sense of community, Dunsford is a highly desirable village, offering a primary school (Ofsted: Good), a pub, a post office and village store, tea rooms, village hall and a garage.

The farm itself lies just outside of Dartmoor National Park.

The property also enjoys convenient access to the university and cathedral city of Exeter (8 miles), which offers a wealth of amenities, including excellent shopping, dining, theatres, and a wide range of sporting and recreational facilities. Exeter is well-served by railway stations on both the Paddington and Waterloo lines and has an international airport.

## Introduction

Honeyway Farm is an accessible mixed farm, set within its own attractive land in an elevated position with far-reaching views over the Teign Valley, Dartmoor and Haldon Forest. The farm enjoys a peaceful rural setting while remaining conveniently located close to the B3213 and Dunsford, within easy reach of Exeter and the surrounding Teign Valley countryside.

The principal residence is a substantial bungalow, enjoying fantastic rural views and set within picturesque, landscaped gardens. The gardens have areas of lawn, planting and seating designed to take full advantage of the outlook.

The farm has a mixture of grassland and woodland, providing sporting, conservation and agricultural interest. The grassland is suitable for grazing and mowing, while the woodland has been commercially managed for firewood and timber.

A modern barn provides agricultural and forestry storage, and offers potential for alternative uses, subject to obtaining the appropriate planning permissions (STP).

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# The Bungalow

Honeyway Farm bungalow was built in 1979 to 1980 and is of rendered block construction under a tile roof. The accommodation extends to approximately 2370 square feet offering light and comfortable living accommodation.

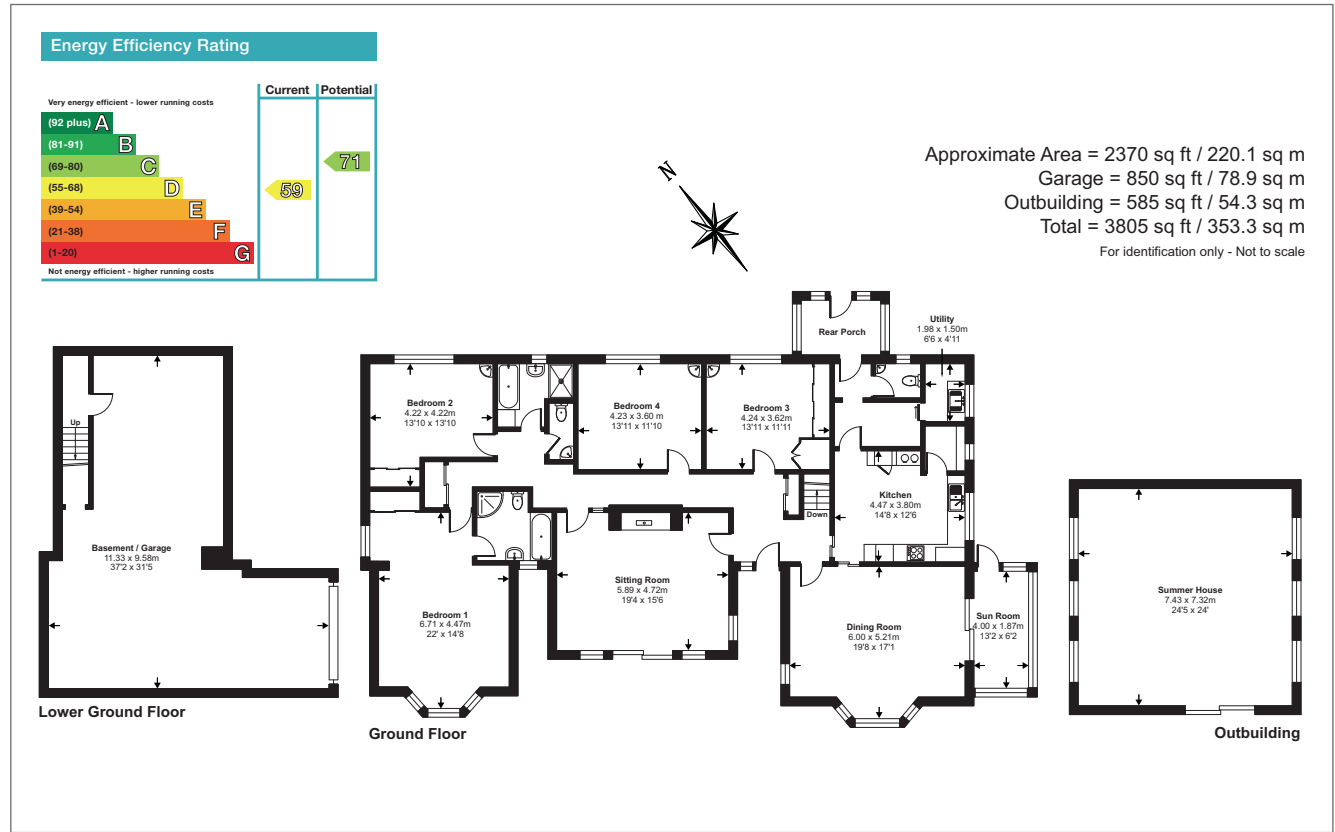
The front door opens into a central hall leading to the main living accommodation. The sitting room features a granite and welsh slate fireplace with wood burner, oak flooring and sliding French doors opening onto the patio and garden, enjoying fine views towards Dartmoor National Park. The dining room benefits from a large bay window and sliding doors to the sun room with views towards Haldon Belvedere and Haldon Forest.

The kitchen is well equipped with a range of wall and base units, integrated Zanussi cooker and induction hob with extractor fan above, electric Aga and access to a walk in pantry. A utility room, cloakroom and rear porch complete the service areas.

The main hall provides access to four double bedrooms, including a principal bedroom with bay window, fitted furniture and en-suite bathroom. The remaining bedrooms are served by a family bathroom and additional cloakroom.

Stairs lead down to a basement/garage housing the oil-fired central heating system, hot water tank and Geminox solid fuel burner.

Solar hot water tubes on the roof.





## The Gardens

The gardens are a real feature of this property. At the front of the property there is a large paved terrace, in front of which is a lawn bisected by a main path lined by formal beds. There are three ornamental ponds within the front garden the largest of which is crossed by a granite slab clapper bridge with a small fountain. The whole of the front garden is backed by Silver Birch Trees with strategically placed benches and vistas providing views across the Teign Valley towards Dunsford. The gardens have a wide range of herbaceous plants, trees and shrubs providing colour and interest for every season. The beds are lined with Dartmoor Granite Rocks. The paths lead around to the side and rear of the property past a larger pond and into an area with a variety of broadleaved trees including oak, ash, beech, eucalyptus, flower shrubs and a zip wire for family fun.

## Garden Buildings

**Fruit House** – Concrete Base with timber frame and glass panels. Housing different types of peach, nectarine and apricot trees, white and black grapes.

**Summer House** – Timber construction with felt roof with a timber decked veranda. Part of the building houses the borehole controls. This building has been used for domestic use for over 25 years.

**Compost area.**

**Potting shed** (2.6m x 6.6m) – Block construction with a concrete floor and felt roof.

**Glass Green house with patio area.**

**Double Car Port** (5.75m x 5.68m) – Block and granite construction under a felt roof.



## Farm Buildings

**Agricultural building** (32m x 18m) – Concrete and steel frame with part block construction and part Yorkshire boarding elevations under a corrugated roof. Part concrete and part earth floor, with PV panels on the roof. Internal secure workshop.

## The Land

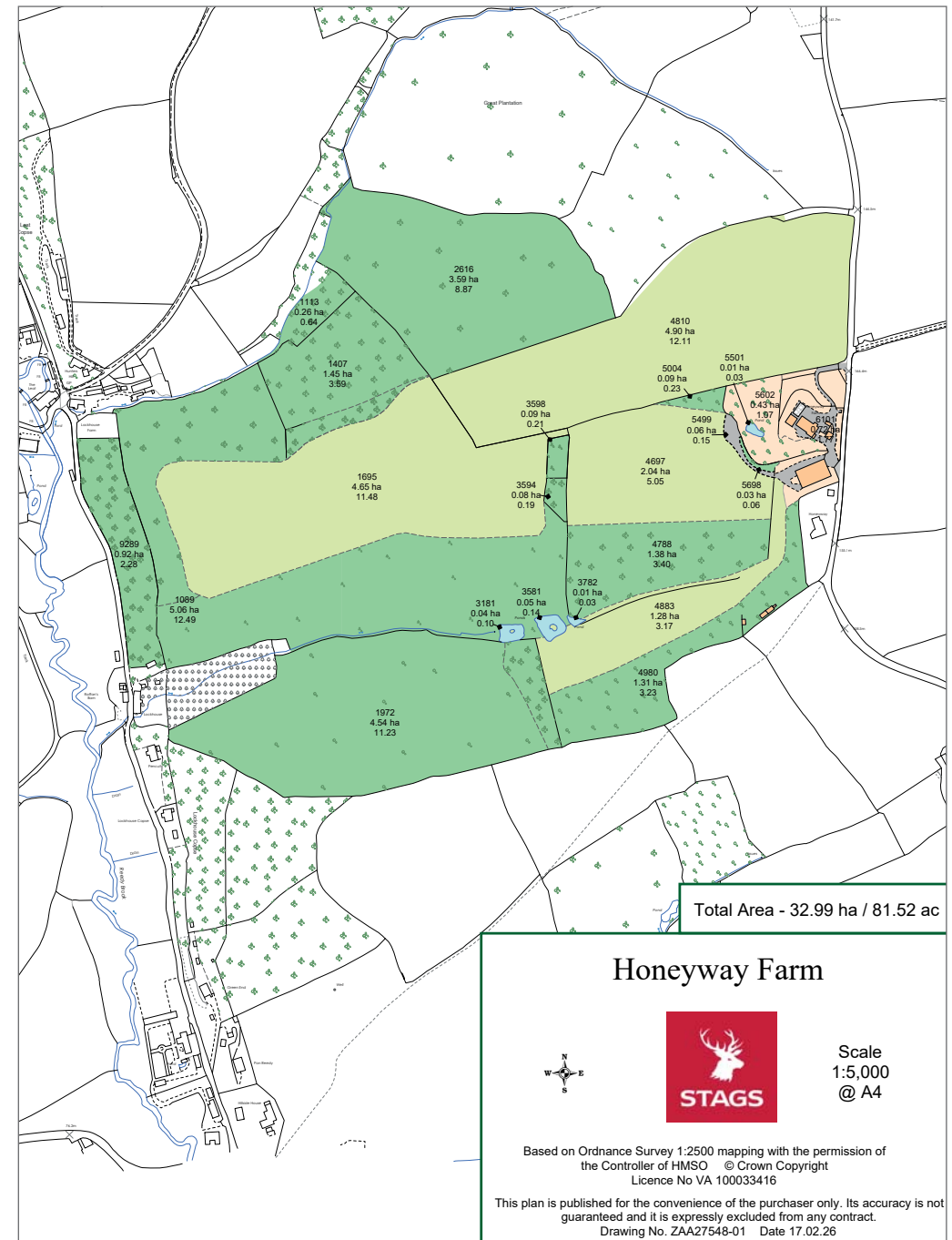
The land in all extends to about 78 acres including about 31.81 acres of sloping grassland suitable for grazing and hay production, surrounded by hedges and woodland.

The farm includes three ponds and a stream.

The woodland extends to about 46.42 acre and lies mostly on sloping ground, comprising a mixture of coniferous and broadleaved species. The coniferous element accounts for approximately 40% of the woodland and includes sitka spruce, Douglas fir, larch and pine; uneven-aged mixed broadleaves account for the remainder.

Ash has been removed with restocking taking place under Countryside Stewardship Woodland Tree Health Restoration funding. Thinning of the softwood compartments was undertaken in 2021 with a further intervention due in 2029-2032.

A ten-year FC Woodland Management Plan is in place until August 2031 which will be transferred to the buyer, more information available from the agent.





## Services

**Central Heating:** oil fired central heating and solid fuel burner.

**Water:** Mains. Borehole water for garden use only.

**Electricity:** Mains.

**Telephone/ Broadband:** Up to Standard is available (Ofcom)'.

**Mobile Coverage/Signal:** Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

**Drainage:** Private drainage system. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

## Tenure

Freehold

## Access

Direct access off the public highway.

## Local Authority

Teignbridge Council. - [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

## Planning

The property is subject to an agricultural occupancy condition. The dwelling shall be occupied by persons employed or last employed full-time locally in agriculture or forestry work, as defined by Section 290 of the Town and Country Planning Act. Planning no. 5/5/1515/44/1

The agricultural building was converted for change of use in October 2008 for use of part agricultural/ forestry building and yard to allow the conversion of purchased timber to firewood.

APPLICATION REF NO:- 08/03903/COU

## Designations

The farm is located outside of the Dartmoor National Park.

## Sporting And Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

## Fixtures And Fittings

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

## Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

## Wayleaves & Rights Of Way

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There is a right of way for Honeyway Farm through Lockhouse Farm and Lockhouse. More information available from the agents.

## Plans And Boundary Fences

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## Directions

What3Words: [///action.offstage.summaries](https://www.what3words.com/#!/action.offstage.summaries)

## Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

## Disclaimer

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

