



Northwood Farm

Bridford Road, Christow, Exeter, EX6 7PG

RENDELLS

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Asking Price £1,250,000

An exquisite smallholding, in an idyllic valley setting, with productive pasture and woodland extending to approximately 30 acres in a glorious village fringe setting.

- **Farmhouse with 15th Century Origins with Adjoining Annexe—Not Listed**
- **General Purpose Barn plus Cattle Barn and Machinery Shed**
- **Well Fenced Paddocks and Productive Pasture**
- **Good Degree of Level Ground with Natural Water Sources**
- **Historic Stone and Cob Cattle Barn**
- **Previously Used for Organic, Commercial Vegetable Production**
- **Entirely Private Position**
- **Easy Access to the Nearby Village Centre**
- **Long Private Driveway with Extensive Parking**
- **Subject to an Agricultural Tie. Potential purchasers should seek independent legal advice**

Situation:

The property is situated on the fringes of the popular Teign Valley village of Christow, set just within the National Park boundary. On the road from Exeter over the moor to Moretonhampstead, Christow occupies the topmost reaches of the Teign valley in glorious countryside. The famed Daffodil woods and Steps Bridge are close by.

The attractive village is set high in the Teign Valley close to the Kennick and Tottiford reservoirs, and has breathtaking countryside all around. It is a former mining area - tin, silver, copper and manganese were all mined locally. There is a church, public house and a community run shop. The Cantonteign falls are close by. Exeter, with its extensive range of amenities and excellent transport links is only 9 miles distant.

Description:

This exceptional smallholding, occupying an extremely private valley setting is available for the first time in many years. Previous run commercially, producing the first organic vegetable boxes in the UK, the approximate 30 acres of pasture, paddocks and mixed woodland provides numerous opportunities, both professionally or for the hobby smallholder.

The farmhouse, centrally positioned amongst its land, has 15th century origins, although is not listed. In addition to the present owners undertaking a full re-build of the property in the 1980s', an attached annexe has recently been added, offering additional accommodation for a relative or perhaps suitable to generate additional income. With naturally sourced water provided to most of the land, the productive, well fenced paddocks and pasture are further complimented by an array of agricultural buildings including a general purpose barn, an open sided cattle barn and a machinery shed.

Full details are available from Rendells, Chagford, the vendors sole selling agents.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession—Subject to an agricultural tie.

Council Tax: Band E - £3184.93 pa for 2026/2027

EPC: Rating D

Services:

Mains Electricity. Natural spring and borehole water supplies. Septic tank drainage. Heat pump and solid fuel rayburn to radiators.

Broadband available up to 13 mbps (Source Ofcom). Satellite services are available.

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

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

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dartmoor@rendells.co.uk

What3Words location: observer.looked.octagonal. This will take you to the entrance to the driveway.









Bridford Road, Christow, Exeter, EX6

Approximate Area = 1983 sq ft / 184.2 sq m
 Annexe = 600 sq ft / 55.7 sq m
 Outbuilding = 4649 sq ft / 431.9 sq m
 Total = 7232 sq ft / 671.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1457041

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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