



WOODHEAD FARM  
O.I.R.O £695,000

Picturesque Rural Retreat with Approx 7 Acres  
COMBEBOW

MILLER TOWN & COUNTRY  
Part of Smart Property Group



# WF

## Woodhead Farm



- » Detached Character House in Sylvan Setting
- » Plot Extending to Approx 7 Acres
- » Delightful Off-Grid Opportunity
- » Four Bedrooms and Two Receptions
- » Nearby Walks and Access to Dartmoor
- » Abundant Wildlife and Nature
- » Peace and Privacy



## The Property

Woodhead farm occupies a delightful rural location in a quiet wooded valley. Situated at the end of a long lane in an idyllic, sylvan setting is this delightful rural property. Set in approximately 7.5 acres of beautiful gardens, pasture, ancient woodland and ponds, Woodhead Farm is a beautifully presented, fully modernised off-grid farmhouse enjoying exceptional privacy and a peaceful rural setting, complemented by a substantial two-storey garage/workshop with excellent future potential (subject to the necessary consents). Woodhead Farm has its own water, drainage, and electricity generated from photovoltaic panels/battery storage with a generator back-up. The photovoltaics provide an income each year annum and the current owners have benefited greatly from having their own wood supply. The land provides beautifully landscaped gardens, wildlife ponds, wooded & meadow areas plus vegetable garden all allowing a very much self sufficient smallholding lifestyle. There is easy access to many country walks including up onto Dartmoor and there is also direct Bridleway access from the lane for those with equestrian interests.

## Accommodation

The house itself offers well laid out accommodation over two floors with bright and welcoming rooms which benefit from excellent views over its own land and valley for those rooms facing the front. Internally there is a conservatory overlooking a level garden and the valley, a large living room with a woodburner, separate dining room with solid fuel Rayburn, a newly installed kitchen, and a WC. To the first floor are the four bedrooms and a recently installed modern bathroom suite.







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## Outside

Externally there is a level area of garden to the front, along with ample parking whilst the remainder of the land is divided into wildlife and nature paddocks with a number of exotic trees, wildlife ponds, and wildflower areas. The woodland slopes down to a stream and some ponds below the formal garden. There are extensive areas for an orchard and vegetable garden and polytunnel whilst also offering a range of outbuildings which include a versatile 2 storey garage/workshop (7.31m x 4.87m) ideal for hobbies, homeworking or storage, with potential for conversion to additional living or holiday accommodation, subject to any necessary consents, a lean-to store (8.45m x 1.45m), shed and log store (8.22m x 4.21m), generator shed (3.78m x 2.54m), workshop (6.80m x 3.58m) with battery storage facility, and a lean-to pole barn (9.44m x 3.05m). Walking around the gardens is like enjoying your own private nature wonderland with extensive views across the surrounding countryside and with a large number of bird species and other fauna, including deer, frequently passing through.



## Location

There are nearby villages of Bridestowe, Lewdown & Lifton each with Inns, primary schools plus Post Offices in Bridestowe & Lifton. With easy access onto Dartmoor combined with the A30 offering good transport links to the beaches of Cornwall & Devon and Exeter, the airport and M5 to the east, Woodhead Farm is in an ideal location for both privacy & access . Okehampton, Tavistock & Launceston nearby offer a wide range of shops including supermarkets, a cinema, golf club and a range of sports and social clubs, as well as a train station at Okehampton linking to Exeter.



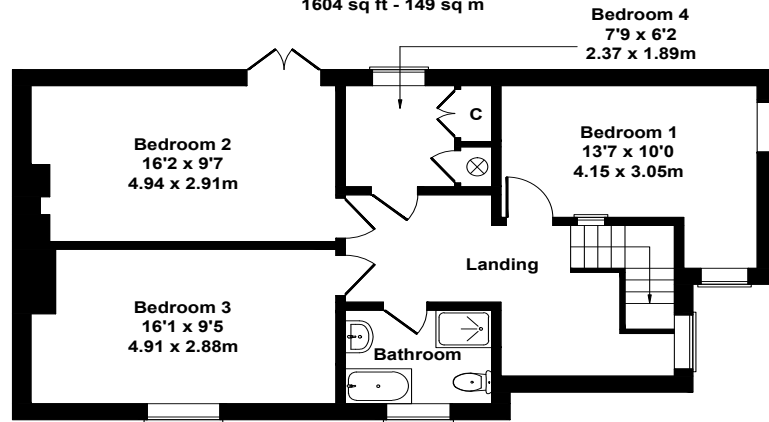




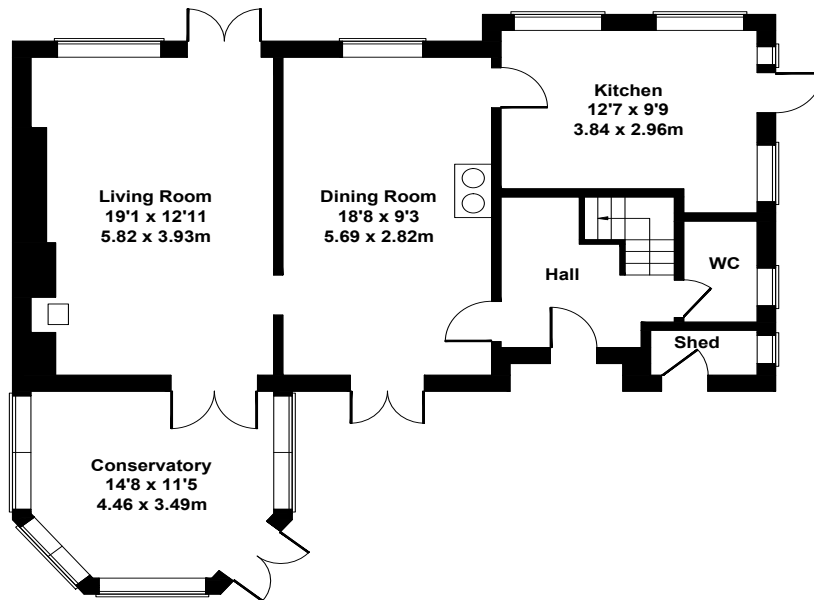


## Woodhead Farm

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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## KEY INFORMATION

- 4 Bedrooms
- 1 Bathrooms
- 2 Reception Rooms
- Garage and off street parking
- Not Listed
- Heating: Solid fuel rayburn and woodburner
- Utilities: Private electric, water and drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (74)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: ADSL \*Per Ofcom
- Variable \*Per Ofcom
- Not suitable for wheelchair users

## Miller Town & Country

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Viewings: Strictly through the  
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