



S O U T H K I N G W E L L F A R M



South Kingwell Farm

Moretonhampstead, Newton Abbot,
Devon, TQ13 8SW

Moretonhampstead 1.8 miles • A30 9 miles •
Exeter City Centre 12 miles

**A private residential farm for
improvement surrounded by its own
land within Dartmoor National Park**

- Traditional unlisted Dartmoor farmhouse for renovation
- Traditional stone barns centred around a courtyard with potential for alternative uses (STP)
- Modern livestock buildings
- Productive run of grassland
- Grazing land and natural woodland with conservation appeal
- Ringfenced main holding with off lying paddock
- Within easy reach of Moretonhampstead, A30 and A38

Council Tax E

EPC G

Tenure Freehold

Offered for sale as a whole or in up to 3 lots

In all 115.48 acres (46.75 Hectares)



@StagsProperty



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Situation

South Kingwell Farm is situated in a private yet accessible location, just a short distance from the Dartmoor town of Mortenhampstead, a bustling market town hosting a range of amenities including a number of pubs and restaurants, independent shops, a small co-op supermarket and an open-air swimming pool. The town also has a health centre, a parish church and a primary school. There is an extensive network of footpaths and bridal ways within easy reach of the farm. The Cathedral City of Exeter provides a good range of both state and independent schools including Exeter School and The Maynard School for Girls, and Exeter College for higher education.

Dartmoor National Park is famed for its hundreds of square miles of superb, unspoilt, scenery, with many opportunities for riding, walking and outdoor pursuits.

The property benefits from excellent access provisions to a number of nearby towns including Chagford and Bovey Tracey via the A382. The A30 at Whiddon Down is approximately 9 miles to the north which provides direct access to Okehampton to the west and Exeter to the east. Exeter offers a comprehensive range of amenities and excellent communications links from the M5 Motorway, Exeter St Davids train station and Exeter International Airport.

Introduction

Offered to the market for the first time in 80 years, South Kingwell Farm extends to approximately 115.48 acres in all and presents an excellent opportunity to acquire an accessible farm within Dartmoor National Park. The farm is currently run as a mixed livestock holding with beef and sheep but may present scope for alternative uses of the traditional farm buildings, subject to necessary planning consents.

Accessed via private drive from the highway, the farmhouse is of granite construction beneath a rendered external finish, with a recently replaced natural slate pitched roof. The house requires a full scheme of renovation and updating but presents an exciting opportunity to restore it to a spacious and comfortable family home.

Located within the farmyard are a range of traditional stone buildings with some recently replaced slate roofs, which may present scope for conversion and alternative uses, subject to the necessary planning consents. There are three further timber framed livestock and general-purpose agricultural sheds to the north of the main farmyard, which have been utilised for housing livestock and storing farm machinery.

The land comprises a combination of permanent grassland suitable for grazing and mowing, mixed natural woodland and area of rough grazing with bracken running up to Hingston Rocks. Hingston Rocks located on the southern boundary is a designated rocky outcrop/tor sitting high on a hill over 1,000 feet offering fantastic views across Dartmoor.

South Kingwell Farm is offered for sale as a whole or in up to 3 lots.

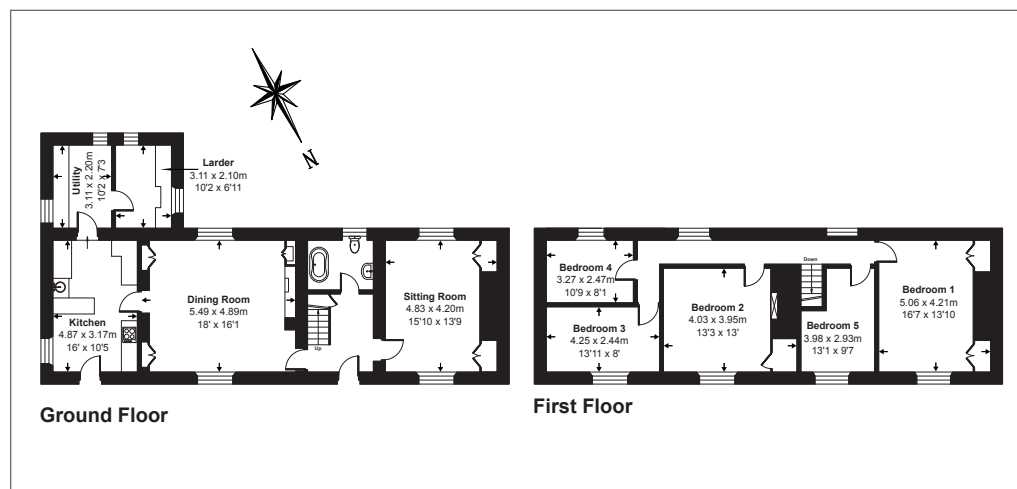
Lot 1 South Kingwell Farmhouse, traditional and modern buildings and land 73.33 acres (29.68 ha).

THE FARMHOUSE:

An unlisted traditional granite farmhouse with approximately 1,941 sq ft of living accommodation in need of full modernisation and updating, offering generous and well-proportioned rooms throughout.

The floorplan illustrates the layout and size of the property. In brief, the accommodation comprises, front door to kitchen, pantry and utility room, dining room, sitting room with fireplace and a downstairs bathroom.

Stairs lead up to the first floor where there are 5 double bedrooms.



Outside:

A separate driveway provides access to the front of the farmhouse and parking area, leading into the courtyard with traditional stone buildings. There are formal gardens which have become overgrown and will require clearing and reinstating.

Farm Buildings

A range of modern and traditional buildings centred around a useful courtyard and parking area.

Building 1 (17.85 x 8.80m) - Timber framed covered yard with corrugated roof.

Building 2 (18 x 7.07m) - Open fronted pole barn with corrugated roof.

Building 3 & 4 (6.69 x 13.98m) - General purpose agricultural building and cubicle shed of timber frame construction with corrugated roof.

Building 5 (9.28 x 2.57m) - Traditional stone storage building with hayloft with recently replaced natural slate roof.

Building 6 (4.22 x 3.38m) - Traditional stone stable with corrugated roof.

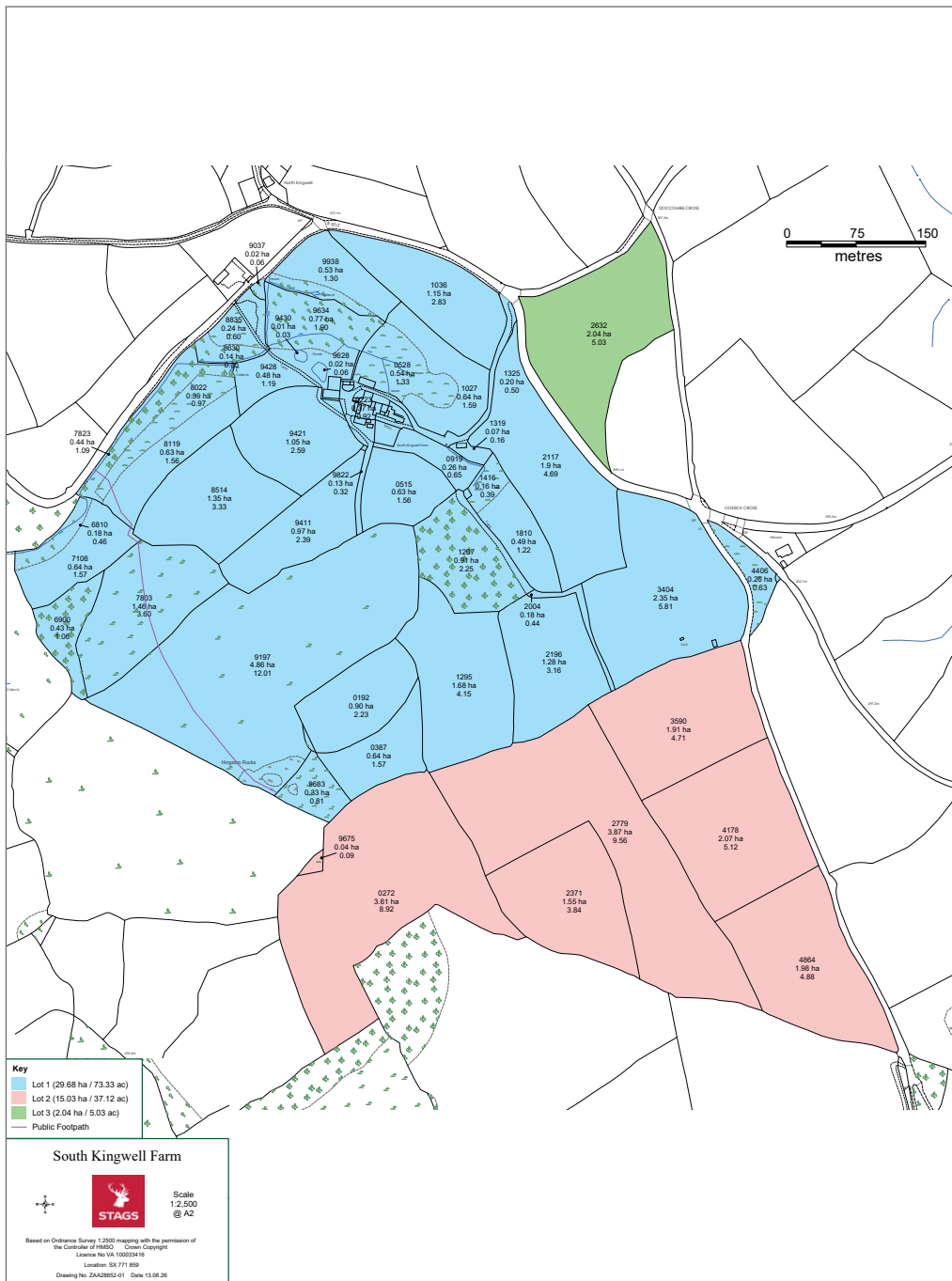
Building 7 & 8 (5.26 x 4.52 m / 5.26 x 4.25m) - Stone stable and Linhay barn with natural slate roof.

Building 9 (6.19 x 4.20m) - Traditional stone stable with corrugated roof.

Building 10 (3.62 x 2.47m) - Stone store with wooden door.

Buildings 11 to 17 - A range of further stabling and general storage buildings. Please refer to the floorplans for individual measurements.





LAND:

The land is a mixture of level and sloping grassland with a areas of natural woodland. Within Lot 1 is Hingston Rocks surrounded by an area of bracken providing year round rough grazing for livestock.



Lot 2

A productive run of permanent grassland suitable for mowing and grazing extending to approximately 37.12 acres (15.03 ha). The land is divided into six main fields enclosed by a combination of well-maintained stockproof fencing and mature hedgerows. The soils may be described as freely draining acid loamy soils mostly suited for year-round grazing.



LOT 2

Lot 3

A gently sloping grassland paddock extending to approximately 5.03 acres (2.04 ha) with direct access from the adjoining highway.



LOT 3



LOT 2

Services

(Lot 1)

Water: Private water via well

Electricity: Mains electricity

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

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

Private drainage system (Septic tank). Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Tenure

Freehold with vacant possession available on completion. The property is currently unregistered, a first registration will be completed upon sale by the buyer(s).

Farm Sale

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

Designations & Land Management

The Farm is located with Dartmoor National Park. The property is entered into a Countryside Stewardship Mid-Tier ending 31st December 2026.

Moorland Grazing Rights

Moorland Grazing Rights exist on Mardon Common.

Access

Lots 1, 2 & 3 have direct road frontage onto the public highway.

Local Authority

Teignbridge District Council and Dartmoor National Park.

Specific Rights / Easements

If lots 1 and 2 are sold separately, rights will be reserved for lot 2 to connect into the header tank for a water supply from lot 1. The buyer of Lot 2 will install a submeter and will agree to pay on a usage basis at South West Water rates.

Directions

From Moretonhampstead town centre, follow Cross Street out of the town towards the B3212/ Exeter Road. Follow the road for approximately 1.6 miles and the farm drive will be found on the right hand side.

What3words:

Lot 1 – ///broke.leaves.birthing (main farm yard)

Lot 2 – ///mattress.quitter.commuted (access)

Lot 3 – ///widen.assume.garlic (access)

Sporting & Mineral Rights

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

Fixtures & Fittings

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

Wayleaves, Rights Of Way Etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc. A public footpath crosses the land in part towards Hingston Rocks and is identified on the sale plan.

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.

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings. Some of the agricultural buildings are understood to have asbestos cement roofing sheets. Prospective purchasers should satisfy themselves as to the condition.

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 particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



