



Ramslade Farm







# Ramslade Farm

Whitestone, Exeter, , EX4 2HW

Exeter City Centre (5 miles), Crediton (5.2 miles)

A south facing, detached bungalow set within 25 acres with workshops, agricultural outbuildings with planning and beautiful, uninterrupted views, yet close proximity to Exeter

- South facing bungalow
- Stunning views
- Agricultural Tie
- Agricultural building with planning permission
- Freehold
- Land amounting to 25.11 acres
- Workshop/Outbuildings
- Open plan living
- Dual aspect living area
- Council Tax Band: D

Guide Price £875,000

## Stags Exeter

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@StagsProperty

## SITUATION

The property is set in a stunning rural location at the end of its own private drive within a delightful block of land. Though in a rural location half a mile out of the small village of Whitestone, the cathedral and university city of Exeter is a little over 4 miles away. The boundary of the Dartmoor National Park lies 5 miles to the west. The property is well located for road communications with access to the A30 dual carriageway being at the Fingle Glen junction within 2 miles. This connects to Cornwall to the west and to the M5 motorway just a few miles to the east. Exeter St Davids mainline station is 4 miles away and offers a high speed rail service to London.

## DESCRIPTION

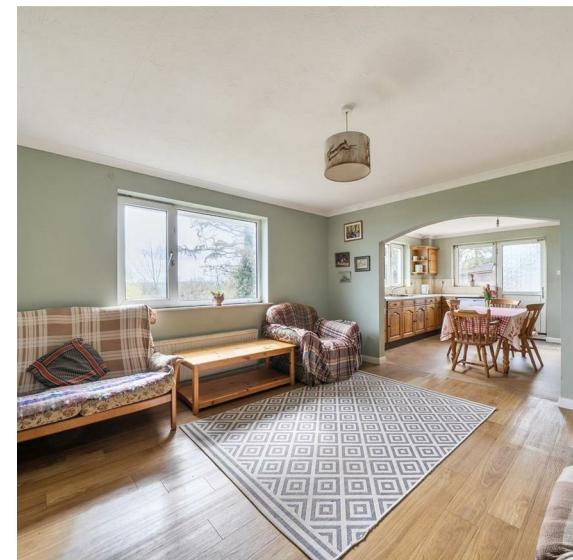
A well-arranged south facing bungalow of standard construction with a large dual aspect kitchen/sitting room, separate dual aspect lounge, three bedrooms, together with a family bathroom and utility room. The property also benefits from an integral garage, which has recently been converted into a 4th bedroom with separate en-suite shower room. In all, the property is set within approximately 25.11 acres, providing an attractive combination of gardens and agricultural land, ideal for those seeking a rural lifestyle with space and privacy. Further along the entrance track is a range of wood framed workshops along with a substantial agricultural building with planning approval for its conversion into a dwelling.

## GARDENS & LAND

To the front and side of the bungalow are well maintained south-facing gardens with a raised terrace from which to enjoy the far reaching views towards Dartmoor National Park. The gardens are surrounded by agricultural land and on the eastern side is a delightful woodland copse and a feature pond. Please see the enclosed land plan which shows a ring fenced block of land enjoying extensive road frontage at the northern side. Overall the property amounts to circa 25.11 acres.

## WORKSHOP & OUTBUILDINGS

To the south of the bungalow is a range of wood framed workshops along with a greenhouse. At the end of the track is a substantial agricultural building with planning for conversion into a residential dwelling.





### PLANNING PERMISSIONS

The substantial agricultural building has secured prior approval under part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of an agricultural building to a dwelling house. Further details can be found on the Teignbridge District Council website ref - 24/01241/NPA. Please speak to agent for further information.

### AGRICULTURAL OCCUPANCY RESTRICTION (AOC)

The bunaglow is subject to an agricultural occupancy restriction. Please speak to the Agent for further information.

### SERVICES

Mains water and electricity.

Private drainage - Septice (Believed to be compliant with the general binding rules)

Both central heating and hot water are provided by the Stanley range cooker

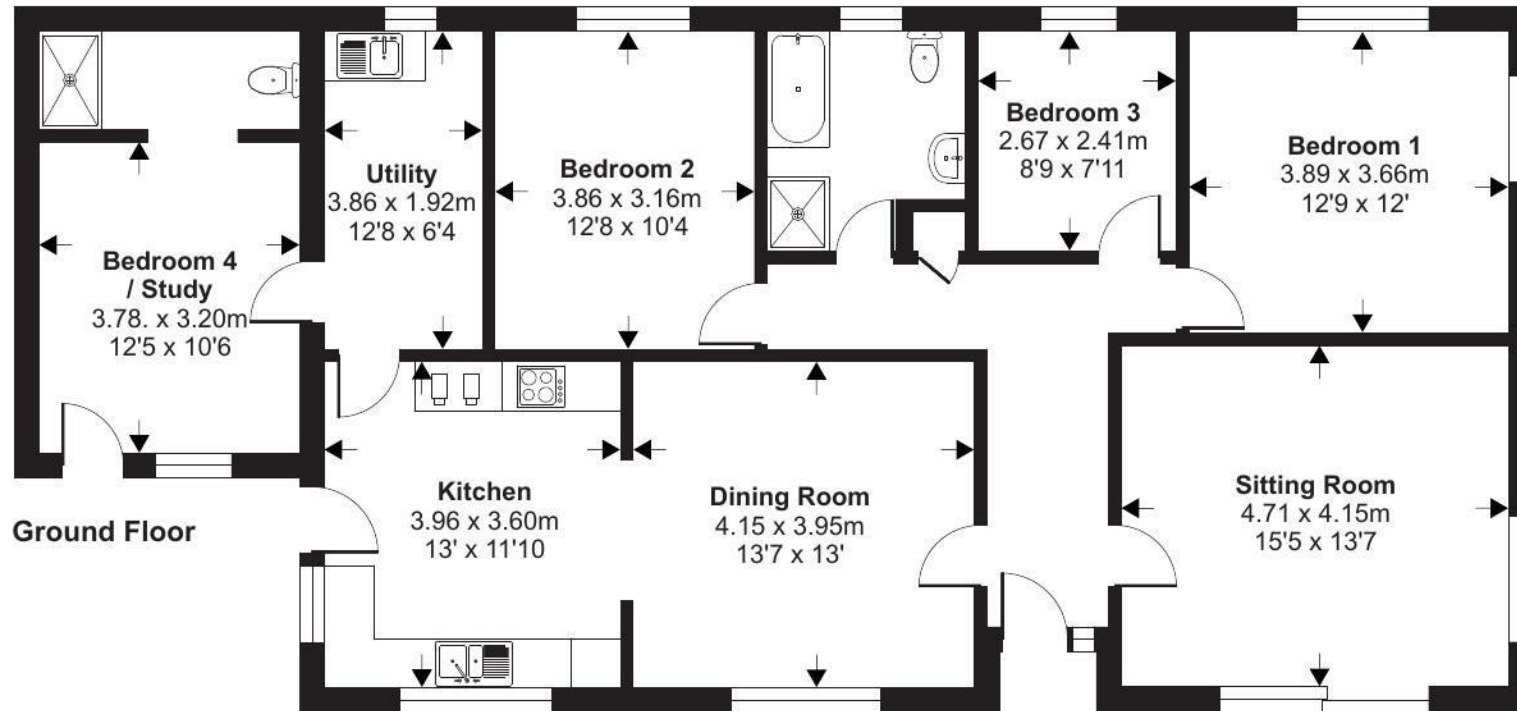
### DIRECTIONS

From Exe Bridges roundabout in the centre of Exeter on the river, take Okehampton Street out of the city. Go over the crossroads, up Redhills towards Whitestone and continue into and through the village of Whitestone. After a further 500m, the entrance drive to Ramslade Farm is on the left. What3words - interest.aced.mascots



Approximate Area = 1411 sq ft / 131 sq m  
 Outbuilding = 7023 sq ft / 652.4 sq m  
 Total = 8434 sq ft / 783.4 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). © nichecom 2026. Produced for Stags. REF: 1424977



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



