



W O O D L A N D   B A R T O N

# Woodland Barton

Avonwick, South Brent, Devon TQ10 9EZ

South Brent 2 miles • Totnes 6 miles • Plymouth 18 miles

South Hams mixed farm with farmhouse for modernisation and traditional farm buildings located in an accessible location

- Grade II listed 4-bedroom house for modernisation
- Traditional stone barns with potential (STP)
- Modern livestock buildings
- Productive run of grassland and arable land situated on the edge of Avonwick village
- Mixed woodland
- Fishing rights and river bank on the River Avon

Council Tax - C

EPC - G

Tenure - Freehold

Offered for sale as a whole or in 8 lots.

**In all 167.98 acres (67.97 Hectares)**



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## Situation

Woodland Barton is situated on the southwestern side of the village of Avonwick, a well regarded village with a Church of England church, pub and garage with a shop. With easy access to the A38, providing excellent access to Plymouth, Exeter, Dartmoor and the wider South Devon coastline. The surrounding countryside is gently rolling and highly scenic. Nearby South Brent offers a range of day to day amenities including local shops, Post Office, GP surgery, dentist and a primary school. School buses serve Ashburton and Ivybridge secondary schools.

The historic market town of Totnes lies approximately 5 miles distant and provides a comprehensive range of shops, services and leisure facilities, together with a mainline railway station offering direct services to London Paddington. Further rail connections are also available at Ivybridge.

## Introduction

Woodland Barton Farm totals approximately 167.98 acres (67.97 hectares) and offers an excellent opportunity to acquire an accessible mixed farm within the South Hams.

The farm has been run as a traditional mixed farm, supporting sheep and beef enterprises alongside arable and maize cropping.

The farmhouse is of stone construction with part vertical slate elevations, timber windows and a slate roof and, subject to a programme of modernisation and renovation, offers potential for a large and comfortable family home.

There is a range of versatile modern and traditional farm buildings, well suited to agricultural use and offering potential for equestrian or diversification to alternative uses, subject to planning.

The land comprises a mixture of level and sloping arable and grassland, extending down towards the village of Avonwick. It also includes a commercial block of conifer and broadleaf woodland, together with river meadows bordering the River Avon.

Fishing rights are included on the River Avon, a spate river offering brown trout and sea trout fishing, alongside salmon in autumn. The river flows from Dartmoor to Bigbury-on-Sea.

Woodland Barton Farm is offered for sale as a whole or in 8 lots.

Stags Farm Agency  
21 Southernhay West,  
Exeter, EX1 1PR  
**Tel: 01392 680059**  
**Email: farms@stags.co.uk**

Stags Totnes  
The Granary, Coronation Road,  
Totnes TQ9 5GN  
**Tel: 01803 865454**  
**Email: totnes@stags.co.uk**

The London Office  
40 St James's Place,  
London, SW1A 1NS  
**Tel: 020 7839 0888**  
**Email: enquiries@tlo.co.uk**

## Lot 1 – Woodland Barton Farmhouse, traditional and modern buildings 22.37 acres.

### The Farmhouse

Grade II listed traditional stone farmhouse in need of modernisation, 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 hall, sitting room with fireplace and wood burner, dining room with fireplace and wood burner, kitchen fitted with wall and base units, oil-fired Aga, utility room fitted with base unit and sink, dairy fitted with base unit, sink, WC and shower.

Stairs lead up to the first floor where there are 4 double bedrooms, 1 en-suite, family bathroom with bath, shower and WC. Stairs lead up to attic where there are 2 attic rooms.

#### Outside:

A separate driveway provides access to the front of the farmhouse and parking area, with the grounds comprising a small garden area and the remains of a former stone barn.

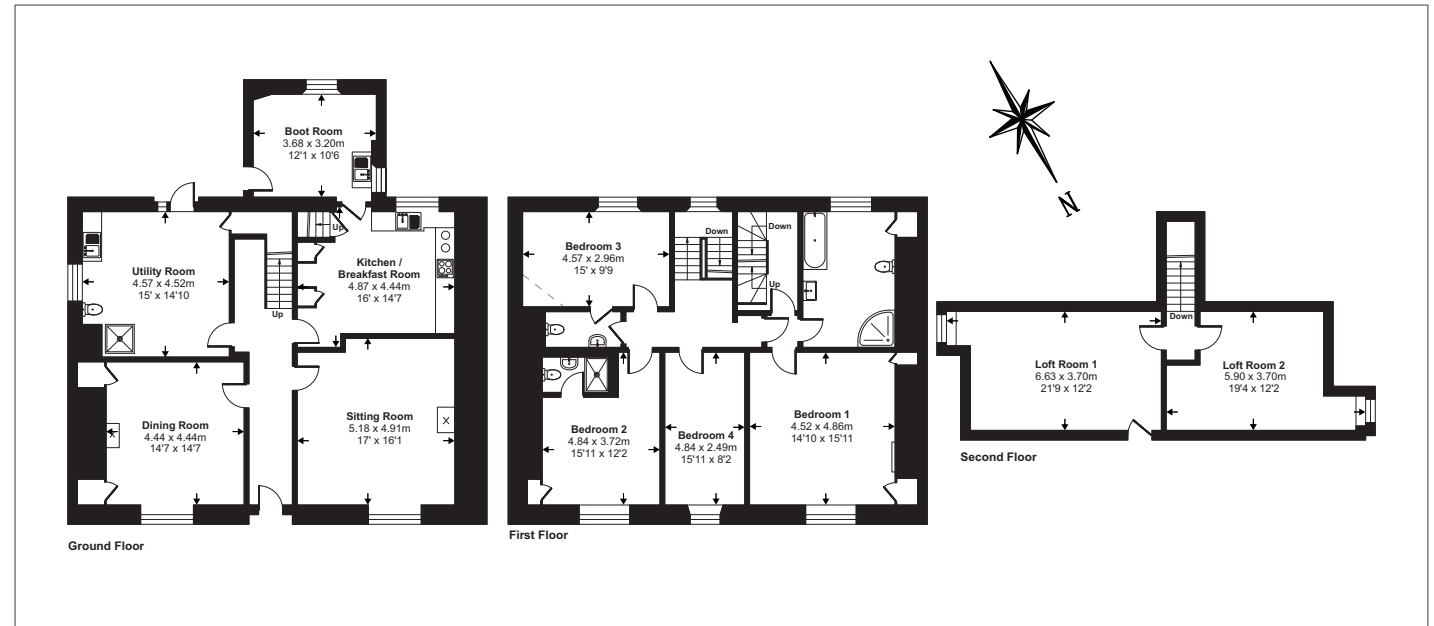
### Farm Buildings

#### Main Farmyard:

1. Traditional stone barn (16M x 5.37M) Two-storey, stone construction with corrugated roof and adjoining lean-to at the rear (Timber construction under corrugated roof.)
2. Traditional stone barn (17.31M x 4.78M) – Stone construction under corrugated roof. Adjoining concrete block store with corrugated roof (2.74M x 3.91M).
3. Covered yard (30.28M x 18.65M) – Steel portal frame with concrete panel and timber Yorkshire boarding elevations under corrugated roof.
4. Silage clamp with block walls and concrete floor.

#### Lower Farmyard:

5. Covered yard (27.47M x 13.95M) – Concrete and part steel frame with concrete block and part timber clad elevations under a corrugated roof.





## The Land

The land in all extends to approximately 22.37 acres and is predominantly sloping grassland with pockets of woodland.

Lot	Acreage	Description	Soil Type	Services
2	53.76 ac/ 21.76 ha	Timber farm building, with hardstanding, mixture of level and sloping Arable and Pasture land.  Divided into 5 good sized fields.	Principally soilscape 6 – freely draining slightly acid loamy soils. Identified as Grade 3 according to the Natural England Land Classification Maps.	Natural water from stream
3	20.17 ac/ 8.16 ha	Three gently sloping grassland fields suitable for arable cropping.	Soilscape 6. Principally freely draining slightly acid loamy soils, mainly suited to spring and autumn sown crops with a long grazing season under grass. Identified as grade 3 according to the Natural England Land Classification Maps.	None
4	18.96 ac/ 7.68 ha	Three arable fields.	Soilscape 6. Principally freely draining slightly acid loamy soils, mainly suited to spring and autumn sown crops with a long grazing season under grass. Identified as grade 4 according to the Natural England Land Classification Maps.	Mains water
5	34.37 ac/ 13.90 ha	Coniferous and broadleaved woodland.	n/a	None
6	2.81 ac/ 1.13 ha	Two pasture fields.	Soilscape 12. Freely draining floodplain soils, identified as grade 4 according to the Natural England Land Classification Maps.	None
7	10.91 ac/ 4.42 ha	River Meadows  River bank and single bank fishing on River Avon.	Soilscape 12. Freely draining floodplain soils, identified as grade 4 according to the Natural England Land Classification Maps.	None
8	4.73 ac/ 1.91 ha	River Bank with double and single back fishing on the River Avon and parking area.	n/a	None

## Services

### (Lot 1)

Water: Mains water

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. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Rights are reserved for Woodland Barton Farm (Lot 1) to discharge from a treatment plant into the field on the other side of the road. Further details from the agents.

## Tenure

Freehold with vacant possession available from end of September 2026.

## Access

Lots 1 to 8 have direct road frontage onto the public highway.

## Public Rights Of Way

As shown on the sale plan.

## Local Authority

South Hams District Council  
www.southhams.gov.uk

## Planning

Woodland Barton farmhouse is grade II listed.

## Designations

The property is not affected by any designations. The property is not within any NVZs.

## Specific Rights / Easements

**Lot 5** - Access rights will be granted over Lot 4, between points 'A' to 'B' for access to the woodland for forestry use only.

**Lot 1** - Rights are reserved for Woodland Barton Farm (Lot 1) to discharge from a treatment plant into the field on the other side of the road. Further details from the agents.

## Directions

From the A38 take the A3121 exit towards Modbury / Yealmpton. Turn left onto Kingsbridge Road (A3121). After 1 mile turn left and the property will be found on the left hand side, identified by the Stags For Sale Board.

## What3Words

Lot 1 - ///during.accented.cones

## 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.

## 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.

## 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.

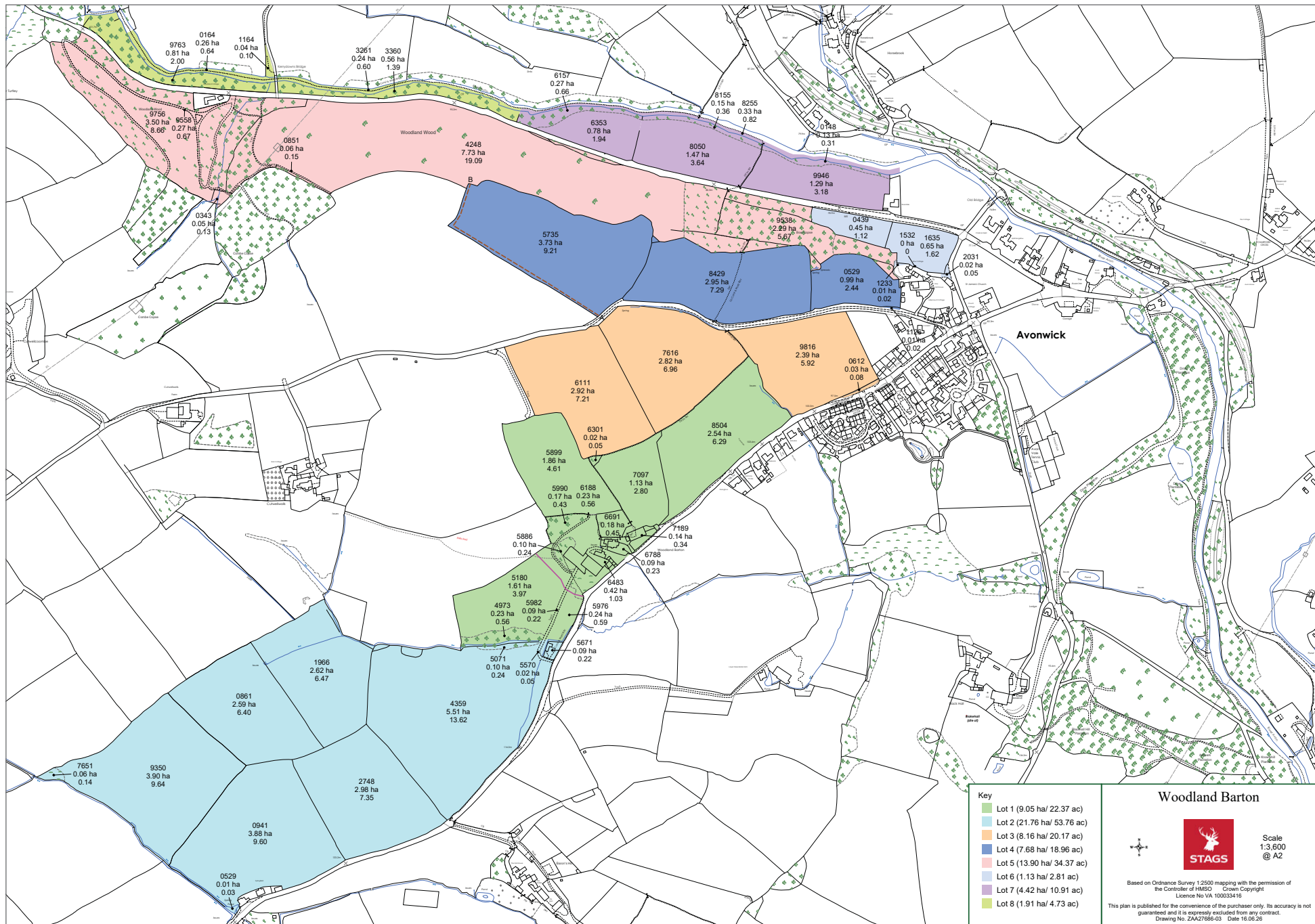
## Warning

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.





0164 0.26 ha  
9763 0.81 ha  
1164 0.04 ha  
2.00 0.64 0.10

3261 0.24 ha  
3360 0.58 ha  
0.60 1.39

4248 7.73 ha  
19.09

8155 0.15 ha  
8255 0.33 ha  
0.36 0.92

8050 1.47 ha  
3.64

9946 1.29 ha  
3.18

9756 3.50 ha  
9.69  
0.27 0.67

0851 0.06 ha  
0.15

5735 3.73 ha  
9.21

8429 2.95 ha  
7.29

9538 2.99 ha  
5.67

0438 0.45 ha  
1.12

1532 0 ha  
0

1635 0.65 ha  
1.62

0529 0.99 ha  
2.44

1233 0.01 ha  
0.02

2031 0.02 ha  
0.05

6111 2.92 ha  
7.21

7616 2.82 ha  
6.96

9816 2.39 ha  
5.92

0612 0.03 ha  
0.08

5899 1.86 ha  
4.61

6301 0.02 ha  
0.05

8504 2.54 ha  
6.29

5990 0.17 ha  
0.43

6198 0.23 ha  
0.56

7097 1.13 ha  
2.80

5886 0.10 ha  
0.24

6691 0.18 ha  
0.45

7189 0.14 ha  
0.34

5180 1.61 ha  
3.97

6483 0.42 ha  
1.03

4973 0.23 ha  
0.56

5982 0.09 ha  
0.22

5071 0.10 ha  
0.24

5570 0.02 ha  
0.05

5671 0.09 ha  
0.22

7651 0.06 ha  
0.14

9350 3.90 ha  
9.64

1966 2.62 ha  
6.47

4359 5.51 ha  
13.62

0861 2.59 ha  
6.40

2748 2.98 ha  
7.35

0941 3.88 ha  
9.60

0529 0.01 ha  
0.03

Avonwick

Woodland Wood

