



Middle Corscombe Farm







# Middle Corscombe Farm Corscombe

Okehampton, Devon, EX20 1SD

A brilliant rural lifestyle opportunity combining a period family home with flexible multi-generational living and a successful holiday-let business. The property includes three attractive holiday lets (one incorporated within the main house) and a picturesque six-pitch campsite complete with barn-housed facilities and a swimming pool all set within 4.67 acres and already delivering strong, proven income.



- Seven-bedroom character Grade II listed farmhouse
- Two Beautifully Converted Cottages
- Close to Dartmoor
- 4.67 Acres Of Private Grounds
- Outdoor Heated Swimming Pool
- Six Pitch Campsite With An Off Grid Fully Equipped Barn
- On-Site Wind Turbine Providing Reduced Energy Costs
- Established & Profitable Holiday-Let Business
- Ideal Multigeneration Living Or Lifestyle Business
- Freehold

Guide Price £1,200,000

## Stags Holiday Complexes

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### Situation

Middle Corscombe Farm occupies an enviable location within the small hamlet of Corscombe having the benefit of a semi rural location, yet being within easy access of Okehampton town and the A30 dual carriageway. The Dartmoor National Park is easily accessible from the property and offers hundreds of square miles of superb unspoilt scenery with opportunities for riding, walking and outside pursuits including kayaking. The nearby town of Okehampton has an excellent range of locally and nationally owned shops and businesses together with three supermarkets including a Waitrose. The town has schooling from infant to A-level standard, together with sports and leisure facilities including thriving rugby and football clubs as well as tennis, squash and bowls. The cathedral and university city of Exeter is easily accessible via the A30 dual carriageway and provides an extensive shopping centre together with international airport, M5 motorway, Okehampton railway station provides mainline rail connections, while both the north and south coasts can be reached in approximately 40 minutes by car.

### Main House & Farmhouse

The main house is a 17th century Grade II listed, 7 bedroom property currently split into the main residence built from stone and cob and the Victorian extension stone with lime render currently utilised as a holiday let with excellent separation between the two. With a distinct mix of thatch and slate roofs the property shows off period features in abundance including original beams, flagstones, oak panelling and inviting fireplaces. The main house has been well maintained over the years and benefits from a highly adaptable layout. The accommodation includes seven bedrooms, four reception rooms and four bathrooms, two of which are en-suite, cleverly arranged to allow dual use which is ideal for large family living, multigenerational arrangements or continued holiday let income.

### Threshing Barn

Threshing Barn is a generous two-storey one bedroom barn conversion. The barn benefits from open-plan living area which creates a light, airy atmosphere, complemented by a stylish kitchen/diner and a contemporary wet-room style shower room, underfloor heating and a log burning stove, (Esse).

The barn enjoys a vaulted beamed ceiling, French doors opening onto a private balcony with stunning views towards Belstone Tor. In addition, Threshing Barn benefits from its own private garden, offering an idyllic outdoor space to relax and take in the surrounding landscape.

### Old Stable Cottage

With its own private entrance and off lane driveway, Old Stable Cottage is a three bedroom property converted from a former stable, there are three double bedrooms, accommodating six people, a well appointed large kitchen and lounge currently used as a lounge/diner, it has a family bathroom and a downstairs shower room with toilet. The property is filled with natural light due to large windows and stable style doors. The Barn also benefits from underfloor heating and a log burner. Guests can enjoy a private garden space and far reaching views.





### Camping Pitches and Barn

At Middle Corscombe Farm are 6 campsite pitches, set away from the main property at the end of the land allowing privacy and separation. Each pitch is generously sized and positioned to make the most of the surrounding landscape of woodland and wildflower meadow, creating a peaceful retreat for guests. A key feature is the converted camping barn with fully equipped kitchen, and facilities including showers and toilets. A stylish and practical shared space that provides guests with everything they need and perfect for preparing meals, socialising, or sheltering on cooler evenings. The combination of rustic charm and modern convenience makes the barn a standout asset for the site.

### Outside

The land at Middle Corscombe Farm totals approximately 4.67 acres and is a well-balanced mix of woodland, gardens, and pasture, offering both natural beauty and practical usability. The woodland areas provide pleasant walking routes, with a beautiful flowing stream running through, creating a peaceful and picturesque setting. Within these areas there are also designated spaces suitable for fire pits, alfresco dining, and BBQ areas, making them ideal for outdoor entertaining and relaxed countryside living. An orchard further enhances the landscape, adding seasonal interest and productive rural charm.

The property is approached via a sweeping driveway that leads up to the main house and two cottages, providing ample parking for residents and guests within a courtyard-style area. In addition, there is useful secondary access leading through to the camping pitches, barn, vegetable patch, polytunnel, and various outbuildings, ensuring excellent functionality and ease of movement across the site.

Swimming Pool, the outside heated pool is a popular feature with guests along with a sauna.

### Services

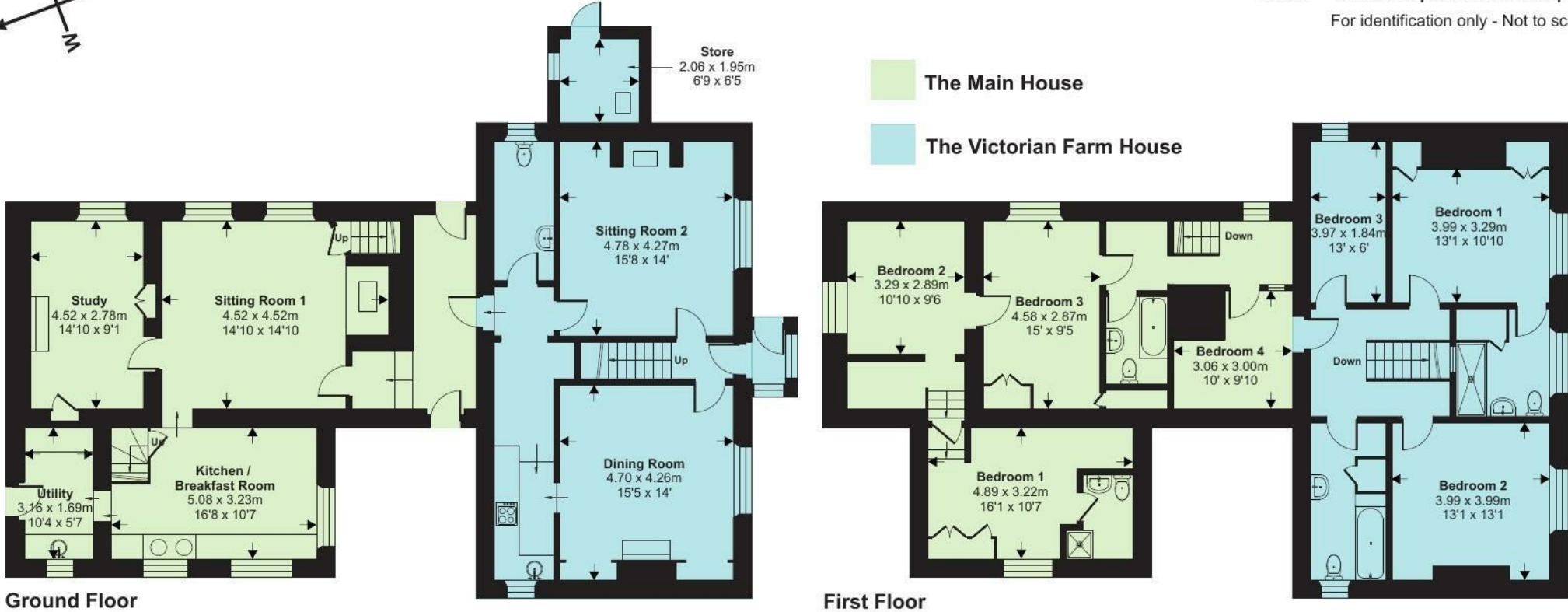
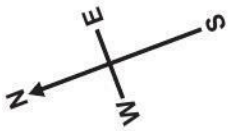
There is an onsite wind turbine which provides income £2,000 - £2,500 per annum generated by feed in tariff and helps off set bills. Council Tax C - Rateable Value £7,900. Oil central heating throughout. Private drainage, mains electricity, mains water.

### Directions

What Three Words [///highways.serenade.performs](https://www.what3words.com/#!/highways.serenade.performs)

Approximate Area = 1585 sq ft / 147.2 sq m  
 Farm House = 1380 sq ft / 128.2 sq m  
 Outbuilding = 43 sq ft / 3.9 sq m  
 Total = 3008 sq ft / 279.3 sq m

For identification only - Not to scale



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1450200



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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