

STAGS

BUDLEIGH FARM





Budleigh Farm

Moretonhampstead, Newton Abbot, Devon, TQ13 8SB

Budleigh Farm is situated in a picturesque and highly sought after location on the edge of Dartmoor National Park, this Grade II listed farmhouse with established holiday business offers a rare opportunity to acquire a lifestyle investment.

Combining a substantial five-bedroom period home with seven self-catering cottages, a detached residential three bedroom cottage (subject to an AOC), two bedroom annexe and a useful array of substantial outbuildings and extensive gardens and agricultural land of approximately 57 acres, the property presents an outstanding blend of character, income potential, and future versatility in one of Devon's most desirable rural settings.

- 5 Bedroom Period Farmhouse
- 2 Bedroom Annexe
- 7 Self-Catering Holiday Cottages
- Detached Residential Cottage (subject to an AOC)
- Successful and Established Business
- Set Within Dartmoor National Park
- Heated Outdoor Swimming Pool
- Versatile Outbuildings
- Grade II listed
- 57 Acres
- Freehold
- Rateable Value £12,150

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@StagsProperty

recycle

stags.co.uk

Stags Holiday Complexes
21/22 Southernhay West
Exeter, EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

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

Introduction

Budleigh Farm is a well-established and successful family run business, set within approximately 57 acres, currently operating as a working farm alongside a self-catering holiday business, comprising seven cottages, together with established target shooting facilities. At its heart lies a characterful main farmhouse with swimming pool, complemented by a detached 3 bed cottage (subject to an Agricultural Occupancy Condition), two-bedroom annexe and a range of versatile outbuildings. Renowned for its unique offering and wide-ranging amenities, the property has been welcoming guests for over 40 years, providing a peaceful retreat to relax and enjoy the beautiful Devon countryside.

Situation

The location offers a peaceful and private setting while remaining accessible to the nearby market towns of Moretonhampstead and Bovey Tracey, and is in easy reach of Exeter. Dartmoor National Park is renowned for its outstanding natural beauty, with an abundance of walking, riding and outdoor leisure opportunities. Local amenities, schools and services are available in the nearby towns, with excellent road links providing convenient access to the South Devon coastline, the A38, and further afield to Exeter and Plymouth.

Budleigh Farmhouse

The main farmhouse dating back to 1450 is an exceptional five-bedroom Grade II listed residence offering over 3,200sq ft of accommodation, combining timeless period charm with generous family living including a large farmhouse kitchen, dining room and sitting room. Rich in character and heritage, the property showcases a wealth of original features including exposed beams, traditional fireplaces, and elegant architectural details throughout. The property also benefits from an office and workshop.

Swimming Pool

The heated swimming pool adjacent to the main farmhouse provides the perfect place to while away long, hot, lazy summer afternoons and adds yet another dimension to everything Budleigh Farm has to offer. Set within the attractive rural surroundings of the property, the pool enhances the lifestyle appeal of the farm, creating an ideal space for relaxation, entertaining, and family enjoyment during the warmer months.


Sitting Room


Master Bedroom

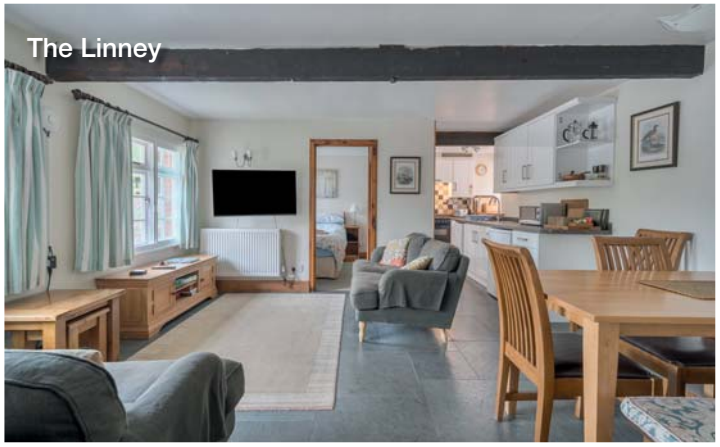

Kitchen


Courtyard


Dining Room


Shooting Range







The Holiday Cottages

The holiday cottages provide an array of unique stays, each full of character and designed for comfort and flexibility.

The Studio - A Spacious studio accommodation, with a main bedroom sitting area with separate kitchen and bathroom. EPC - D

The Link - Offers one bedroom accommodation with separate sitting room, kitchen and shower room. EPC - C

The Flexi - A well-appointed apartment comprising two bedrooms, two shower rooms, and a spacious open-plan kitchen and sitting room. EPC - D

The Linney - A ground floor two bedroom with a further third smaller room, with open plan kitchen and sitting room. EPC - D

The Granary - A two storey one bedroom cottage with kitchen/ diner and shower room. EPC - D

The Range - A one bedroom cottage with living and dining room, separate kitchen and bathroom. EPC - D

The Stable - A one bedroom cottage with open plan kitchen/diner and ensuite bedroom. EPC - D

Old Lag

Old Lag Cottage is slightly set apart from the main farmhouse and self-catering cottages. A well-proportioned cottage built in 1990 extending to approx. 1,282 sq ft, offering a sitting room, kitchen/ dining room, utility, three bedrooms and a family bathroom. This cottage is subject to an Agricultural Condition Order. Please ask the agent for further information. EPC - E

The Cottage/Annexe

The Cottage is a separate stone-built dwelling, entirely independent from the holiday cottages, offering privacy and comfort. It features two bedrooms, a fully fitted kitchen with dining area, and a good-sized sitting room. The Cottage provides a cosy and self-contained retreat ideal for visitors or multi-generational. EPC - D

The Farmhouse EPC - F

Shooting School (Outbuildings)

The outbuildings and land at Budleigh Farm provide well-equipped and versatile facilities suitable for both shooting activities and wider event use. The buildings include an indoor 25yd NSRA Approved smallbore range, situated opposite the Lecture Room, which can seat up to 24 course attendees.

There is also an indoor 10m airgun range featuring automatic target changers and a turning target machine, creating an excellent environment for training and competitive disciplines throughout the year.

The shooting school and training facilities at Budleigh Farm support a busy and inclusive Home Office Approved shooting club catering for all ages, with currently over 160 members. The facilities can accommodate a wide range of disciplines, including air pistol, air rifle, field target, LSR, smallbore prone, PSK, fullbore carbine, long barrelled pistol, biathlon, black powder rifle, and muzzle loading pistol.

Competitions are held throughout the year, both shoulder-to-shoulder and postal, providing regular opportunities for Club members and target shooters from across the region to participate, develop their skills, and engage in structured competitive shooting across a variety of disciplines.

Currently a key feature is the outdoor 100 yd MOD Approved shooting range, designed to accommodate smallbore, fullbore, and black powder disciplines. The range benefits from a covered firing point with 70 lanes, allowing comfortable use in a variety of weather conditions, and includes target frames positioned for 20yd, 25yd, 50m, and 100yd shooting distances, providing versatility for training, competition, and recreational shooting. It comes complete with a dedicated batch testing rig for precision ammunition testing and performance evaluation.

The grounds also include an additional outdoor 50m MOD Approved smallbore range with a covered firing point and 35 firing lanes, offering substantial capacity for club use, organised competitions, and larger shooting events.

The facilities also include shower and toilet amenities suitable for camping and visiting groups, further enhancing the flexibility of the site for events and outdoor activities. In addition, the property benefits from horse stabling, storage barns, a 10kW solar array and a dedicated biomass boiler housed within one of the outbuildings, supporting the operational uses across the farm.

Beyond their sporting use, the adaptable nature of the outbuildings and outdoor ranges means the space could also be repurposed as an events venue for weddings, private functions, corporate gatherings, and other community events, offering flexibility for a variety of future uses. Budleigh was formerly an equestrian centre and would also lend itself to other uses such as an environmental centre or retreat.

Land

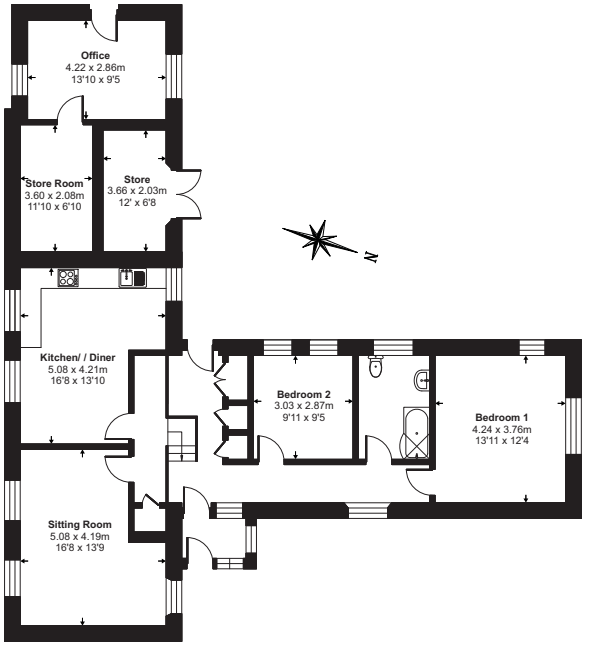
The grounds and surrounding land at Budleigh Farm is mixed pasture and woodland and offers extensive outdoor space well suited to recreational, sporting, agricultural and event-based activities. Set within an attractive rural setting, the immediate land is reasonably flat, with more sloping land and hills to the rear of the farm all providing excellent accessibility and flexibility for a wide range of uses.

The land in total is 57 acres, offering significant scope for agricultural or equestrian use. The additional acreage would be well suited for grazing horses, keeping livestock, or a range of countryside and rural enterprise opportunities.

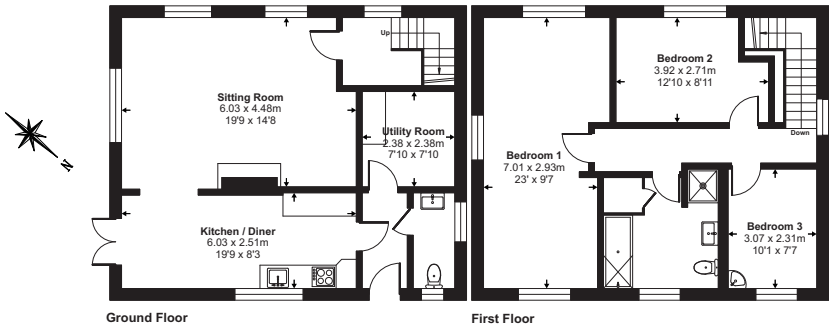
There is also ample parking provided for holiday cottage guests, arranged conveniently within a courtyard area. This dedicated parking space ensures easy access to the accommodation while maintaining a tidy and well-organised arrival area, enhancing the overall comfort and practicality at Budleigh Farm



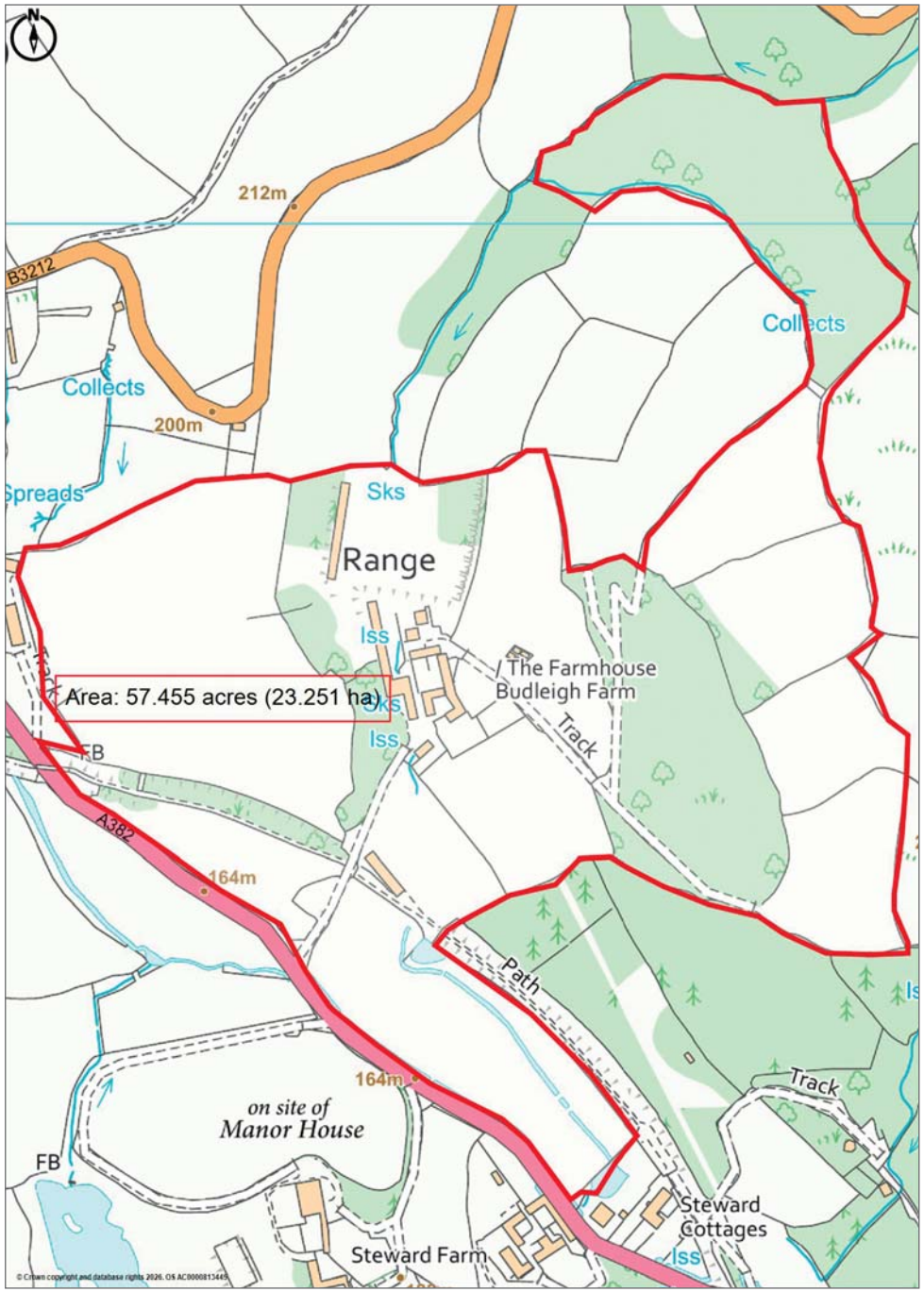
THE FARMHOUSE



THE ANNEXE



THE OLD LAG





General Remarks

Services

Mains Drainage, Mains Electricity, Mains Water, LPG (Old Lag Cottage Heating). Cottages and Farmhouse serviced by a Biomass Boiler, which is housed in its own outbuilding. 10kW solar array.

Agent Notes

Wray Valley Trail crosses over the land by the driveway leading into the farm. This shared cycling and walking trail runs along a dismantled railway line from Moretonhampstead to Bovey Tracey.

A public footpath also crosses the land.

Local Authority

Teignbridge Local Authority

Viewings

By appointment through Stags Holiday Complexes Department on 01392 690058

Directions

Take A30 to Exeter Rd/A382. Take the exit for A382 from A30. Follow A382 to your destination approx. 7 miles. Budleigh Farm is located on the left.

Take A38 to A382, exiting towards Bovey Tracey/ Moretonhampstead. Follow A382 to your destination approx. 7 miles. Budleigh Farm is located on the right.

What3words

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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.

