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*Heartland, Tedburn St. Mary, Devon, EX6 6ER*



SOUTHGATE  
ESTATES

£425,000

OIRO





## *Heartland, Tedburn St. Mary, Devon, EX6 6ER*

A rare opportunity to acquire approximately 11 acres of picturesque Devon countryside, comprising a mix of natural woodland and paddocks, situated in a peaceful and private rural setting close to Dartmoor National Park and within easy reach of Exeter.

The property includes an existing two-bedroom timber chalet offering comfortable off-grid living, together with a delightful summer room enjoying far-reaching views across the surrounding countryside. The chalet benefits from solar-generated electricity, a private borehole water supply, a log-burning stove and bottled gas heating.

Set within an exceptionally peaceful and secluded location, the land offers excellent potential for a small-scale agricultural enterprise, equestrian use or lifestyle farming, subject to any necessary consents. Despite its tranquillity and privacy, the property remains conveniently accessible, being just a short distance from Exeter and nearby villages and amenities.

Planning permission was granted in 2022 for the construction of an agricultural barn with mezzanine level (Reference: 21/02539/FUL). Although this permission has now expired, it may offer future potential for reapplication, subject to planning approval. The existing chalet benefits from planning permission granted in May 2024 as a temporary agricultural dwelling (Reference: 23/01556/FULL).





Prospective purchasers should note that occupation of the dwelling is subject to an Agricultural Occupancy Condition (Agricultural Tie), requiring the occupier to be engaged in and need to reside on the holding for the purposes of an agricultural business. The current consent remains valid, and any purchaser wishing to rely on this permission would need to commence the approved agricultural use within the required timescales.

The property further benefits from two yard areas providing extensive parking and storage space, with capacity for approximately 10–20 vehicles.

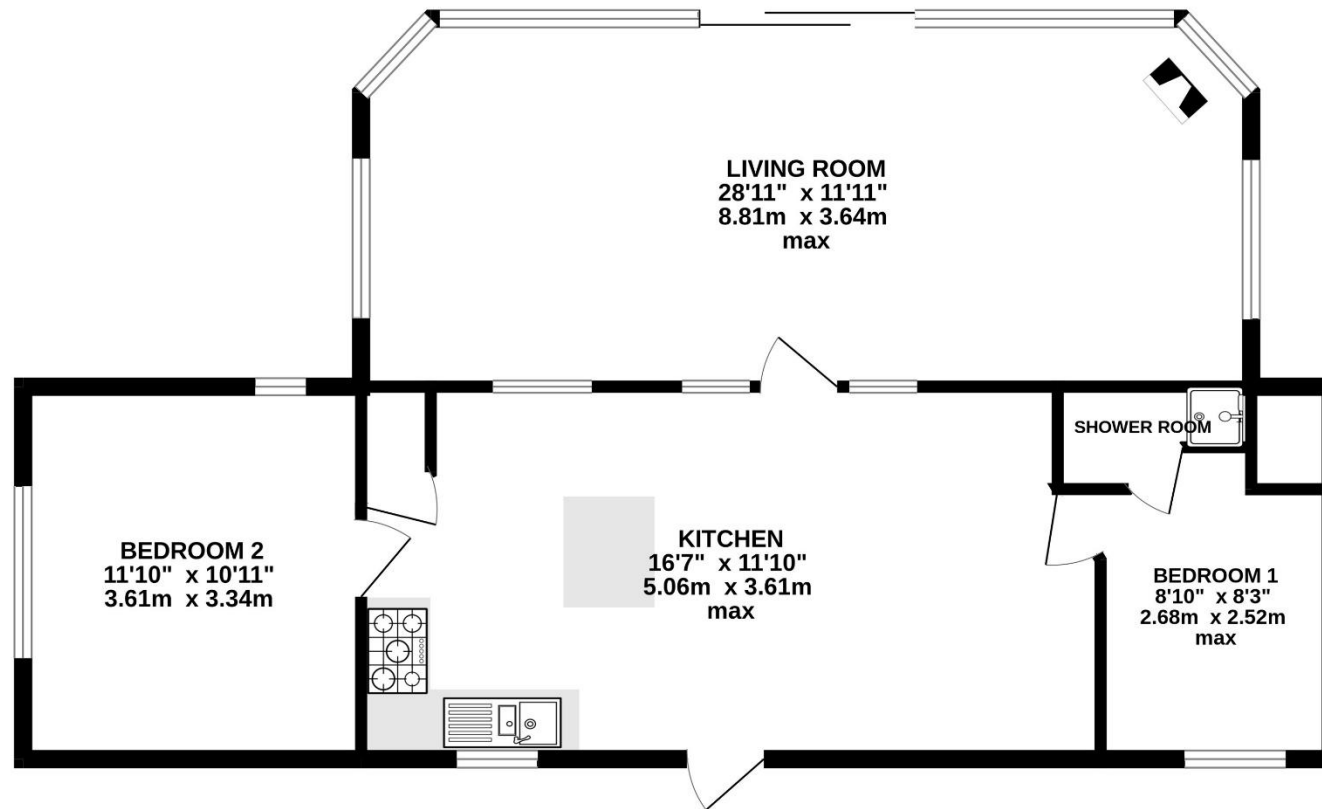
*Location* The property is located near the sought-after village of Cheriton Bishop and lies approximately one mile north of Dartmoor National Park, offering immediate access to some of Devon's most stunning countryside, walking routes and outdoor pursuits. It is also conveniently situated within easy commuting distance of Exeter.

What3Words: ///custodial.reeling.teachers

- *Approximately 11 acres of land*
- *Two-bedroom off-grid chalet*
- *Previously approved agricultural barn  
(permission now expired)*
- *Woodland & paddocks*
- *Solar power, borehole water supply and  
log burner*
- *Agricultural occupancy condition  
applies*



GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SOUTHGATE

ESTATES

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