



Tre Golow

Bratton Clovelly, Okehampton, EX20 4JJ



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Well-located rural smallholding

- ◆ Three-bedroom bungalow
- ◆ Range of modern farm buildings
- ◆ Some 27 ½ acres of productive pastureland
- ◆ Wonderful views towards Dartmoor National Park
- ◆ EPC E

Guide Price £775,000



Situation

Set in peaceful yet accessible countryside between Bratton Clovelly, Boasley and Bridestowe, this versatile property enjoys an ideal rural location with excellent access to local amenities. Okehampton, just 8 miles away, offers a wide range of facilities including a Waitrose supermark, a hospital, secondary school and high street shopping, while the A30 provides convenient links to Exeter, the M5 and Cornwall. The property is well positioned for equestrian enthusiasts, with nearby bridleways, easy access to the open moorland of Dartmoor National Park and The Grange Equestrian Centre at Northlew close by. Local villages offer a range of everyday amenities, including primary schools, a post office, village inns and churches, making this an attractive setting that combines rural tranquillity with excellent connectivity

Description

The property comprises a well-equipped smallholding extending to approximately **27.67 acres** including a modern bungalow, a useful range of agricultural buildings and productive pastureland. The holding is well suited to a variety of agricultural, equestrian or smallholding enterprises, with the land arranged in manageable enclosures and enjoying an attractive rural setting with far-reaching views towards Dartmoor National Park.

The detached bungalow, built in the early 1990's provides well presented three-bedroom accommodation. It has been improved in recent years with replacement uPVC double glazing, upgraded cavity wall and loft insulation, and replacement uPVC fascias, soffits and barge boards. Electric heating is supplemented by roof-mounted solar photovoltaic panels, helping to reduce running costs.

The bungalow also offers scope for enlargement, having previously benefited from planning permission for a substantial extension and internal reconfiguration, although this consent has now lapsed and any future proposals would be subject to the necessary planning approvals.

Extensive yard areas surround the farm buildings, which include a substantial timber framed agricultural building together with a versatile open-sided building suitable for a variety of uses, including overflow stabling, machinery or fodder storage.

The pastureland extends to the west of the holding, lying within a ring fence and is divided into three principal enclosures and is bounded by natural hedge banks and in part by a stream.

Tre Golow Bungalow

Approached from the parish road on to a tarmac driveway which in turn leads to a **Single Garage** and path to

Covered **Entrance Porch** leading to a part glazed front entrance door and **Hallway** with loft access and doors off to the following;

Sitting Room - With stunning views to Dartmoor. Attractive stone fireplace with wood burner.

Dining Room

Kitchen - Impressive views from the kitchen window towards Bratton Clovelly with Bodmin moor visible beyond. Fitted shaker style units with worksurfaces over and matching breakfast bar. Sink and drainer, integral hob with extractor hood over.

Utility Room - Fitted cupboards, shelving and work top with sink and drainer. Plumbing for washing machine.

Cloakroom - WC and vanity unit with counter top basin.

Rear Porch with back door off to rear garden.

Bedroom 1 - Built in wardrobe.

Bedroom 2

Bedroom 3

Bathroom - Suite comprising bath with shower over, wash hand basin and WC.

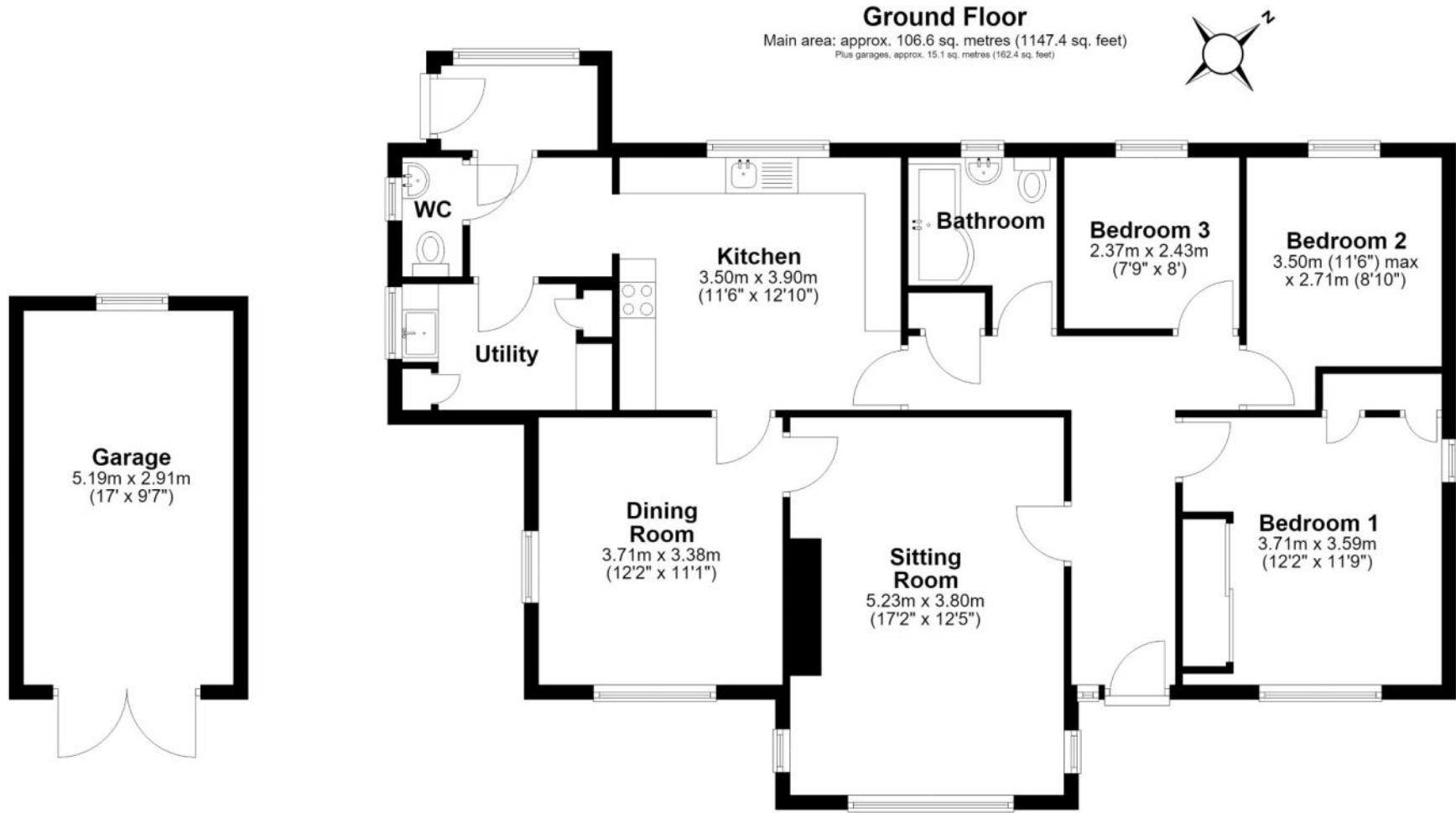
Gardens

Mature gardens can be found to the side and rear of the bungalow and are a pleasant mixture of lawned areas, shrub and flower bed borders. A secluded patio area with summer house takes full advantage of the wonderful vistas and overlooks an attractive pond.



Tre-Golow Floor Plans

Not to scale and for identification purposes only.



Main area: Approx. 106.6 sq. metres (1147.4 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.4 sq. feet)



Outbuildings

The farm buildings have a separate access off the adjoining parish road and benefit from a concreted yard area as well as being connected to a mains electricity and water supply. These adaptable buildings comprise the following:

Open fronted **General Purpose Building**

[45' x 25' (13.72m x 7.62m)]

Timber frame with box profile roof and timber clad open fronted covered yard with overhang at front.

Livestock & Fodder Store Building

[60' x 45' (18.29m x 13.72m)]

Timber frame with box profile roof and timber clad.

The Land

The land extends in all to approximately **27.67 acres (11.20 hectares)** and is contained in three enclosures in a ring fence.

The land is down to pasture and has a mains water supply. It is mostly gently sloping and has access to the adjoining parish road.

Other Information

Tenure: The property is freehold with vacant possession upon completion.

Farm Plan: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Location, Land & Floor Plans: Not to scale and for identification purposes only.

Services: Bungalow - Mains electricity and water. Private drainage. Wood burners, and electric panel heating.

Farm Buildings - Mains electricity and water.

Land - Mains water is connected.

Planning Permissions: Tre Golow benefits from a Certificate of lawfulness for residential occupation of dwelling in breach of the agricultural occupancy Condition (a) imposed under D/3.5/2500/89/9574/1. Full details of this can be found on West Devon Borough Councils website. Application: 2843/24/CLE

Photographs: June 2026

Local Authorities: West Devon Borough Council, Tavistock.

Council Tax: Band C

Energy Performance Certificates: Rated E (48)

Directions

Postcode: EX20 4JJ

What3words: ///manages.chairing.schematic

Tre Golow ~ Land Plan



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