



D. R. Kivell
COUNTRY PROPERTY

Buskin Farm

Exbourne, Okehampton, Devon



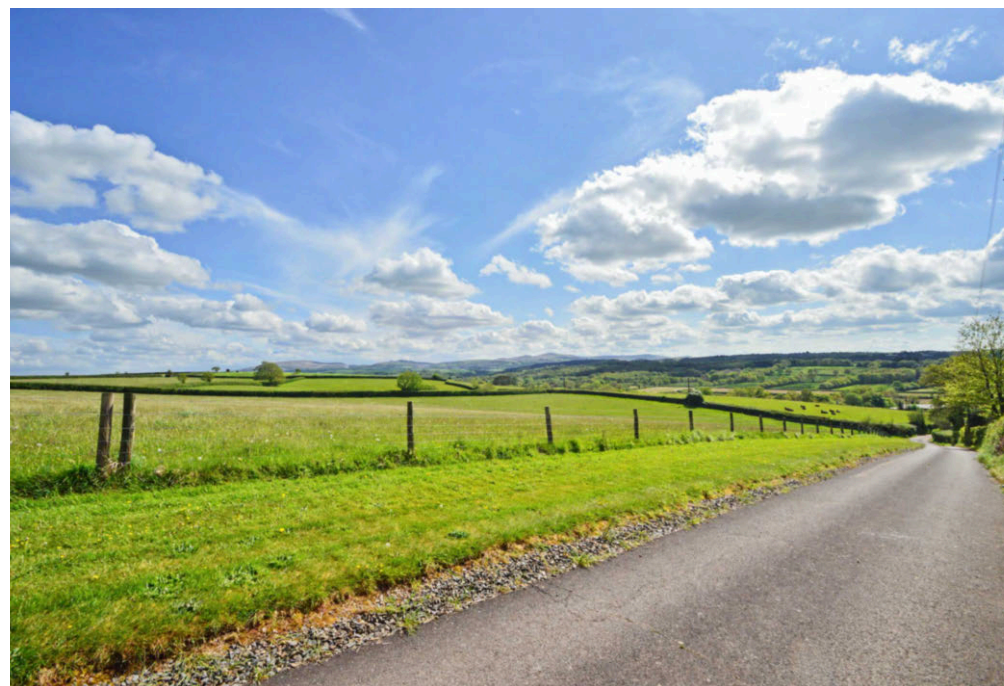
Buskin Farm

Exbourne, Okehampton, Devon, EX20 3RL

Exbourne 1 Mile A30 5 Miles Okehampton 5 Miles Exeter 27 miles

 5 Bedrooms  5 Reception Rooms  3 Bathrooms  EPC LSTD  98 Acres

Delightful 98 acre livestock / arable and residential farm on renowned red soil in the heart of the Devon Countryside. Outstanding, character 5 bedroom Grade II listed farmhouse in an elevated position. Livestock / storage buildings, traditional barns and stables. River frontage, fishing rights, far reaching views to Dartmoor.



The rural village of Exbourne is less than 1 mile from the farm where you will find a garage, a community/post office / shop and café, and a public house, pre-school, primary school and village hall.

Buskin Farm offers an outstanding opportunity to acquire a most productive 98 acre livestock / arable farm in the sought after red soil farming area, complemented by river frontage with fishing rights. The farmstead is in an idyllic, elevated position, surrounded by its own land and has stunning panoramic views.

This well-presented period farmhouse dates back to the 16th century with 17th and 19th century additions. On the Ground Floor there are slate tiled floors throughout the entrance hall, utility, shower room and kitchen with carpeted floors or wooden in the reception areas. The first floor has mainly solid oak flooring. The house boasts many character features including granite surround inglenook fireplaces, windows with deep sill window seats, exposed lintels and beams. The house benefits from oil fired central heating, underflooring heating on the ground floor, double glazed windows, solar photovoltaic array & water heating panels.



Gardens

The gardens at the front of the house are mainly lawned terraces with a gravel patio ideal for alfresco dining and entertaining. Steps lead to the lawn terraces, which are interspersed with specimen trees and flowerbed borders. Across the entrance drive is mature and very productive apple orchard extending to approximately 1.30 acres.

Store Room / Log Store: 3.32m x 2.73m (10'10 x 8'11)

At the rear of the house is:

Carport and adjoining Garage:

Double Car Port: 6.18m x 5.25m (20'3 x 17'2)

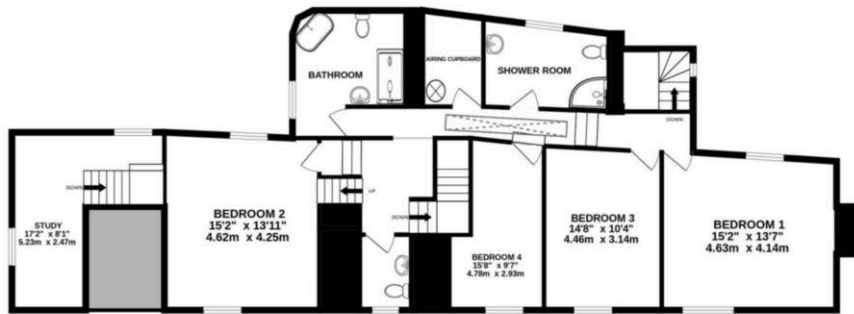
Garage: 5.25m x 2.43m (17'2 x 8'0)



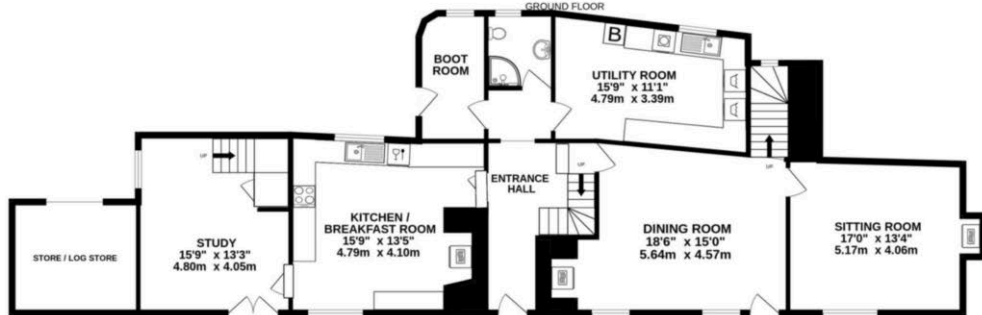
2ND FLOOR



1ST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026



Buildings

Open fronted machinery store: 13.88m x 5.70m (45'6" x 18'8")

Traditional Barn: 9.90m x 4.90m(32'5" x 16'0")

General Purpose Store / Livestock Accommodation:

Feedstore / Washdown Area:4.64m x 3.70m (15'2" x 12'1")

Stable Block and Tack Room:

Box 1: 3.46m x 3.43m (11'4" x 11'3")

Box 2: 3.48m x 3.43m (11'5" x 11'3")

Tack Room: 4.53m x 1.66m (14'10" x 5'5")

Traditional Barn Divided into

Workshop: 9.90m x 5.30m (32'5" x 17'4")

Machinery / General Purpose Store: 13.35m x 5.30m (43'9" x 17'4")

Store Room: 4.88m x 3.50m (16'0" x 11'5")

Timber Frame Lean To / Machinery Store: 5.05m x 3.45m (16'6" x 11'3")



General Purpose Store: 18.24m x 5.30m (59'10" x 17'4")

Adjoining Fodder / Machinery store: 18.43m x 18.75m (60'5" x 61'6")

Livestock Building: 22.75m x 14.40m (74'7" x 47'2")

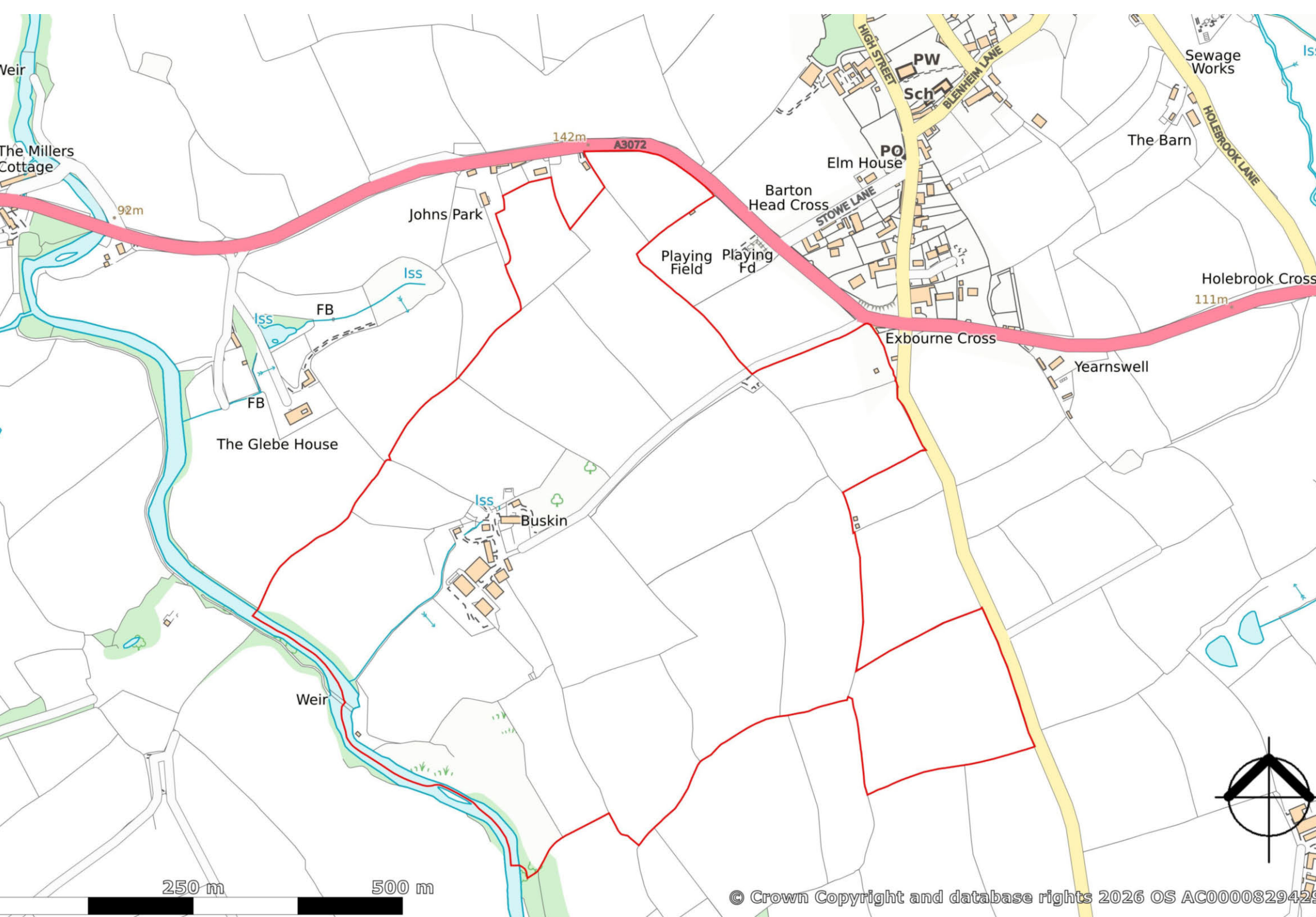
Livestock Building: 18m x 13.10m (59'0" x 42'11")

Machinery / Fodder Store: 18.25m x 11.80m (59'10" x 38'8")

Machinery / General Purpose Store: 11.55m x 7.90m (37'10" x 25'11")

Adjoining General Purpose Store: 11.40m x 4.95m (37'4" x 16'2")

Machinery Store / Workshop: 14.65m x 4.98m (48'0" x 16'4")



250 m

500 m

The Land

The farm extends to approximately 90.81 acres (36.75 ha) of productive level or gently sloping red soil land. The land is divided into easily managed fields enclosed within traditional Devon bank hedges and post & wire fences.



River & Fishing Rights

The farm benefits from river frontage along the south-west boundary, with single bank fishing rights on the River Okement which has a good width and deep pools.

Services & Information

Water – Mains

Drainage – Private Treatment Plant

Electricity – Mains

Heating – Oil Fired Central Heating & woodburning Stoves

Telephone & Broadband – Fibre to the property, Ultra-Fast Broadband, Openreach connection.

checker.ofcom.org.uk/

Mobile Availability - checker.ofcom.org.uk

Renewables – Solar PV & Water heating

Council Tax Currently Band - D

EPC – LSTD

Construction – Traditional Cob & Stone



Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ
01822 813600

Tenure

The property is offered for sale freehold with vacant possession on completion.

Public Rights of Way

A public footpath crosses the farm.



Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden as livestock are present.

Directions

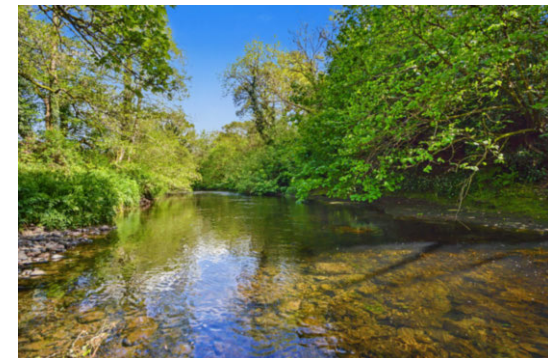
From the A30 take the exit at Sourton exit, continue onto the A386 towards Hatherleigh / Holsworthy, at the roundabout take the second exit to Hatherleigh. Proceed for a short distance, then take the first exit, continue for approximately 3.5 miles and take the right turning onto the A3072 North Tawton / Exbourne. Proceed on this road for approximately 3 miles then turn right onto Buskin Farm Lane, continue to the end of the lane which leads to the house & buildings.

What3words Location Finder

///delighted.tries.summer

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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