# Wheatland Farmhouse,

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# Wheatland Farmhouse,

Winkleigh, Winkleigh, Devon, EX19 8DJ

Wheatland Farm & Eco Lodges offers an exceptional lifestyle business, set within approximately 21.1 acres of attractive Devon countryside. The property comprises a five-bedroom farmhouse with annexe accommodation, three detached eco lodges, one eco barn and a holiday cottage, together with woodland, pastureland, ponds and a lake.

The business benefits from strong environmental credentials, including renewable energy systems and ongoing conservation management, creating a unique and sustainable tourism offering. A range of traditional barns and outbuildings provide further potential for expansion, subject to the necessary planning consents.

- Ideal Lifestyle Property - Detached five-bedroom farmhouse
- Exceptional environmental credentials
- Range of traditional barns and outbuildings
- Five holiday letting units
- Approximately 21.1 acres
- Accessible rural location

## Guide Price £1,150,000


Stags Okehampton

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420 | okehampton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk


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## Situation

Wheatland Farm & Eco Lodges occupies a peaceful rural position in the heart of Devon, surrounded by rolling countryside yet conveniently located for access to a wide range of local services, visitor attractions and transport links.

The popular village of Winkleigh lies approximately 1.5 miles away and provides an excellent range of everyday amenities including a village shop, post office, doctors' surgery, primary school, sports centre, garage, veterinary practice, café, florist and two traditional pubs, including the well-regarded Kings Arms. The small town of Chulmleigh, approximately 4 miles distant, offers further facilities including a secondary school, dentist, bakery and additional local shopping.

The market town of Okehampton, situated around 12 miles to the south, provides a comprehensive range of amenities including supermarkets, a community hospital, leisure centre with indoor swimming pool, golf club and secondary education. The property is also well placed for access to Exeter and the wider region via the nearby A3124 and A30 and Eggesford Station – approximately 4 miles away, on the Tarka Line providing services to Exeter and Barnstaple.

The surrounding area offers an abundance of recreational and leisure opportunities. Dartmoor National Park, renowned for its dramatic landscapes, extensive walking, cycling and riding routes, is approximately 12 miles away. The popular Tarka Trail can be accessed nearby at Meeth Nature Reserve, whilst a number of golf courses are located throughout the region including those at Chulmleigh, Okehampton, Torrington and Westward Ho!

North Devon's celebrated coastline, with its award-winning beaches and surfing destinations including Woolacombe, Croyde and Saunton Sands, lies within easy reach. The picturesque estuary villages of Instow and Appledore, together with the historic fishing village of Clovelly, are among the many attractions nearby. Other notable destinations include RHS Garden Rosemoor, Castle Drogo, Lydford Gorge, Hartland Point and the family attractions of The Big Sheep and The Milky Way Adventure Park.

Combining a tranquil countryside setting with excellent accessibility to both Dartmoor and the North Devon coast, Wheatland Farm & Eco Lodges is ideally situated to enjoy the very best of Devon's natural beauty and leisure opportunities.

## Wheatland Farmhouse

Wheatland Farmhouse is an attractive detached property offering extensive and adaptable accommodation. At the heart of the property is a spacious open-plan kitchen and dining room, creating a welcoming family and entertaining space. Character features include exposed ceiling beams and a contemporary wood-burning stove, whilst glazed doors provide direct access to the gardens. Adjoining the kitchen is a comfortable sitting room, enjoying views across the grounds and centred around a further wood-burning stove. A useful secondary kitchen area, currently utilised as a utility and laundry room for the holiday business, provides excellent practical space and leads through to a conservatory overlooking the gardens.

The first-floor accommodation comprises five bedrooms, including a master bedroom with en-suite shower room, there is also a family bathroom fitted in a traditional style with a roll-top bath, separate shower, wash basin, bidet and WC.

A particularly appealing feature is the ground-floor annexe suite, which benefits from both independent external access and a connecting door to the main house. The accommodation includes a double bedroom, shower room and an adjoining room currently used for storage, which may lend itself to conversion into additional living accommodation or a kitchenette, subject to any necessary consents. This flexible space is well suited for guest accommodation or multi-generational living.

The farmhouse is complemented by established gardens to both the front and rear. To the front, landscaped areas incorporate gravel pathways, a pond and greenhouse, creating an attractive setting for the property.

To the rear, a paved terrace adjoins the house and provides an ideal space for outdoor dining and relaxation. Steps lead to a lawned garden area and orchard incorporating a polytunnel, which is currently retained for the private use of the farmhouse.

A driveway encircles the property and provides convenient parking, together with access to the self-contained annexe entrance. The overall layout provides a high degree of privacy and flexibility, making the farmhouse well suited to its current use alongside the holiday lodge enterprise.

## Bale Barn Lodge

Bale Barn Lodge is a distinctive and environmentally conscious holiday lodge, thoughtfully converted from former agricultural buildings in 2014. Constructed with lime-rendered elevations and straw bale insulation, the property combines sustainable design with comfortable, high-quality guest accommodation.

The lodge has been designed to provide excellent accessibility, with wide doorways and a practical layout. The accommodation centres around a spacious open-plan living area incorporating a sitting room, dining space and fitted kitchen. Timber flooring runs throughout the principal living space, while large sliding glazed doors open onto an expansive decked terrace that enjoys far-reaching views across the lake and surrounding Devon countryside.

The lodge provides four bedrooms, together with a family bathroom and separate shower room, enabling it to comfortably accommodate larger family groups and holiday parties. Externally, a private hot tub is positioned discreetly on the decking, providing an attractive space from which to enjoy the tranquil setting and panoramic rural views.

The property further benefits from solar photovoltaic panels and solar thermal systems, reflecting the wider emphasis on sustainability throughout the holding.

Parking is available immediately adjacent to the lodge on a concrete yard. Surrounding former stable buildings offer potential for alternative uses or further accommodation, subject to obtaining the necessary planning permissions and consents.

## Otter Cottage

Otter Cottage is a charming stone-built holiday cottage situated on the opposite side of the courtyard to the farmhouse, overlooking a picturesque pond. The accommodation is arranged over two floors and comprises an open-plan sitting room, dining area and kitchen on the ground floor, featuring a quarry tiled floor, wood-burning stove and stable door opening onto a private enclosed patio with pergola. Upstairs are two bedrooms and a shower room.

The cottage benefits from solar thermal hot water, with immersion back-up, and has parking conveniently located alongside, with access to an EV Charger

## Beech Lodge, Nuthatch Lodge & Honeysuckle Lodge

Positioned along the edge of the wildflower meadow, Beech Lodge, Nuthatch Lodge and Honeysuckle Lodge form part of the property's collection of environmentally conscious timber lodges. Designed in a contemporary Nordic style, each lodge offers bright, open-plan accommodation with direct access to private decking areas, allowing guests to fully appreciate the peaceful rural surroundings. Together, the lodges provide flexible accommodation for families, couples and small groups seeking a tranquil countryside retreat.

Beech Lodge provides three-bedroom accommodation with an open-plan living area opening onto a decked terrace, together with a private hot tub. Sleeps 6 guests. Nuthatch Lodge comprises an open-plan living space, two bedrooms and a family bathroom, with decking overlooking the meadow. Sleeps 4 guests. Honeysuckle Lodge offers similar two-bedroom accommodation with open-plan living and a private deck, featuring a distinctive sunken outdoor bathtub. Sleeps 4 guests. Parking for all three lodges is available within the communal guest parking area.

## Traditional Barn & Workshops

Adjoining the farmhouse is a traditional stone barn, currently utilised as a workshop and housing the biomass boiler which serves the property. The building benefits from good natural light via a rooflight and offers considerable scope for alternative uses, including conversion to ancillary accommodation or an additional holiday letting unit, subject to obtaining the necessary planning consents.

Adjacent to the barn is a further workshop building, currently used in connection with the holiday letting business and providing useful operational and storage space.

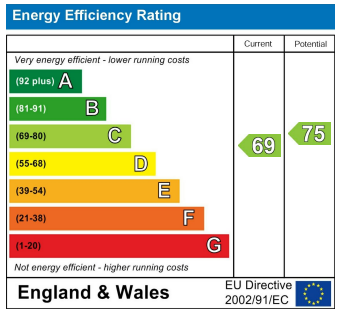
There is a detached stone barn with a slate roof and attractive cobbled courtyard, presenting potential for conversion to a holiday cottage. A glazed garden building with exposed stone walls is currently used as a greenhouse, while two open-fronted barns provide guest facilities including play equipment storage, a pizza oven and outdoor seating area overlooking the meadow.

A separate storage barn positioned amongst the trees may offer scope for additional accommodation, whilst the adjoining field containing the wind turbine presents longer-term potential for further lodge or glamping development, subject to planning permission.

# Wheatland Farm & Eco Lodges, Winkleigh, EX19

Approximate Area = 2902 sq ft / 269.6 sq m
Outbuildings = 917 sq ft / 85.1 sq m
Total = 3819 sq ft / 354.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Carter Jonas. REF: 1297402

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