



HONEYCOTT FARM

ANDREW LANE
MRICS FAAV



Honeycott Farm

Sampford Courtenhay, Okehampton, Devon, EX20 2RX

Sampford Courtenhay 2.5 miles, Okehampton 3 miles, Exeter 23 mile

A LIVESTOCK FARM WITH ATTRACTIVE FARMHOUSE IN A SUPERB LOCATION WITH FLEXIBLE OPTIONS

Available as 44 or 33 or 11 acres

Attractive Grade II Listed 3 bedroomed house with many features

Range of traditional buildings on separate site and access with development potential

Stables

Available as a whole or in 3 lots

Close to Dartmoor National Park

Guide Price: £1,250,000 as a whole

Andrew Lane MRICS FAAV Wisteria Cottage Iddesleigh Winkleigh Devon EX19 8BG

01836 810 845 or 07799036143

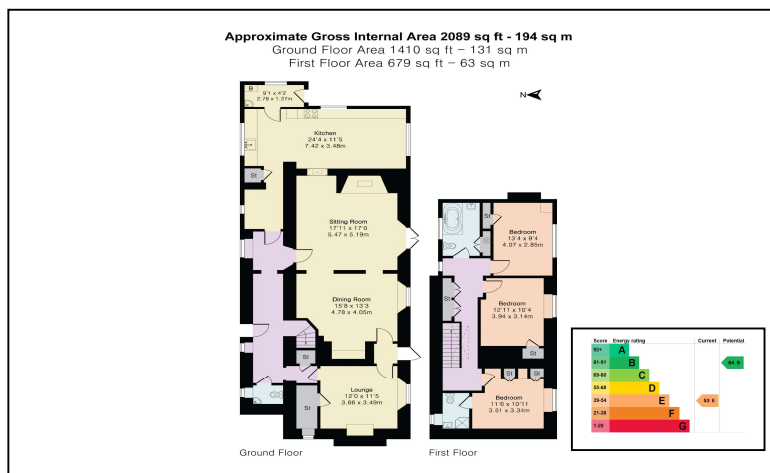
andrew@andrewlane.biz

Situation

Honeycott Farm is situated in rural West Devon in the parish of Sampford Courtenhay famous as the place the “Prayer Book Rebellion” started. The Market town of Okehampton which gives direct access to the A30 and a branch line railway station lies 3 miles to the southwest and provides a full range of shops, supermarkets including Waitrose, cinema, agricultural merchants and vets as well as schooling and a plethora of sports clubs and facilities. The Dartmoor National Park is just 2 miles to the south giving tremendous open outlying within a simple few minute box away. Exeter provides everything anyone could want including a thriving livestock market.

Introduction

Honeycott Farm presents well to the market offering a great deal of flexibility in terms of size and potential uses subject to obtaining the necessary planning consents. Currently used as an all grass sheep breeding and rearing unit featuring species rich pastures, its patchwork of convenient sized fields with traditional Devon hedge banks acting as wildlife highways, Honeycott is a sustainable, environmentally rewarding farm in a great location. The property is offered as a whole or in 3 lots.



Lot 1 – Farmhouse, barn, stables and 11.42 acres

The Grade II Listed south facing farmhouse provides spacious family accommodation over 2 floors. The porched front door leads into a hallway, sitting room with beamed ceiling and muntin screen together with open fireplace with feature lintel housing a wood burner & patio doors, dining room with window seat and open fireplace with granite surround and oak mantle, lounge again with beamed ceiling and open fireplace, small store room off, kitchen with beamed ceiling fitted oak units and tiled floor, rear lobby and cloakroom. First floor – landing with airing cupboard, 3 double bedrooms, family bathroom and separate shower room.

Outside there is a yard to the south which provides the access from the road and gardens and an orchard. The gardens are a great feature of the property with well established shrubs, herbaceous borders, lawns, seating and eating areas, a kitchen garden and well stocked orchard. Within the gardens and yard is a stone barn with slated roof currently used for garaging and a workshop with a useable loft over, an attached pony stable/log/garden shed and a purpose-built block of stables with 4 boxes each with services connected.

Services are mains water & electricity with septic tank drainage.

The land is laid out in 4 enclosures of pasture and a small copse with gently sloping topography each enclosure has a water trough and is stock fenced for sheep.



Lot 2 – 22 acres of pastureland

Adjoining lot 1 and accessed off Aller Lane, 7 enclosures of Pasture with a small area of woodland. Fenced for sheep with trough water supply.

Lot 3 Traditional buildings and 9.4 acres

Located at the end of Aller Lane, a stoned access way, you will find a peaceful former farmyard with 2 traditional buildings. Subject to planning these would make a lovely dwelling or 2. The larger of the buildings is a cob and stone barn of one and a half storeys in height. The smaller a single storey stone and cob former cow barn. They have an interconnecting yard. Surrounded by its own pasture in somewhat of a parkland setting. Ideal for off grid living or serviced subject to connections

General Remarks and Stipulations

Services

LOT 1 – mains water and mains electricity. Septic tank drainage -type, health and compliance with General Binding Rules is unknown. Purchasers must satisfy themselves with their own inspection. Oil fired central heating.

LOT 2 – mains water to be sub metered if sold separately

Tenure

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

Local Authority

West Devon Borough Council, Killworthy Park, Tavistock, Devon PL19 0BZ – Telephone 01822 813600

Farm Plan

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must Satisfy themselves by inspection or otherwise as to its accuracy.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not. In the event that the farm is sold in Lots reciprocal right will be given and retained for services.

There is a public foot path crossing the land forming Lots 2 & 3.



Land Management and designations

There are no management agreements on the land. The property is in a Nitrate Vulnerable Zone.

Fixtures & Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale.

Viewing

Strictly by confirmed appointment with the vendors agent Andrew Lane Ltd 01837 810845

Directions

From the A30 take the eastern Okehampton exit turn left on to B3260 past the petrol station then next left signed Sampford Courtenhay. The farm will be found after 1 mile on the right.

See location plan

What3words: bracelet.picked.instructs

Health and Safety Warning

Given the potential hazards of a working farm, we ask that you be as vigilant as possible when making your inspection for your own personal safety, particularly amongst grazing livestock.

Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that: -

1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Andrew Lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew Lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

