



Tor Down Farm, Exbourne, EX20 3QU

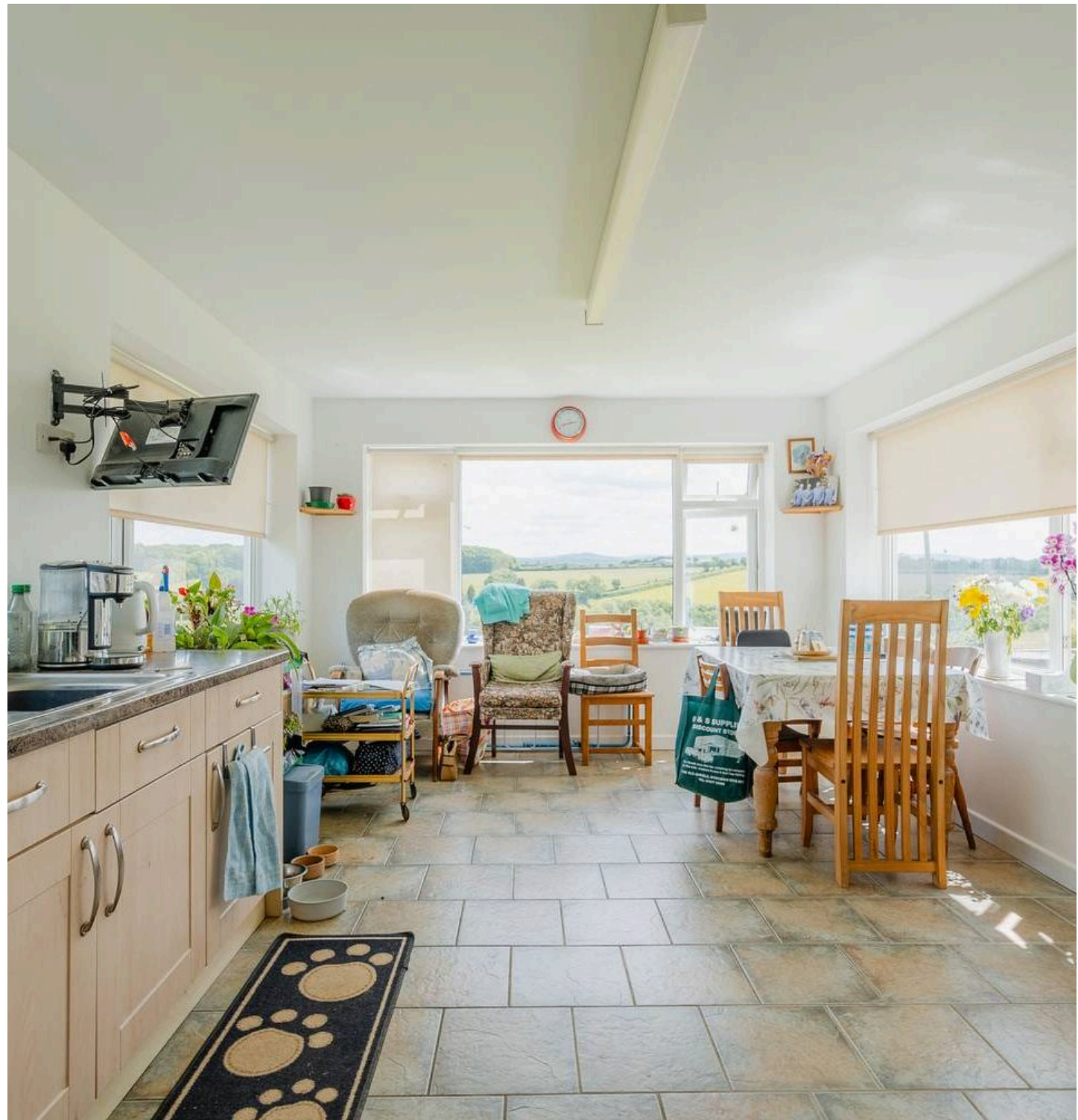
Guide Price **£1,250,000**

Tor Down Farm

Exbourne, Okehampton, EX20 3QU

- 3 bedroom detached farm house with annexe
- 60 acre farm
- Yard and large farm buildings
- Ring fenced by own land
- Views to Dartmoor
- Potential to improve
- Not listed or agricultural tie

Just outside of the West Devon village of Exbourne is Tor Down Farm, set in its own land of approx. 62 acres, it's a farm holding with stunning views across to Dartmoor and a lot of potential. The farm has been in the current family for over 40 years and is now being sold in the hope it's retained as a small farm. The main farmhouse dates back to the 18th Century although most of the original house has been rebuilt over the years. Attached to the back of the house is a 1 bedroom annexe which could be enlarged if the garage was incorporated so it certainly would suit multi-generational living. Adjacent to the house is a collection of barns including workshops and larger open fronted barns. These would suit a multitude of uses depending on how a new owner wanted to utilise them. The land surrounds the house and barns and it's accessed via its own track from the country lane.





The House and Annexe

With south facing views over the fields below and out to Dartmoor, the house occupies an elevated and prominent position approx. 1 mile from Exbourne village. The main house is detached with 3 bedrooms with a ground floor consisting of a kitchen/dining room, separate living room and additional dining room on the ground floor, all with south facing windows and views and then the 3 bedrooms and bathroom on the first floor, again with south facing windows. There's LPG fired central heating (tank behind the garage) and uPVC double glazing. The house would benefit from some improvements but offers great space and a lot of potential. As it's not listed and subject to planning, the house could be enlarged and improved. To the rear of the house is a covered passage and this links to the annexe. Laid out as a 1 bedroom annexe with a shower room and kitchen, it could be extended into the garage space to give a bigger annexe or indeed, use the rooms as a utility and office for the main house, plenty of options exist. There is parking and gardens surrounding the house. The gardens, house and field behind amount to approximately 5 acres.



The Barns

Of various ages and styles, the barns are accessed from a continuation of the access track which currently runs in front of the house and gives access to the barns and yard area. There are open fronted barns and secure stores, as well as garage/workshop space. It's a great set-up. There's hardstanding yard space too with room for further buildings.

The Land

In total, the farm extends to approx. 62 acres which includes the house and farm buildings. The buildings sit in the middle of the land which slopes to the south, down to a stream at the bottom. Rural payment information is available on request.

Agents' Notes:

There is a public footpath across the lower fields which runs up behind the barns (away from the house) it's rarely used but buyers should be aware.

There are some wells on the property but these aren't currently in use.

Some solar panels were installed but not connected so these are included in the sale.

The barns maybe be subject to an uplift should planning permission be gained for residential use – to be confirmed.

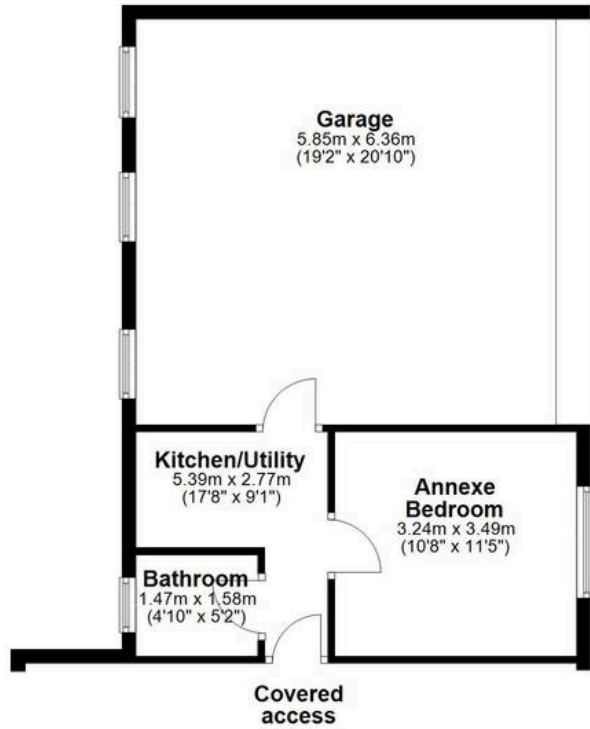
Should a buyer wish to use a residential mortgage, the house could be bought with approx 5 acres and the barns and fields on a separate title – subject to negotiations.

Buyers' Compliance Fee Notice – Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



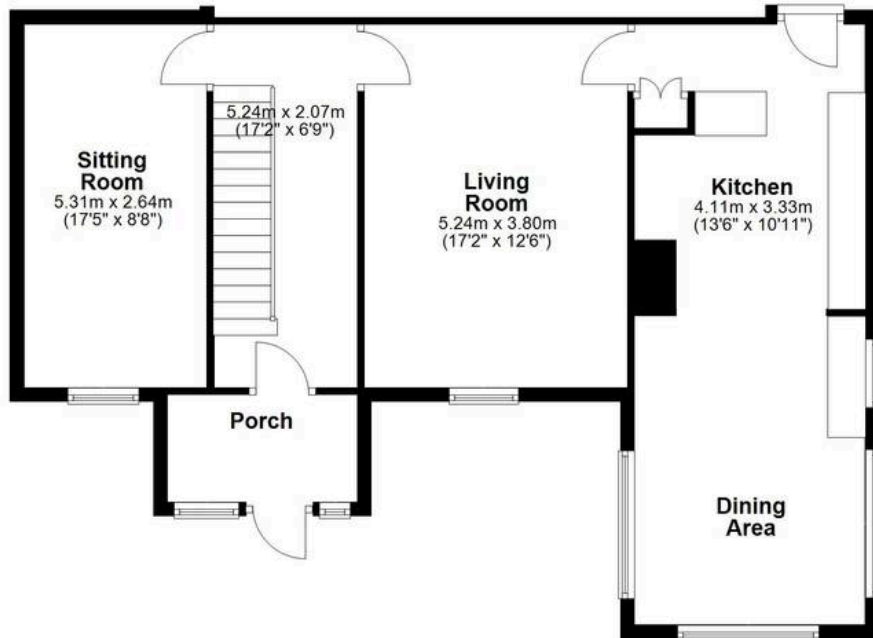
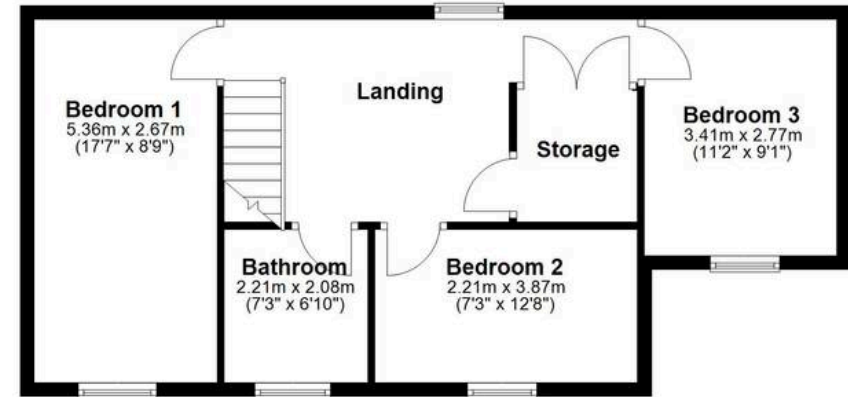
Ground Floor

Approx. 148.3 sq. metres (1596.6 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 204.4 sq. metres (2200.2 sq. feet)



Please see the floorplan for room sizes.

Current Council Tax: Band E – West Devon 2024/25-
£2934.22

Approx Age: part 1800's but most was rebuilt later
using block

Construction Notes: Part cob and modern cavity
extensions

Utilities: Mains electric, bore hole water, telephone &
broadband

Broadband within this postcode: Up to 60Mbps
(Uswitch using postcode/property search)

Drainage: Private (Septic tank)

Heating: Wood burner with back boiler

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX20 3QU and the
What3Words address is ///harmlessly.amps.look





Helmores

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