Greenslade House
North Tawton, Okehampton, Devon EX20 2SF

North Tawton 1.5 miles • Okehampton 5.5 miles • Exeter 23 miles • A30 dual carriageway 7 miles

A rare gem being an unspoilt historic farmstead with Grade II* Listed house, extensive traditional buildings and 6.7 acres

• First time on the market since 1946
• Mentioned in the Domesday book
• Grade II* Listed farmhouse of medieval origins, though remodelled in 17th Century of 3,600 sq.ft.
• 4 south facing reception rooms and 5 bedrooms, in a delightful south facing location
• Extensive range of primarily traditional cob farm buildings with development potential (STP)
• Land providing a wonderful setting and privacy

For sale by informal tender on Friday 20th May 2016 (unless sold previously)
Situation
The property is set in a delightful, unspoilt part of West Devon being 1.5 miles south of the small town of North Tawton which has a good range of local facilities including shops, pubs and a primary school. The historic town of Okehampton (5.5 miles) has an extensive range of amenities and facilities including a Waitrose supermarket. The cathedral and university city of Exeter is 23 miles distant but in the main is accessed via the A30 dual carriageway. Dartmoor National Park is about 6 miles. The A30 links to the M5 motorway in the east and into Cornwall in the west.

Introduction
Following the Norman conquest in 1066, violence flared up in Devon and Baldwin FitzGilbert was responsible for putting down the rebellion in 1068. As a result, he was given extensive lands in the county and this farm “Gherneslete” was one. Baldwin FitzGilbert had many titles, one of which was Sheriff of Devon and he built his castle at Okehampton.

The Hampson family, who previously owned Greenslade, bought the farm in 1946. They established a pedigree flock of Suffolk sheep, and this blood line is still continuing now with the present owners of the farm.

The farmstead with it’s surrounding land is being reluctantly sold as it is surplus to requirements.

The property is an unspoilt gem having perhaps been upgraded in the period after the family purchased it though little has been altered for many decades and therefore the house is now in need of major renovation. Not surprisingly, the house is Listed Grade II* of historical interest due to the historic nature of the property and what is also a rare find is the substantial range of traditional buildings, mainly of cob, which serve this substantial acreage, have been little altered for many decades and provide wonderful opportunities for a purchaser, subject to the any relevant consents.

The house is Listed Grade II* of historic interest and has been Listed since 1967. The Listed Buildings notes state it “Probably has medieval core, altered and possibly extended in C17 and C18 ….. originally probably 3-room and through passage plan ….. which may initially have had an open hall with central stack ….. In the late C18 the back of the house was re-fashioned to become the front. ….. This house has completely escaped C20 modernisation and probably contains a number of early internal features whilst retaining a very traditional exterior”.

The Farmhouse
The substantial farmhouse is set in a fine secluded south facing location, well back from a quiet lane. It offers purchasers an opportunity to upgrade the house to their own requirements, subject to the relevant consents. The house is of over 3,600sq.ft. Access from the farmyard via a cobbled courtyard into a kitchen and disused wc off. Dining room with tiled floor and open fireplace, sitting room with fireplace, cross passage hall, drawing room with Victorian fireplace in front of a much earlier one with window seat and fine exposed beams. Beyond is a living room with doorway to front garden and fireplace. Former wc off and door to rear.

The first floor is accessed via three staircases, the principal staircase leading to the bathroom and three double bedrooms, two with Victorian fireplaces. The other
two bedrooms are accessed off separate staircases (see floor plan). There are numerous exposed beams and perhaps other features will be discovered during renovations. 

Attached on the rear of the house is a thatched barn (19’ x 18’) of two storeys, though the first floor has collapsed and is in a dangerous condition. There is also a log store. Attached to the west end of the house is a cob and galvanised iron barn (41’ x 17’) part with loft over.

Attached on the south east of the house is a cob and galvanised barn (61’ x 12’) and again the first floor has partially collapsed and is in a dangerous condition.

The Farm Buildings

Apart from the barns referred to above, there are an additional extensive range of barns and buildings as follows:-

Building 3: 4-bay, open-fronted barn (36’ x 15’) of cob under galvanised iron.
Building 4: Stable and pig barn (54’ x 12’) of stone, cob and galvanised iron.
Building 5: Range of open-fronted stock buildings (75’ x 18’) of cob, block and timber under galvanised iron plus lean-to.
Building 6: The ‘great barn’ (52’ x 18’) some 27’ high to ridge! Primarily of cob with some stone walls under a galvanised iron roof. Roundhouse attached of granite uprights under a galvanised iron roof with massive timbers. On the other side is a lean-to bull pen and lockable store.
Building 7: Extensive range of former open-fronted cow stalls (28’ x 13’ plus 24’ x 13’ plus 40’ x 13’), the latter section having a tallot loft over. Of stone and cob under galvanised iron.

Across the enclosed courtyard is a further range of concrete block former cow stalls.

The Gardens

The principal gardens lie on the south side of the house and are enclosed by either walls or hedges, and are former lawned areas with various trees and shrubs.
The Land
The land being sold with the farmstead is enclosed within a ring fence to three sides and to the council lane on the fourth. The property has its own drive which leads past an arboretum / copse on the left, into the wonderful farmyard with the house being on the south side and the buildings being primarily on the north and west sides. On the west side of the gardens is a small pasture field while there is a larger pasture field on the south side of the house surrounded by mature oak trees. To the west of the farmyard is a former trackway with broadleaved trees adjoining, whilst on the north side a portion of the productive red soil arable farmland has been enclosed and it is perfect for further paddock or for arable cropping etc.
Overall the property being sold amounts to about 6.7 acres.

Services
The sellers will be bringing a new mains water supply and mains electricity onto the property prior to or soon after completion, though not connected into the house itself. It is believed there is no private drainage system. Telephone was previously connected.

Method of Sale
The property is being sold by informal tender.
Please send tenders to:
Mr Simon Cooper, Stags, 21 Southernhay West, Exeter EX1 1PR.
To be received by 12 noon on Friday 20th May 2016.
Mark the envelope clearly “Tender For Greenslade House”.

Directions
From Exeter proceed west on the A30 leaving at the Whiddon Down exit and proceed on the A382. In less than half a mile turn right onto the A3124 signposted Winkleigh and continue on this road for just under 8 miles whereupon at the T-junction with the A3072 turn left. After half a mile, keep straight on, on the B3215 and in less than half a mile, immediately before a railway bridge turn right whereupon the property is on the left within a third of a mile.

Local Authority
West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock PL19 0BZ. Tel: 01822 813800 www.westdevon.gov.uk

Viewing
Strictly by appointment through Stags on 01392 255202 which will be on set viewing days. Purchasers do so at their own risk. Some parts are in a dangerous condition.

These particulars are a guide and should not be relied on for any purpose.
Approx. Gross Internal Floor Area
337.5 Sq Metres 3633 Sq Ft (Excludes Restricted Head Height & Barn)