Coombe Park Farm
Doddicombsleigh, Exeter, Devon EX6 7PY

Exeter 6 miles • A38 3.5 miles (Junction 31 M5 4 miles) • Bovey Tracey 8 miles

Spacious 6 bedroom house in need of modernisation • Tranquil position but with easy and convenient access to A38 • Productive run of pasture • Attractive woodland with conservation and sporting appeal • In all about 89.53 acres (36.23 Hectares)

Grid Reference
SX 860 874.

Directions
From Exeter proceed on the A38 towards Plymouth. At the top of Haldon Hill turn left signposted Dunchideock and Exeter Race Course. Turn immediately right and pass under the A38 following signs for Dunchideock. After passing Haldon Belvedere take the second turning on the left and proceed along this road until reaching the first crossroads called Willhayes Cross. Turn left signposted Doddicombsleigh and after about 0.5 miles at Sexton’s Cross turn right and Coombe Park Farm is the last property on the left hand side.

Situation
Coombe Park Farm lies in a wonderful rural location within the Teign Valley and has easy access to the A38 which leads to Exeter in the north and to Plymouth to the south.

The village of Doddicombsleigh is 0.5 miles south west of the farm and provides a vibrant community with church, primary school and the famous public house The Nobody Inn. The village lies on the eastern side of the Teign Valley, just outside the boundary of Dartmoor National Park. The village of Lower Ashiton is nearby which also has an excellent pub and a post office.

The University and Cathedral City of Exeter lies just 6.2 miles away and offers extensive recreational, cultural, banking and retail facilities. Exeter has a very well regarded University and many independent schools.

Exeter has two main line rail stations with connections to London Paddington, Waterloo and an international airport which lies just 4 miles to the east of the city.

Dartmoor National Park is within easy reach of Coombe Park Farm while water sports are available along the Exe Estuary and many attractive beaches along the east Devon coastline within a short drive away.

Introduction
Coombe Park Farm extends in all to about 89.5 acres (36.2 hectares) and offers a residential livestock holding in a desirable location in the Teign Valley.

The farmhouse has a west facing aspect with wonderful views to the Dartmoor National Park. The property offers potential for modernisation to create a very comfortable family home or, subject to planning, the creation of a new dwelling.

The farm is currently used for the grazing of livestock, while the woodland provides amenity, sporting and conservation appeal.

The Farmhouse
The farmhouse was constructed in the early 1980s of concrete block construction with a part rendered finish under a tiled roof (re-tiled 2008). The property recently obtained a Certificate of Lawfulness for Existing Use or Development (CLEUD) for for existing use of the dwelling without complying with the agricultural occupancy condition.

The accommodation is shown on the floor plan and in summary comprises:-

Front door opening to Lobby and Entrance Hall. Boot Room and Cloakroom. Sitting Room with patio doors opening to the garden. Dining Room with views looking west over the Teign Valley towards Dartmoor. Kitchen fitted with LPG Aga, wall and base units, electric cooker and oven.

Utility Room with double sink and base units, central heating boiler and airing cupboard housing hot water tank. Back door and Conservatory. Office. Ground floor Bedroom 6 with en-suite shower room. Secondary Sitting Room with Kitchen area with separate front door.

From the hall, stairs lead up to the first floor. Bedroom 1/Family Room with large feature windows and views to Dartmoor, fireplace and fitted cabinets. Two Further Double bedrooms with built in wardrobes and wash hand basins and Two Single Bedrooms. Family Bathroom. Shower Room.

Outside there are lawned gardens and an orchard. Double garage.

The Farm Buildings
There is a range of redundant farm buildings located at the top of the farm. These include former concrete block stables and the sites of former farm buildings which create opportunities to create a new farmyard (STP).

The Land
The land at Coombe Park Farm comprises a mixture of pasture and woodland. The pastured land in all extends to approximately 54.5 acres and offers excellent livestock grazing. The woodland adds a further 35 acres to the holding, offering amenity, conservation and sporting appeal with the attractive broadleaf and natural flora and fauna.

General Remarks
Services
Mains water and electricity. LPG fuels the Aga and central heating. Private drainage.

Access
Access to Coombe Park Farm is from the public highway via a right of way over Timridge Lane.

Local Authority
Teignbridge District Council – Telephone 01626 361101.

Planning
The property has a Certificate of Lawful Use which reads ‘A Certificate of Lawfulness for Existing Use of dwelling without complying with the agricultural tie.’ Application Reference 14/00990/CLDE.

The original planning consent was subject to an Agricultural Occupancy Condition (AOC) under Planning Reference 5/5/1976/38/2.
Teign Valley farm in a wonderful rural setting with fantastic views towards Dartmoor National Park.

The Basic Payment Scheme
The Basic Payment Entitlements can be made available. The current scheme year payment is reserved from the sale.

Tenure
The tenure of Coombe Park Farm is freehold.

Timridge Brake - Pre-Emption
The vendors of Coombe Park Farm will be retaining part of Timridge Brake, coloured blue on the plan, as well as a right of way between points A and B. The buyer of Coombe Park Farm will be granted a pre-emption agreement to purchase the brake, should the vendor decide to sell. Further details available from the agents.

Sporting and Mineral Rights
The sporting and mineral rights insofar as they are owned are included with the freehold.

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

Wayleaves, Rights of Way etc
The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plans and Boundary Fences
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. These particulars are a guide only and should not be relied upon for any purpose.

Viewing
Strictly by appointment with Stags Farm Agency on 01392 680059.
Approx. Gross Internal Floor Area
275.5 Sq Metres 2966 Sq Ft

Ground Floor

First Floor