

Burnwell Farm

DUNSFORD, EXETER, EX6 7JW



savills



Burnwell Farm

DUNSFORD, EXETER, EX6 7JW

Dunsford about 2.2 miles Exeter about 7.8 miles

Beautiful secluded farm in the favoured Teign Valley

- 4 bedroom, spacious farmhouse
- Superb range of traditional farm buildings with potential for development (stp)
- Level and gently sloping pasture
- Pockets of woodland and scrub
- Frontage to the stunning River Teign
- Available as a whole or in 5 lots
- In all about 82.26 acres



SAVILLS EXETER
The Forum,
Barnfield Road,
Exeter EX1 1QR
01392 455755
exeter@savills.com

savills



SITUATION

Burnwell Farm is situated in the most idyllic of settings tucked away within the stunning Teign Valley and just outside of the Dartmoor National Park. The secluded, however conveniently located farm is within easy access of local amenities and the picturesque village of Dunsford can be found just 2.2 miles to the north east of the property. Dunsford, is a vibrant local community, and offers a village shop, post office, primary school and a pub. The village lies just inside the boundary of the Dartmoor National Park, an area renowned for some of the most stunning countryside and an opportunity to participate in a range of outdoor pursuits including walking, riding, cycling and fishing. Dartmoor National Park extends to 368 square miles and is a landscape of stunning views, awe inspiring granite tors, deep wooded valleys and fast flowing rivers.

Approximately 7.8 miles north east of Burnwell Farm is the thriving Cathedral City of Exeter providing the full complement of retail, business and recreational facilities. There is also a good range of both primary and secondary schooling in Exeter with excellent private schooling available.

The property is well serviced with communication links being just 8 miles from the M5. Exeter offers a mainline railway station with hourly trains to London as well as Exeter International Airport.

DESCRIPTION

Burnwell Farm is a beautiful, unique grassland farm occupying an elevated position with south facing views across the fantastic countryside with long frontage to one of the south west's most

scenic rivers, the Teign. Approached from a private drive, the traditional farmhouse occupies a stunning setting just to the north of the courtyard of traditional buildings with a fantastic outlook. The property is protected by 82 acres of level and sloping pasture land offering total privacy and seclusion. A large garden wraps around the northern and eastern sides of the house laid to lawn with mature borders.

The farm is suitable for a variety of enterprises and is currently used for the grazing of livestock. The combination of a desirable farmhouse, a good range of traditional buildings with potential for alternative uses (stp), productive pasture land and frontage to the River Teign makes Burnwell Farm highly attractive to a variety of purchasers. The property offers superb overlooking with fantastic potential for a good range of stabling (stp).



METHOD OF SALE

Burnwell farm is offered for sale by private treaty as a whole and also in 5 lots

Lot	Description	Approximate acreage	Colour on plan
1	Burnwell Farmhouse, Garden, Traditional Buildings, Pasture, woodland and frontage to the River Teign.	19.10 acres	Red
2	Traditional barn with potential (stp) Modern farm building, pasture, woodland and frontage to the River Teign.	8.07 acres	Yellow
3	Productive pasture and woodland.	36.37 acres	Green
4	Productive pasture with frontage to River Teign.	15.39 acres	Blue
5	Meadow with frontage to River Teign.	3.33 acres	Purple
Whole		82.26 acres	

LOT 1

Burnwell farmhouse, garden, traditional buildings, pasture, woodland and frontage to River Teign – approximately 19.10 acres

BURNWELL FARMHOUSE

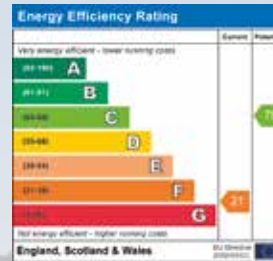
The 'non listed' attractive, south west facing farmhouse has many interesting architectural features. Approached from the courtyard a porch leads to the cross passage hall with staircase. Door to Farmhouse kitchen, well fitted with bespoke kitchen units, a rayburn and an electric hotpoint cooker. Full of natural light, the large kitchen benefits from fantastic south facing views. Door from the kitchen to utility room with sink, leading to a large store room and a downstairs WC. Dairy with fitted units. Door to back garden.

There is a large sitting room with original inglenook fire place and bread oven. The room has lovely views over the front garden and courtyard of traditional buildings. Door to dining room with fire place and south facing views.

Stairs lead from the hallway to the first floor landing with four south facing double bedrooms and a family bathroom fitted with panelled bath, W.C., and wash hand basin.

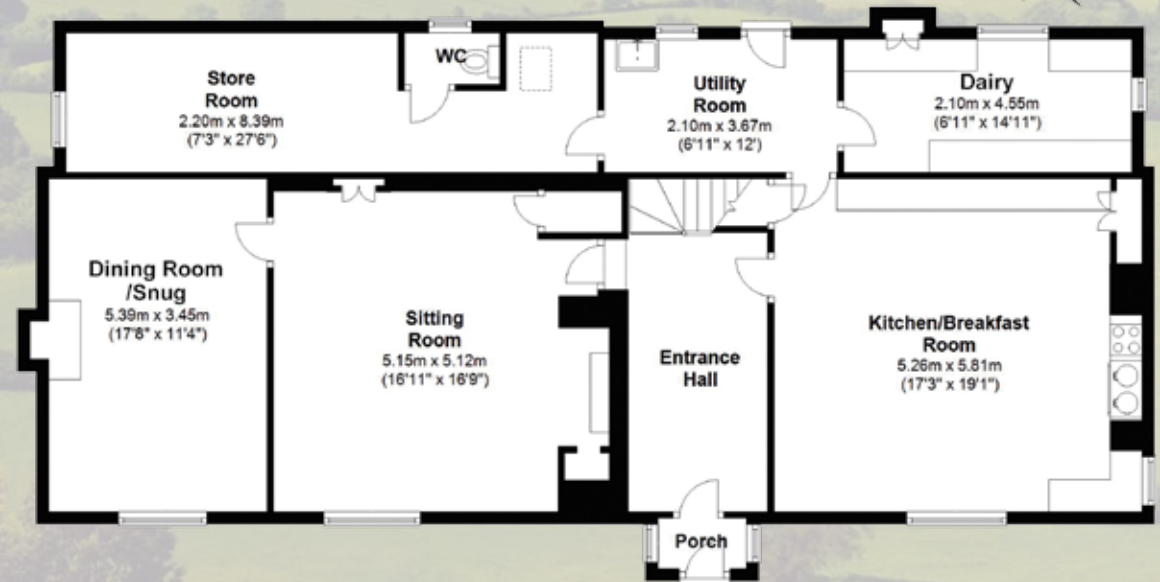
GARDENS AND GROUNDS

The farmhouse has a well maintained large garden to the north and east of the farmhouse, and a small garden to the south. The rear garden is sheltered by mature hedges and is clearly a stunning feature of Burnwell Farm providing a profusion of colour throughout the year from the trees, shrubs and bushes and affording fantastic views across the farm to Dartmoor National Park. To the south of the traditional buildings is a south facing, well tended productive vegetable garden. Within the grounds of lot 1, there is a fantastic range of pasture land divided into three good sized enclosures with road access, a pretty hay meadow accessed via a charming, wooded track with river frontage and areas of woodland with steeper cleaves high in amenity value. A detached garage and store lies to the south east of the farmhouse.

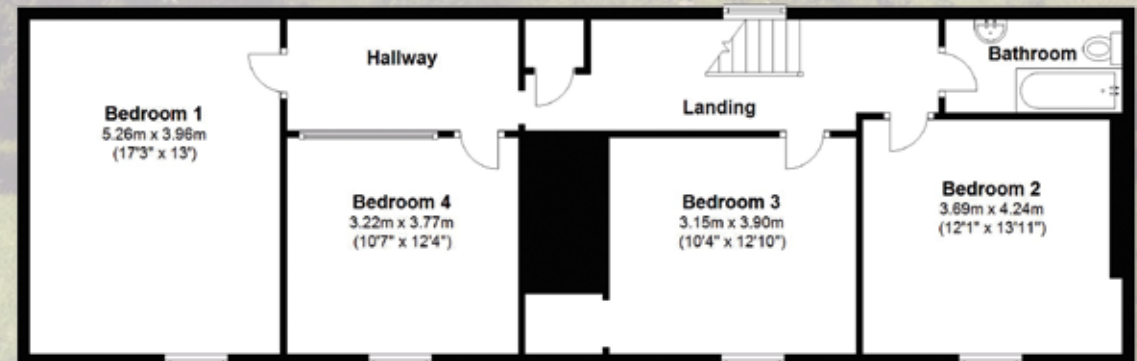


BURNWELL FARMHOUSE
Approximate Gross internal Area
220.9 sq. m (2377.4 sq. f)

GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS
 Approximate Gross internal Area
 491.1 sq. m (5285 sq. f)



TRADITIONAL BARNs

There is an excellent range of stone and cob traditional buildings some of which form a highly attractive courtyard to the south of the farmhouse and offer significant potential for alternative uses subject to the necessary planning consents to produce alternate streams of income to the holding. The land offers privacy and protection and is a mix of productive gently sloping productive pasture fields, together with areas of meadow and mature woodland running along the bank of the river Teign and are home to a wide variety of flora and fauna.

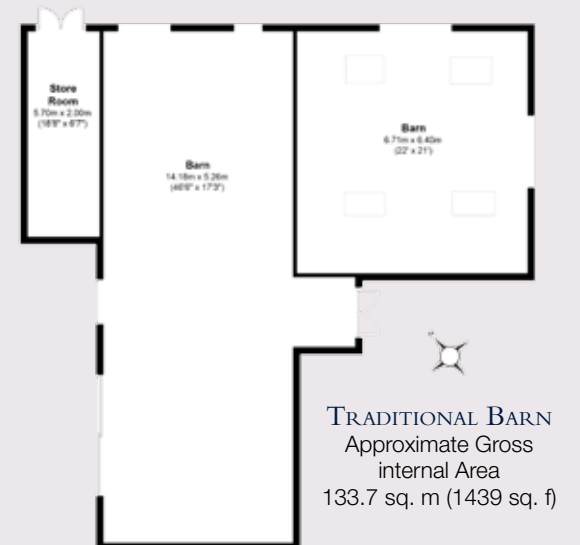


LOT 2

Traditional Barn with potential(STP), modern farm building, pasture, woodland and frontage to River Teign - 8.07acres

A run of highly attractive pasture and amenity woodland running down to the banks of the River Teign. Situated in enclosure 9873 is a highly attractive stone and cob threshing barn which could be readily converted to a number of alternative uses subject to the usual planning process.

In addition there is a useful modern farm building, comprising steel framed 4 bay dutch barn and lean-to (18.3m x15m)

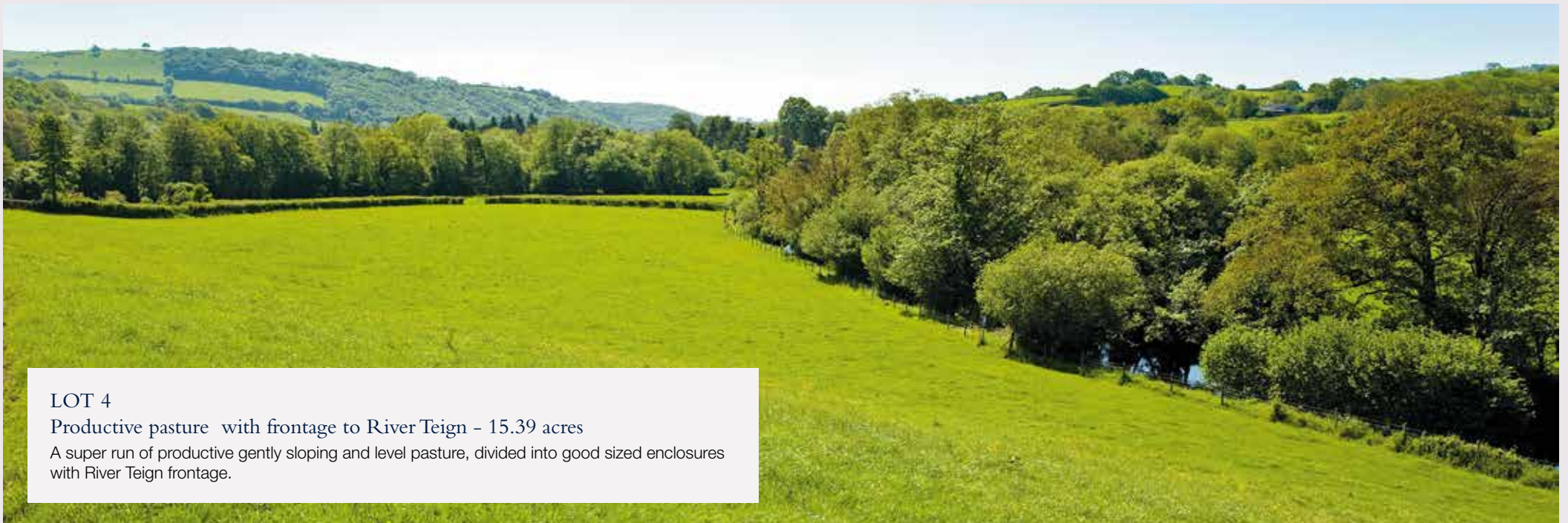




LOT 3

Productive pasture and woodland - 36.37 acres

A block of grade 3 south facing pasture interspersed with pockets of mature woodland on the steeper slopes. The fields are divided by well maintained fences and hedge and there is good road frontage along the north east boundary.



LOT 4

Productive pasture with frontage to River Teign - 15.39 acres

A super run of productive gently sloping and level pasture, divided into good sized enclosures with River Teign frontage.



LOT 5

Meadow with frontage to River Teign - 3.33 acres

A highly attractive level river meadow with frontage to the River Teign at Bridford Mills Weir.



OCCUPATION

Burnwell Farm is for sale with vacant possession subject to a short term grazing licence on most of the land.

INGOING VALUATION

The purchaser shall in addition to the purchase price take over and pay for the following items, one valuer acting for each party (or in accordance with the arbitrator appointed by them) on the day of completion:

- Growing Crops, beneficial tillages and acts of husbandry carried out or left for the benefit of the purchaser;
- Silage, hay and straw at market value.
- Consumables and all other stores including fertilisers and fuel including domestic oil at invoice cost.
- VAT where applicable

Tenant right shall be paid for immediately the valuation is agreed with interest at 4% over Barclays plc base rate for the time being on the valuation from completion to the date of payment. Should the valuation not be agreed by completion, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Central Association of Agricultural Valuers. No purchaser shall be entitled to make any claim or set off in respect of dilapidations (if any) to any land, buildings, ditches, fences or any other items.

FOOTPATHS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. A hatched green line on the sale plan which indicates the route of a public footpath.

TENURE: Freehold

ACCESS

Via a private drive from a minor council road

SERVICES

Single phase electricity, Private water. Mains water available, Private drainage. Oil fired Rayburn. Wood burner.

FIXTURES AND FITTING

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

POSTCODE: EX6 7JW

DIRECTIONS

From Exeter, take the B3212 towards Longdown/Dunsford/Moretonhampstead. Continue for approximately 5.8 miles and take a left turn at Farrents Cross towards Chudleigh and Canonteign Falls Golf Course. Continue for 1.3 miles and turn right at Leigh Cross up a council lane. After a quarter of a mile, the entrance to Burnwell Farm will be on your left identified by a plaque. Continue down the private drive and you will arrive at the Farmstead.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

COUNCIL TAX: Band G

SHOOTING RIGHTS

The shooting rights are in hand and included in the sale as far as they are owned.

FISHING RIGHTS

The fishing rights are owned by the Lower Teign Fishing Association.

BASIC PAYMENT SCHEME (BPS)

The BPS has been claimed for 2017 and will be retained by the vendors. The entitlements will be included in the sale and best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the sale.

VALUE ADDED TAX

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared: June 2017. Photographs taken: XXXX.



savills