



Hall Farm, Ivybridge

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# Hall Farm

Harford, Ivybridge, Devon PL21 0JH

Cornwood 2 miles • Ivybridge 3 miles • Plymouth 12 miles • Exeter 38 miles

An historic farmstead with spacious farmhouse, cottage, courtyard of traditional farm buildings, modern livestock buildings and around 68 acres of pasture on the edge of Dartmoor



- Charming Grade II Listed period farmhouse with 5 bedrooms and wonderful views over its own land and the moor beyond.
  - Entirely private – nearest neighbour 1 km - and surrounded by Woodland Trust owned pasture and established woodland.
    - Fabulous walled garden with mature trees and shrubs, greenhouse and summer house
      - Separate spacious cottage for permanent accommodation or holiday let
      - Extensive range of traditional farm buildings suitable for a variety of uses (STP).
      - Modern clear span agricultural buildings – suitable for equestrian or agriculture
  - Superb rural location with direct access to Dartmoor and nearby the exquisite moorland River Erme renowned for its water quality and trout fishing
    - Eco-friendly biomass boiler and 30kw solar PV panels providing income
      - 68 acres in all
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## Situation

Hall Farm enjoys a truly stunning location on the edge of Dartmoor National Park. The farm is surrounded by Woodland Trust pasture fields and woodland. These mature trees along with granite lined pasture fields form a wonderful south facing backdrop to the rugged beauty of the moor. On the doorstep are some breathtakingly beautiful walks and outriding. The farm is close to the start of the Redlake Tramway which gives wonderful panoramic views and forms the first southernmost stage of the cross Devon Two Moors way route across Dartmoor and Exmoor, popular with walkers, riders and cyclists.

The River Erme, which is one of the fastest falling rivers in the country, is exquisitely beautiful with lichen-clad oak woodland, is well populated with brown trout and has a healthy run of sea trout and occasional salmon. It is 200 metres from the farm's eastern boundary.

The area is extremely rich in wildlife with a particularly diverse bird habitat. The British Trust for Ornithology sponsored a survey on the farm which identified over forty different bird species. Otters have been seen occasionally and stoat, weasels, rabbit, badgers, foxes and deer are regular visitors. The farm is located in a private position with the nearest neighbour about 1km away. Harford with its ancient church of St Petrock lies close by to the east whilst to the west about 3km away and down the hill is the pretty moorland village of Cornwood, which has a popular pub, a primary school, church, shop and bus route. A wider range of facilities is available at Ivybridge which is a ten minute drive away conveniently located on the A38 Devon Expressway. Ivybridge has numerous amenities including a thriving shopping area, a well-equipped modern leisure centre, an excellent (Ofsted rated) Community College and three primary schools. There are also extremely popular and well run tennis and rugby clubs with excellent facilities. Ivybridge also has a small, well used railway station with direct connection to central London. The sea is close by with some excellent beaches and coastal walks between the many moorland river estuaries that cross the undulating South Hams farmland.

The cities of Plymouth and Exeter are readily accessible via the A38 Expressway.

## Introduction

The Grade II Listed farmhouse dates from the late 17th century, and was once the seat of Sir Thomas Chudleigh, father of the notorious Elizabeth Chudleigh, Duchess of Kingston (1720-1788). Today, the farmhouse is a comfortable and interesting family home, having been sensitively restored during the 34 year occupation by the current owners. It is double glazed, centrally heated and self-sufficient in electricity, water and heating fuel. It has many interesting authentic features.

There is a separate cottage which is presently run as a very successful holiday let.

Immediately east of the farmhouse is an extensive range of Grade II Listed traditional granite and slate built farm buildings in excellent repair dating from around the turn of the 18th century and built around an attractive sunken cobbled farmyard.

There is another large traditional stone barn situated on the southern boundary of the farm opening onto an ancient and stunningly beautiful Dartmoor flower meadow with a stream running through and around it. There is a range of modern farm buildings suitable for equine and/or farm use. Also an established concrete sheep handling yard hitherto used for a flock of in excess of 1000 ewes.

At present, the farm is run as commercial family livestock farm, renting extra surrounding land from the Woodland Trust with whom the present owners have a good relationship and are empathetic with their ethos.











## Hall Farmhouse

Hall Farm is Grade II Listed. It is granite built, slate roofed and largely rendered. The house benefits from central heating and has many authentic features. Where possible, much of the recent work has used farm grown wood and locally sourced materials. Although the house has been significantly improved in recent years, every effort has been made to retain its identity and local integrity.

The floor plan shows the extent of the living accommodation, but in brief comprises: **Covered Entrance Porch** with a double front door opening into the **Hallway**. Door to **Farmhouse Kitchen** with slate floor and range of authentic wooden wall and base units, stainless steel sink and drainer and newly installed wood fired Esse range cooker and water heater. **Sitting Room** with 17<sup>th</sup> century feature fluted granite fireplace wood panelling, wood burner, home grown beech window seat, with view over the walled garden. **Downstairs Washroom** with W.C, wash hand basin, Belfast sink, plumbing

for washing machine, and large cupboard. **Office** dual aspect with a slate floor and part exposed granite wall. **Boot Room** with tiled floor and historically interesting large fireplace and granite lintel. Back staircase to upstairs bedrooms, and door to outside.

From the main Hallway is a classic Georgian staircase leading up to the first floor where there are **five Bedrooms**, some with wall panelling to match the sitting room, and some built-in storage. **Box Room** with access to under-eaves storage. **Family Bathroom**, with free standing claw foot bath, shower cubicle, wash hand basin and a fairly ordinary loo with an extraordinary view!

## Outside

To the front of the farmhouse is a wonderful, secluded and totally private walled garden laid mainly to lawn and surrounded by interesting specimen trees, shrubs, hedging and granite walling. A few steps away is a quaint wooden summer house built on stilts over water, with a small log burner, overlooking the two ponds.

## The Old Shepherd's Cottage

Created six years ago from two former barns, the cottage enjoys full residential status and comprises:- Front door into fully fitted **Kitchen** with slate floor, modern base and wall units, work tops, electric cooker, hob and stainless steel sink and drainer. **Family Bathroom** with W.C, bath with electric shower over and heated towel rail. Two steps lead up to a **Conservatory** with partly glazed wall offering wonderful countryside views, oak wooden flooring and wood burner. **Sitting Room (or second bedroom)** with dual aspect, exposed beams, granite features and French doors leading to patio area. The cottage is double glazed, centrally heated and enjoys exceptionally good natural light. It is very spacious and has several authentic interesting features.

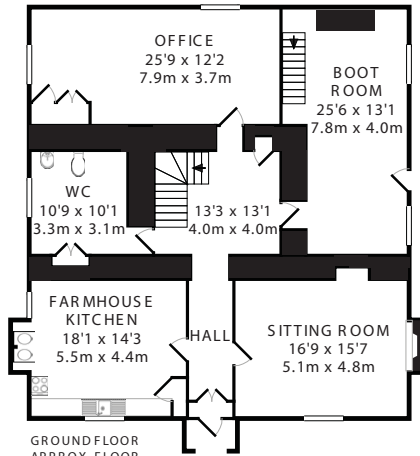
Stairs lead to a galleried first floor **Bedroom** with triple aspect views and built-in airing cupboard housing the hot water tank.

Outside there is a gravelled car parking area and extensive lawn.

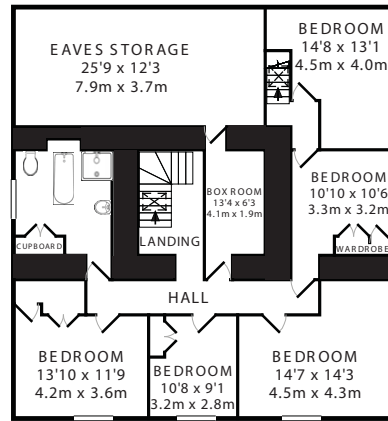


# Hall Farm floorplan

## Hall Farmhouse



GROUND FLOOR  
APPROX. FLOOR  
AREA 1485 SQ.FT.  
(138.0 SQ.M.)

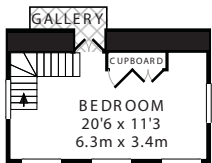


1ST FLOOR  
APPROX. FLOOR  
AREA 1462 SQ.FT.  
(135.8 SQ.M.)

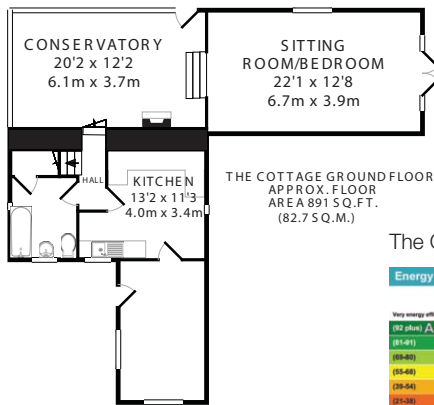


The Old Shepherd's Cottage

## Old Shepherd's Cottage

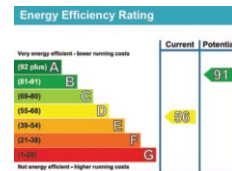


THE COTTAGE 1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.6 SQ.M.)



THE COTTAGE GROUND FLOOR  
APPROX. FLOOR  
AREA 891 SQ.FT.  
(82.7 SQ.M.)

### The Cottage



The Old Shepherd's Cottage





## Barns and Farm Buildings

A well-maintained courtyard of lofted, traditional, granite, Delabole slated Grade II Listed traditional barns are situated on the eastern side of the main farmhouse and offer potential for conversion to alternative uses (STP). The traditional stone barns contain a number of original features including a round house (engine house), shippens, a root store, and long open loft, stabling, workshops and, heated games room currently housing full size snooker and table tennis tables (excluded from the sale). There is also a pump house which lifts stream water up to the livestock barn. South of these barns is a productive fruit and vegetable garden.

There is separate access from the public highway.

## Machinery & Hay Barn

Concrete and timber framed multi-use barn under a corrugated roof, Angus Orlingo 200 biomass boiler which is entered into the RHI incentive scheme. Further details from the agent 4000 litre Akavaterm pressurised hot water reservoir tank.

## Livestock Building

There is an extensive open span steel portal frame construction with clad roof and timber elevations and wooden Yorkshire boarding which is ideal for winter livestock housing, machinery storage or equestrian use. Situated on the roof is a large 30kw array of photovoltaic panels. Outside is a rainwater harvesting tank.

## King's Barn

This two storey barn is not listed and opens onto field number 0341. It has a new Delabole, oak pin slate roof and opens onto a delightful Dartmoor flower meadow where chemicals have not been used for over 60 years. The meadow is bisected and surrounded by a granite lined leat which falls away into the River Erme.

## The Land

A productive and attractive run of pasture land well fenced with mature well managed hedging and many standard trees, most of the land can be mown if necessary. From the land there is access onto the open spaces of Dartmoor proper.







## General Remarks Services

Water - Private water supply but a mains connection is available if required.

Electricity - Mains and 3-phase with a 30kw solar heating PV array.

Drainage - Private septic tank.

Central heating - To the farmhouse, cottage and games room is via the biomass boiler.

Newly-installed fibre optic cable Broadband link.

All overhead electric and telephone wires close to the buildings and house have been buried.

## Renewable Energy

The biomass boiler is entered into a renewable heat incentive (RHI) scheme and, as well as providing heat, generates a useful annual income until 28/10/37. PV panels provide the farm with electricity and also generate a further income.

## Access

Directly onto the public highway.

## Tenure

Freehold.

## Basic Payment Scheme (BPS)

The farmland is registered for entitlements under the BPS. The current scheme year payment is reserved from the sale. The entitlements will be made available to the purchaser.

## Entry Level Stewardship (ELS)

The farm is entered into an ELS agreement ending 31/10/19. The purchaser will be required to continue with this agreement. The current year's payment is reserved from the sale.

## Moorland Grazing Rights

Hall Farm has 28 moorland grazing rights.

## Local Authority

Dartmoor National Park Authority

South Hams District Council

## Council Tax

Farmhouse: Band E

Cottage: Rates Payable: £1,258 (RV£2600)

## Planning / Listing

Hall Farmhouse is Grade II Listed as are the adjacent traditional buildings listed for their group value. The Cottage and King's Barn are not listed.

## Designations

Hall Farm lies within the Dartmoor National Park.

## Covenant

There is a development uplift clause on the courtyard of traditional farm buildings. Further details are available from the agents.

## 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.

## Sporting & 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

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.

A footpath runs through part of the farm, but does not cross any fields.

## Viewing

Strictly by prior appointment. Please call Stags Farm Agency on 01392 680059 or Stags Plymouth on 01752 223933 to arrange an appointment.

## Directions

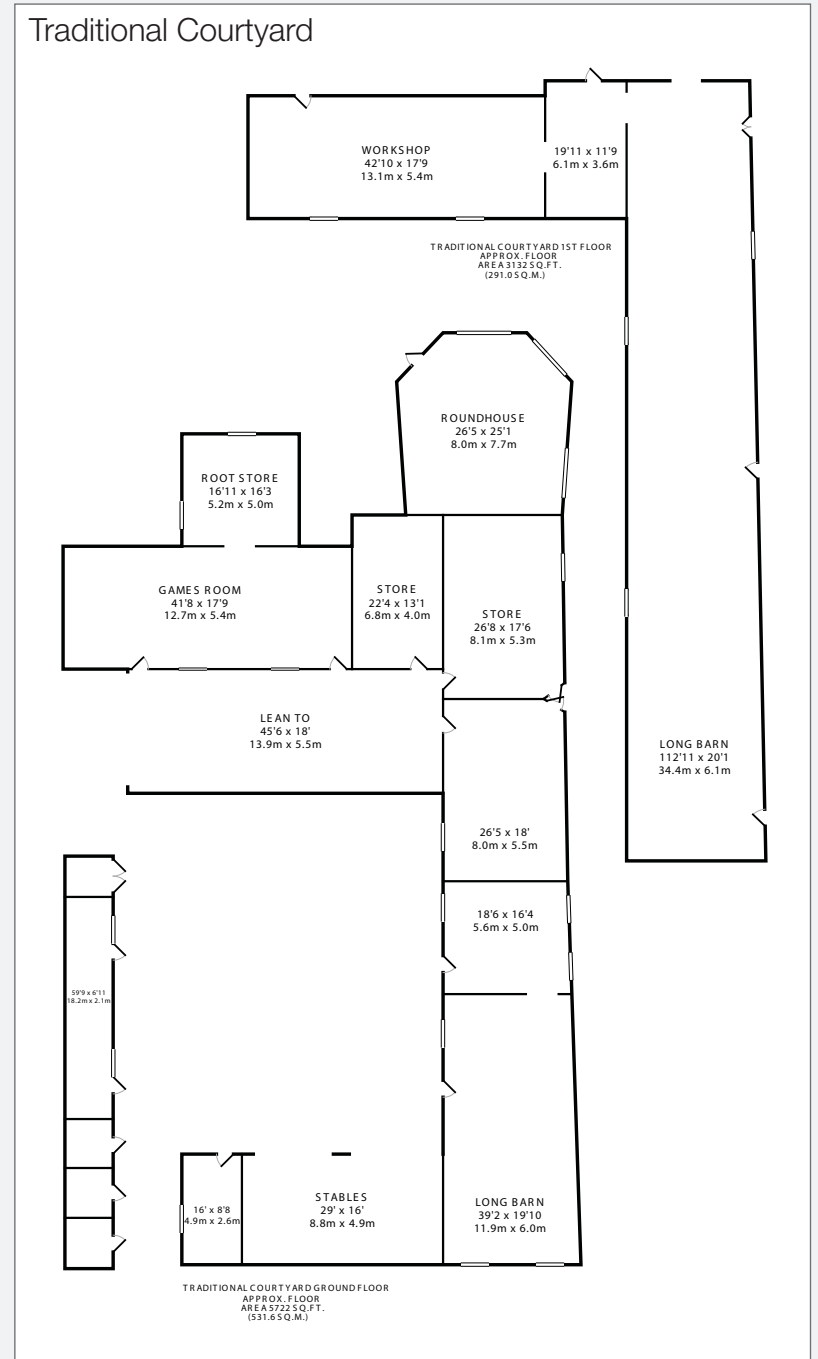
From Exeter take the A38 towards Plymouth. Exit at the Wrangaton junction, signposted Ermington, then take the B3213 towards Ivybridge. On entering Ivybridge, at the second mini roundabout, turn right signed Harford. Continue along this road for about half a mile then take the turning right signed Harford. Follow the road for about 2.5 miles, passing Harford Church and crossing Harford Bridge. After a short distance Hall Farm can be found on the right hand side.

## Warning

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

## Disclaimer

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











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