



B U D E F A R M



Bude Farm

Exbourne, Okehampton, Devon EX20 3QU

Exbourne 1.6 miles • Okehampton 7 miles • A30 nr Whiddon Down 10.7 miles

A private residential farm with development opportunities (STP)

Available as a whole or in lots

LOT 1 : Bude Farm

Traditional 4 bedroom farmhouse for renovation, outbuildings and 10.87 acres (4.39 hectares)

LOT 2 : The Barn

Traditional stone and cob barn with development potential for alternative uses (STP) and 9.99 acres (4.05 hectares)

LOT 3 : Land to the south of Bude Farm

Permanent pasture field amounting to 7.62 acres (3.08 hectares)

LOT 4 : Land to the north of Bude Farm

Permanent pasture amounting to 16.72 acres (6.76 hectares)

LOT 5 : Land to the north east of Bude Farm

Permanent pasture amounting to 11.80 acres (4.78 hectares)

LOT 6 : Land at Bude Moor

Bude Moor amounting to 10.32 acres (4.17 hectares)

THE WHOLE

67.32 acres (27.23 hectares)



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stags.co.uk

Situation

Bude Farm is situated to the north east of the popular rural village of Exbourne, which offers a good range of local facilities including a village shop, tea room, pre-school and primary school, a popular inn, garage and a parish church.

The property is also within easy reach of Okehampton, offering a more comprehensive range of shopping, education and leisure facilities. The A30 dual carriageway is easily accessible at Okehampton and Whiddon Down, providing a direct link west to Cornwall and east to the Cathedral city of Exeter, with its motorway, main line rail and air links.

Introduction

Bude Farm extends to approximately 67.32 acres (27.23 hectares) and offers a private yet accessible farm with fantastic views looking south towards Dartmoor National Park.

The non-listed farmhouse is of stone construction under a slate tiled roof and, subject to a programme of renovation, offers an opportunity to create a comfortable family home.

The traditional barn known as The Barn, offers development potential for alternative uses subject to planning consent.

The land is predominantly level pasture providing excellent grazing and along with the woodland offers conservation appeal.





Lot 1: Bude Farmhouse, Outbuildings And Approximately 10.87 Acres (4.39 Hectares)

The floor plan illustrates the layout of the property. In brief, the accommodation comprises.

Front door opening to hall, Sitting Room with open fireplace. Dining Room with open fireplace and timber mantel above. Kitchen fitted with Rayburn, (solid fuel providing hot water and cooking), single sink and drainer. Utility Room, Pantry/Store. Door to outside. Boot Room and back door.

From the hall, stairs lead up to first floor. From large open landing, doors off to 4 bedrooms and a family bathroom with bath, wash hand basin, WC and airing cupboard housing hot water tank.

The Garden & Grounds

On the southern aspect of the farmhouse are attractive lawned gardens with fantastic views looking towards Dartmoor National Park. Throughout the gardens are a number of attractive mature trees, including Scots pine, Douglas fir, Oak, Horse chestnut and Cherry. Within the gardens there is a greenhouse, outside WC, log store, former Nissen hut and orchard area.

Outbuildings & Farm Buildings

Garage and store, two-storey brick construction under corrugated roof, with adjoining open-fronted machinery store and timber lean-to to rear. Offering potential for alternative uses, subject to planning.

The Land

Surrounding the farmstead are attractive level pasture fields suitable for the grazing of livestock or horses, along with a copse of attractive broadleaf woodland.

Lot 2: The Barn And Approximately 9.99 Acres (4.05 Hectares)

Traditional stone, cob and block construction under a corrugated roof, offering potential for alternative uses subject to planning. The floorplans show the size and current layout. Bulk tank and Mill excluded.

From the barn there are fantastic views looking over open countryside and to Dartmoor National Park.

The Land

The land lies to the east and provides excellent grazing. Mature trees and stream provide conservation appeal.

Lot 3: Land To The South Of Bude Farm Amounting To Approximately 7.62 Acres (3.08 Hectares)

A permanent pasture field of 7.62 acres with fantastic views to Dartmoor.

Lot 4: Land To The North Of Bude Farm Amounting To Approximately 16.72 Acres (6.76) Hectares

A productive run of pasture fields, suitable for grazing and grass cropping.

Lot 5: Land To The North East Of Bude Farm Amounting To Approximately 11.80 Acres (4.78 Hectares)

A productive run of grassland divided into a number of good sized field enclosures.

Lot 6: Bude Moor 10.32 Acres (4.17 Hectares)

Bude Moor, providing sporting and conservation opportunities.

General Remarks

Services

Lot 1: Private water supply from borehole and well, currently not in working order. Private drainage. Mains Electric

Lot 2: Electric line crosses the property currently not connected. No Water

Lot 3: No services connected.

Lot 4: No services connected.

Lot 5: No services connected.

Lot 6: No services connected.

Tenure

Freehold with vacant possession.

Access

The property is accessed from the adopted public highway.

Local Authority

West Devon Borough Council - www.westdevon.gov.uk

Basic Payment Scheme

The Entitlements are included in the sale. The current year's payment is reserved from the sale.

Where the property has been lotted the Entitlements will be apportioned.

The purchaser will take over the vendor's cross compliance responsibilities.

Sporting & Mineral Rights

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

Fixtures & Fittings

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

Covenants

In event of Lot 2 being sold separately from lot 1, there will be

covenant in favour of lot 1 preventing the erection of any building in field 6060 (lot 2).

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.

Public rights of way cross Lots 2 and 5.

Plans & 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

Warning

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

Directions

From North Tawton take the A3124 sign posted Winkleigh, continue until reaching Bondleigh Moor Cross and turn left signposted Honeychurch, then at the next junction turn right sign posted Corstone, at the next cross roads go straight over signposted Corstone, then continue for about 1.25 miles until reaching Bude Cross and turn left signposted Bude and following the road for about ¼ mile and the property can be found on the left and right hand side of the road.

Disclaimer

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



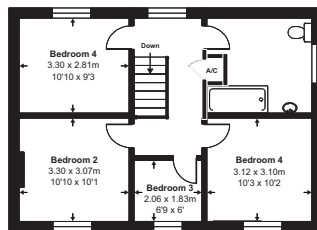
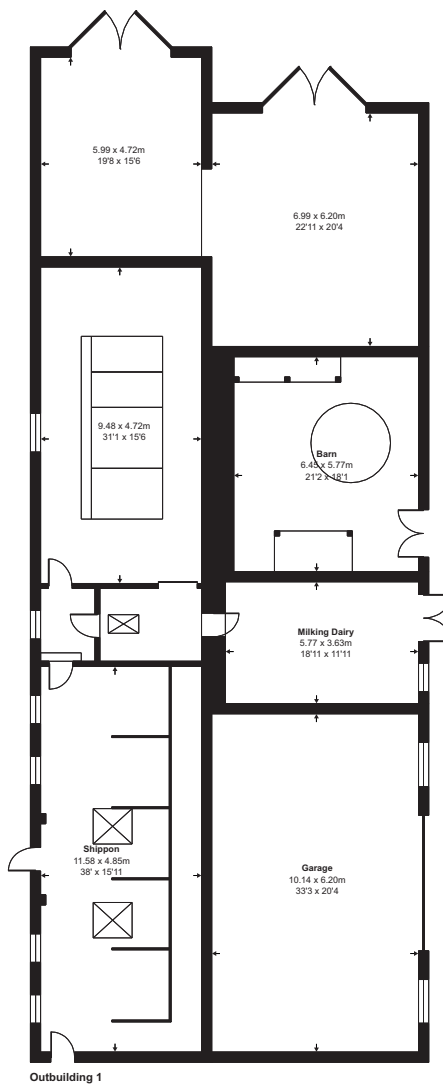
Bude Farm

Approximate Area = 1203 sq ft / 111.7 sq m (excludes WC)

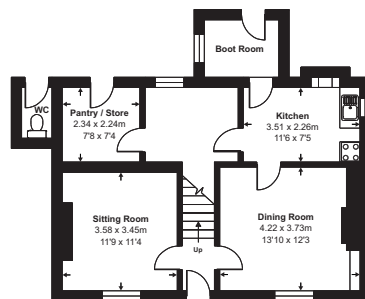
Outbuildings = 3848 sq ft / 357.4 sq m

Total = 5051 sq ft / 469.2 sq m

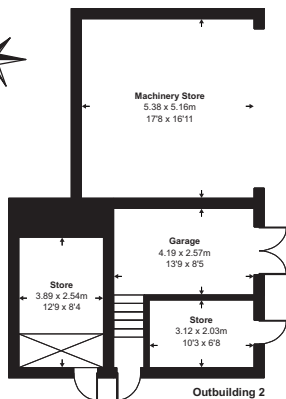
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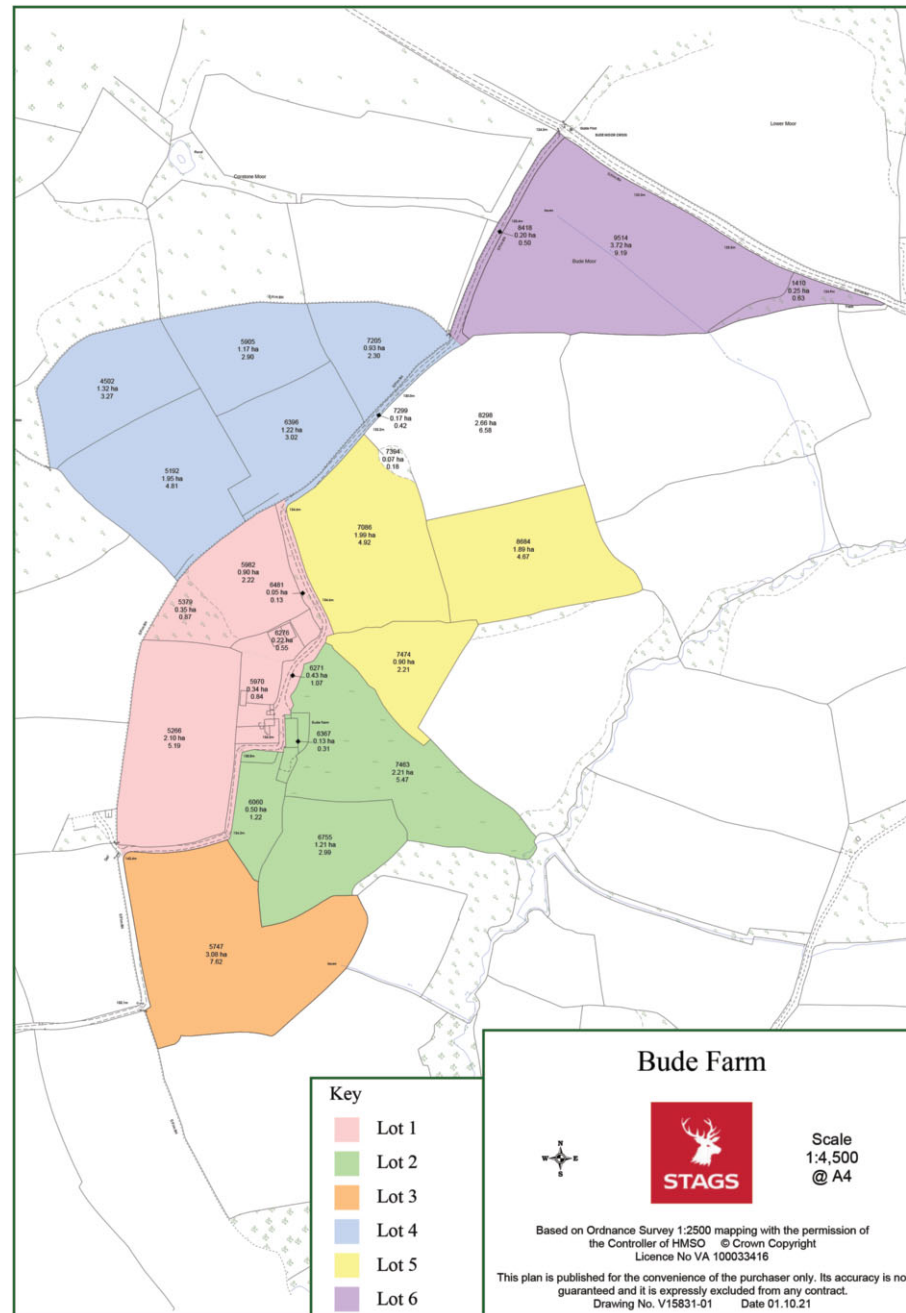
First Floor



Ground Floor



Outbuilding 2



Key	
■	Lot 1
■	Lot 2
■	Lot 3
■	Lot 4
■	Lot 5
■	Lot 6

Bude Farm

Scale
1:4,500
@ A4

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Drawing No. V15831-01 Date 01.10.21

