



W H E E L D O N F A R M

Wheeldon Farm

Halwell, Totnes, Devon TQ9 7JY

Totnes 7 miles
Kingsbridge 8 miles
Dartmouth 11 miles
South Devon coast/Slapton Sands 9 miles
A38/Devon Expressway 5.5 miles

A well situated, small, private estate of 7 residential properties, currently a family home and successful holiday letting business in prime South Hams countryside within 5 miles of A38/Devon Expressway and 9 miles of the South Devon coast

- 7 properties with residential use including a period farmhouse
- Barn, part converted, with residential use
- 34,000 sq.ft. of modern agricultural buildings with huge potential including indoor arena
- Quality indoor swimming pool complex
- Approximately 11.04 acres in all
- Existing successful holiday letting business
- Potential to expand or diversify
- Popular and accessible location





Farmhouse



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Situation

Wheeldon Farm lies on the edge of a deep valley and between a number of villages within the central South Hams. The farm is also within an AONB (Area of Outstanding Natural Beauty) and attractive countryside views stretch out in all directions. Good access can be gained to a number of popular towns in the area, including Totnes (7 miles), the nearest beach can be found at Slapton Sands (9 miles) and conveniently placed for access to the A38/Devon Expressway (5.5 miles). A mainline railway station to Paddington is available at Totnes and international airports are accessible at Exeter and Bristol.

Description

This family owned, small, private estate and holiday letting business has been in the same ownership for over 40 years. Formerly a working farm, the older buildings have been all converted into stylish and characterful homes around a large courtyard, together with one partially converted barn and a swimming pool.

The property sits in its own land, in all extending to approximately 11.04 acres with open views over unbroken countryside, all the way to Dartmoor in the far distance.

The Farmhouse & Mad Nelly

The farmhouse has been split into two self-contained parts; The Farmhouse and Mad Nelly. Internal connections on the ground and first floors allow it to be run as one large 6 bedroom house if required.

Currently the farmhouse accommodation includes an enclosed entrance porch, two reception rooms and kitchen/breakfast room, while on the first floor are 3 bedrooms, two en-suite and a family bathroom.

Mad Nelly provides 2 first floor bedrooms

and shower room, 1 ground floor bedroom with en suite, large kitchen/dining room and living room.

The Cottages

All converted from a large courtyard of former barns, well presented in a stylish and characterful style, and all with full residential use, allowing the widest of potential uses including full-time occupation, long term letting, holiday letting or occasional family use. They comprise:-

The Granary: 2 bedrooms (sleeps 3)

Poppy: 3 bedrooms (sleeps 7)

Monkshood: 4 bedrooms (sleeps 8)

The Barn: 4 bedrooms (sleeps 8)

Foxglove: 4 bedrooms (sleeps 8)

Mad Nelly: (adjoining farmhouse)
3 bedrooms (sleeps 6)

Partially converted barn: (potential for
4 bedrooms, sleeps 8)

Indoor Swimming Pool Building

Within the courtyard is a separate indoor swimming pool, changing rooms and wc with adjoining wash/laundry room.

Modern Outbuildings

A number of modern outbuildings provide many potential uses, the largest extending to 28,000sq.ft. of virtually open plan space providing excellent potential, subject to the necessary consents, for an indoor equestrian arena. Further to this is a large workshop and open fronted store.

A large concrete yard also provides ample potential for parking and storage or leisure use, subject to permission.



Farmhouse



Farmhouse



Farmhouse





The Grounds

A number of the properties have private gardens or courtyards and the farmhouse has a large surrounding garden. Parking off road is also provided for the properties.

The land is made up of two main paddocks, laid to pasture. The remainder is former concrete yards, modern agricultural buildings. A good deal of space surrounds this area for extra storage and parking, and would suite alternative uses (subject to permissions).

A track running through the farm, formally classified as a "BOAT" (Byway Open to All Traffic) leads down to the beautiful, partially wooded River Avon Valley, giving access to many tracks and footpaths within the valley.

Overall the property amounts to about 11.04 acres.

Services

Private water supply via borehole serving all properties. Back up mains supply connected. Mains electricity (currently installing an LPG generator to supply electricity and reduce costs). Private drainage.

Agent's Note

A detached bungalow lying just to the south of the farm is available for purchase separately, please contact the agent for further information.

Directions

Follow the A381 from Totnes towards Kingsbridge and after passing through Halwell, continue up the hill and turn next right, signposted Moreleigh and Modbury. Follow this lane. On entering Moreleigh, turn right signposted Halwell. Follow this road until a four crossway, turn left here signposted Curtisknowle. Turn first right and follow the lane to the property.

Local Authority

South Hams District Council.
www.southhams.gov.uk

Viewing

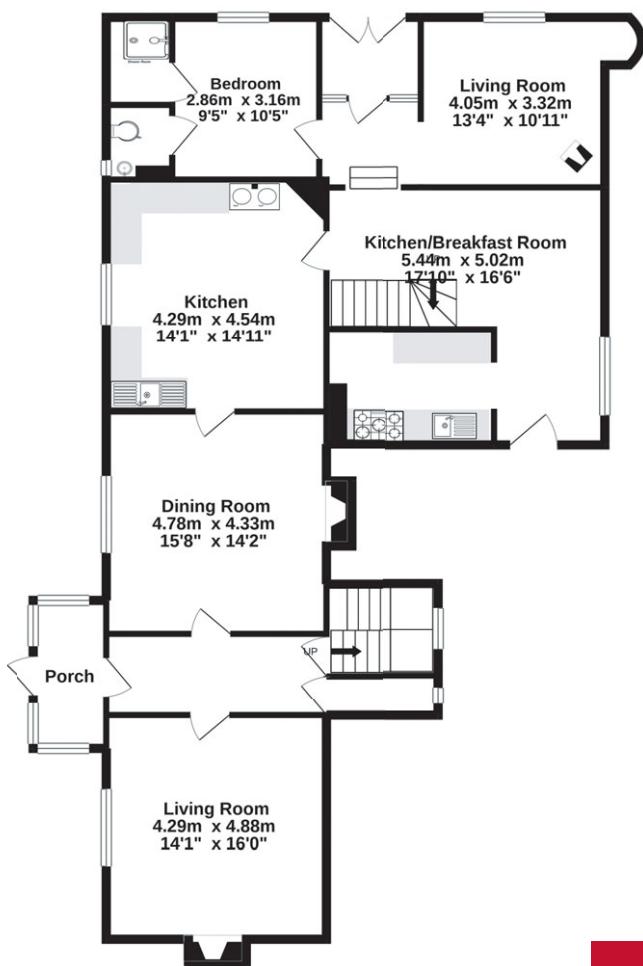
Strictly by appointment through Stags Holiday Complex department on 01392 680058.

Disclaimer

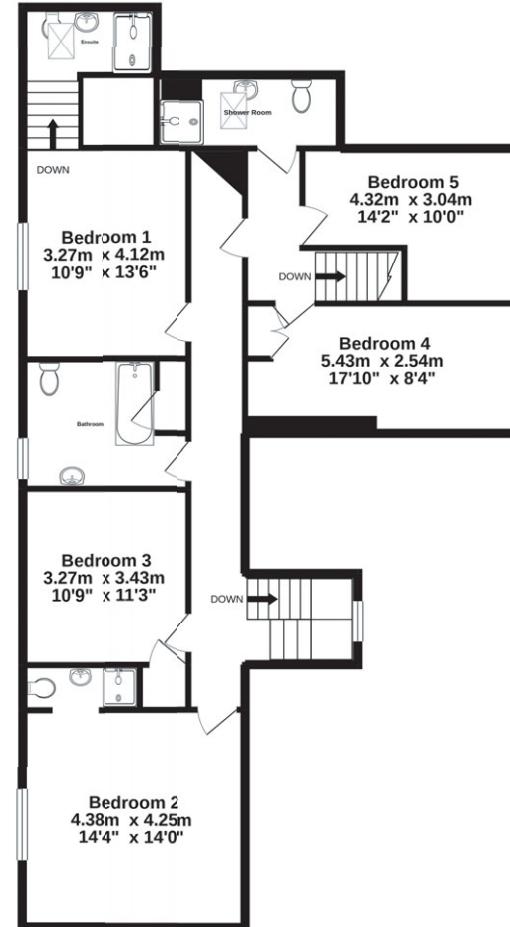
These particulars are a guide only and should not be relied upon for any purpose.



TOTAL FLOOR AREA: 243.9 sq.m. (2626 sq.ft.) approx.



Ground Floor
131.9 sq.m. (1420 sq.ft.) approx.



First Floor
112.0 sq.m. (1206 sq.ft.) approx.



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