



West Trecott Farm Trecott, Sampford Courtenay,  
Okehampton, Devon EX20 2TD

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A versatile traditional Devon farm with sought-after  
arable land in a peaceful, well connected rural area.

- Grade II Listed Devon farmhouse (4 bedroom) • Detached bungalow (3 bedroom) • Range of traditional and modern agricultural buildings with potential for alternative uses (STP) • Beautiful setting within West Devon's rolling countryside • 15.49 Acres (6.26 Hectares) • West Trecott Farmhouse – Council Tax G, EPC Rating F • The Old Granary – Council Tax C, EPC Rating E • Freehold • Further land available

Guide Price £1,225,000

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## Situation

West Trecott Farm is situated about 0.5 of a mile south of the attractive West Devon village of Sampford Courtenay. The village offers good local amenities including a public house, church, and village hall, while the nearby town of Okehampton provides a wider range of services and facilities including schools, local shops, supermarkets, a cinema and leisure centre. Okehampton has a recently re-opened train station providing a link to Exeter. The property is 4.3 miles from Okehampton and the A30, offering convenient access to the A30 dual carriageway and to Exeter. Dartmoor National Park is nearby, offering trails for horse riding, walking and many rural pursuits.

## Introduction

West Trecott Farm is a traditional and productive mixed farm, comprising substantial runs of Grade 2 arable land alongside areas of pasture, which have historically supported both arable cropping and livestock grazing. The farm presents an excellent opportunity to continue with a flexible mixed farming enterprise or follow a specialist cropping or livestock system. There may also be scope to explore development of the agricultural buildings for alternative uses, subject to obtaining necessary planning consents (stp).

The principle residence at West Trecott is a thatched Devon Farmhouse, retaining many of its original features which date to the 15th Century and possibly earlier. The farmhouse is constructed of rendered walls of cob and stone with rendered and exposed granite finishes to the front. There are 4 chimneys of masonry and granite construction, traditional timber framed single glazed windows and a substantial timber front door. An elevated side access leads to a void above the Kitchen which could be incorporated into the internal accommodation (stp) to provide further living space.

A detached bungalow called The Old Granary has been constructed to the rear of the farmhouse over an existing garage/store and which benefits from its own private access. The Old Granary is constructed of rendered masonry walls under a part tiled, part corrugated fibre roof. Windows are timber frame double glazed units. The land is arranged into 2 main blocks, a block of predominately free draining, fertile red soils to the north and a run of productive pasture to the south.

## LOT 1

West Trecott Farmhouse, The Old Granary, traditional and modern farm buildings with pasture and woodland extending to 15.49 acres.

## West Trecott Farmhouse:

Briefly the accommodation comprises: Entrance with granite steps and wrought iron railings lead to the front door, set within a granite surround, opening into a welcoming hall with exposed stonework. Kitchen with fitted units and granite worktops, Belfast sink, tile splashbacks, oil-fi red AGA and dual outlook to front and side. Dining room with imposing granite stone fireplace housing woodburning stove, raised ceilings with exposed feature timber beams, timber bench with decorative carved backing, large window to front. Living room with open granite fireplace, original timbers, character walls and large window with front aspect. Connecting snug with further exposed timbers and feature window reveal. Sitting room/office with dual-aspect, exposed ceiling timbers and staircase to the first floor. Rear kitchen/utility with open fi replace unused), bread oven, built in storage, storage units with Belfast sink, and external rear access.

First floor landing with vaulted ceiling and exposed beams. Master bedroom, accessed via a short flight of stairs, spacious bedroom with eaves storage, leading into a dressing room and ensuite with WC, wash basin. Bedroom 2 with garden views and character features. Bedroom 3 with vaulted ceiling, exposed floorboards and beams. Bedroom 4 with built-in storage and ceiling timbers. Family bathroom with freestanding bath, separate shower, pedestal basin, WC, heated towel rail, and traditional timber panelling. Separate WC with toilet, wash basin and exposed timber flooring. Void above kitchen reached by raised external timber door which could be incorporated into living accommodation (stp).

Outside, the farmhouse sits within a beautifully maintained garden featuring paved areas, mature borders, large lawn areas and a selection of ornamental trees. A delightful thatched, timber-framed pagoda offers a shady spot for al fresco dining or entertaining.

## Outbuildings

Garage and store (7.44m x 4.32m) + (9.68m x 4.32m)

Masonry construction with steel frame, timber first floor and sheet steel cladding. N.B. The Old Granary forms part of the building's first floor.

Stables (9.37m x 1.80m min.)

Constructed of brick with timber doors and metal-framed windows beneath a corrugated roof.

Threshing Barn (13.90m x 5.46m)

A Listed building of stone and cob construction under a turnerised tiled roof, with dove holes and traditional double timber doors.

Stable Block (22.42m x 5.21m min.)

Constructed of stone and brick with concrete floors under a corrugated steel roof.

Garage & Store Block (4.95m x 10.46 min.)

Cob and masonry structure with corrugated roof and timber doors.

## The Old Granary

Briefly the accommodation comprises: Timber front door to Kitchen with fitted kitchen units and worktops, oil-fi red boiler, tiled flooring, and timber-framed windows with views to Sampford Courtenay church over farmland. Central hallway with loft access. Living room with dual-aspect. Master bedroom with rear aspect, fitted wardrobes and exposed ceiling timbers. Bedroom 2 with fitted storage and similar exposed timber features. Bedroom/study with side aspect; currently arranged as a study but suitable as a third bedroom. Family bathroom comprising tiled floor, bath with shower, wash basin, and toilet.

The bungalow is accompanied by a gently sloping garden with well-established shrub borders, a vegetable plot and off-road parking for two vehicles.

## The Farm Buildings

Covered Yard (22.00m x 13.21 max.)

Block and concrete construction with timber-frame roof and partial masonry walls.

Dutch Barn (23.00m x 6.07m) and Lean-to (23.00m x 4.50m)

Steel frame structure partially clad in corrugated steel with concrete and timber retaining walls.

Implement Store (18.20 m x 7.64m)

Constructed from concrete uprights and block walls with fibre-sheet roof over concrete base.

General-Purpose Agricultural Building (22.00m x 15.21m)

Constructed from steel portal frame with timber and corrugated elevations under a corrugated roof over a concrete base.

Agricultural Store (23.00m x 11.20m)

Steel portal frame, corrugated sheet and timber board elevations under a fibre cement roof over a concrete base.

Traditional Stock Building (14.00m x 4.88m)

Constructed of rendered masonry walls with corrugated steel roof, central door, and two windows.

## Land

In all about 15.49 acres of level and gently sloping pasture extending to the north and south of the farmstead with a further 5.4 acres of mixed mature woodland and a stream to the west.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		