

Established



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REF: DRC00184    **Rock House, Chagford TQ13 8AX    01647 432277    [dartmoor@rendells.co.uk](mailto:dartmoor@rendells.co.uk)**

## **Coombe Farm, Gidleigh, Nr Chagford, Devon. TQ13 8HP**

A Dartmoor smallholding , extending to approximately 11 acres (4.45ha), situated amongst glorious countryside, in the heart of the national park, approximately 2 miles from the sought after town of Chagford



- \* Small-holding \* Comfortable Four Bedroom Bungalow \* Range of Traditional Outbuildings for Stabling, Storage or Workspace \* Extensive Gardens \* Stream Boundary \* Paddocks \*
- \* Broadleaf Woodland \* In all Approximately 11 acres (4.45 ha) \*
- \* Subject to an Agricultural Occupancy Condition \*

**Freehold For Sale as a Whole or In Lots:**

**Lot 1: Bungalow, Garden, Pasture, Storage Barn, In all Approx 8 Acres. £575,000**

**Lot 2: Traditional Barn, Implement Stores, Pasture, Broadleaf Woodland**

**In all Approx 3 acres. £125,000**

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## **Draft Details, Subject to the Vendors Approval:**

### **Situation:**

Coombe Farm occupies a wonderful rural location, perfect for the countryside enthusiast, approximately 2 miles from the popular small country town of Chagford, in the heart of the Dartmoor countryside. The locality is favoured for the unspoiled surroundings, protected by National Park status, widely regarded as some of the most evocative environments to be found in the country.

Chagford town is a delightful small market town with a diverse and vibrant community. There's an excellent range of amenities for day to day living, mostly centred around a picturesque town square. The city of Exeter is approximately 20 miles distant via the A30 arterial route, which runs the length of the south west peninsula. Exeter is a modern provincial city and the regional capital, with superb amenities including; a first class shopping centre, university, schools, hospitals, main line railway station with a fast route to London, airport, sports and leisure facilities.

### **Description:**

The property comprises a rural smallholding, extending to approximately 11 acres. The property includes a spacious and comfortable bungalow, built in the 1970's and offering a versatile range of accommodation suited to a variety of needs. The gardens and grounds surrounding the property provide a wonderful setting with paddocks for grazing and amenity, native broadleaf woodland and extensive gardens with plenty of space for cultivating vegetables, keeping poultry and a safe environment for children and animals. Within the property are useful outbuildings, including; traditional stone barns providing space for stabling, storage, workspace and livestock. The dwelling is subject to an agricultural occupancy condition. Coombe Farm is being offered as whole or in two lots, as detailed on the plan later in these particulars.

**Directions:** From Chagford town square, turn right adjacent to Lloyds Bank onto Mill Street and follow the road down the hill, turn right at the fork at the bottom of the hill signposted to Gidleigh and Throwleigh. Stay on this road, crossing Chagford Bridge at the bottom of the hill and then turn left. Continue for approximately 1/2 a mile and turn left at the next junction into Murchington. In Murchington turn right towards Higher Murchington and continue until reaching Blackaton Cross, keep left and follow the lane for a approx 1/2 mile until reaching the entrance lane to Coombe Farm, on the right.

### **The accommodation with approximate measurements comprises:**

#### **Reception/dining Hall 19' 9" x 15' 0" (6.02m x 4.57m):**

Timber panelled front door. Dual aspect. Window to front elevation and glazed french doors to conservatory. Natural wood floor. Radiator. Two wall lights and ceiling spotlights.

#### **Conservatory 13' 4" x 5' 11" (4.06m x 1.80m)**

Glazed to two sides on dwarf walls. Door to garden and paved patio area. High level obscure window to bathroom.

#### **Sitting Room 23' 0" x 13' 10" (7.01m x 4.21m)**

Dual aspect with windows to front and rear elevation. Open fireplace with slate hearth, metal fire surround and wooden surround and mantel. Radiator.

#### **Kitchen 18' 7" x 10' 0" (5.66m x 3.05m)**

Dual aspect. Windows to front and side elevations. White oil-fired Aga. Range of units of cupboards and drawers with matching wall cupboards. Stainless steel double sink with single drainer. Roll top work surfaces. Tiled splashbacks and part tiled walls. Neff electric oven with inset Beko four ring electric hob. Trianco floor standing boiler for central heating. Space for upright fridge/freezer. Tiled floor. High level consumer unit. Two spotlight light fittings and pendant light. Radiator. Door to inner hallway.

#### **Walk-in Utility Cupboard:** Obscure window to side entrance porch. Fitted shelving. Corner wash hand basin.

Electric light.

#### **Side Entrance Porch 7' 7" x 6' 8" (2.31m x 2.03m)**

Windows to two sides. Corrugated perspex roof. Coat hooks. Paved flooring.

**Inner L-shaped Hallway:** From the Reception /dining hall, inner hallway with cloaks cupboard and storage alcove. Access to side entrance porch and all other rooms.

**Study/Bedroom 1 15' 6" x 9' 6" (4.72m x 2.89m)**

Window to front elevation. Radiator. Store cupboard with shelves. Airing cupboard with shelving and lagged hot water cylinder. Spotlights.

**Bathroom:** Panelled bath with electric shower unit over and part tiled walls. Pedestal hand basin. W.C. Obscure glazed window. Extractor fan.

**Bedroom 2 11' 10" x 10' 0" (3.60m x 3.05m)**

Window to side elevation overlooking gardens. Built-in wardrobe. Radiator.

**Bedroom 3 11' 10" x 10' 0" (3.60m x 3.05m)**

Outlook as bedroom 2. Built-in wardrobe. Alcove with shelving. Radiator.

**Master Bedroom 15' 0" x 12' 0" (4.57m x 3.65m)**

Dual aspect. French doors to garden and window to side elevation. Radiator. Steps down to dressing area with fitted wardrobes, wash basin inset into vanity unit. Window to rear elevation. Dimplex convector heater. Door to

**En-suite Bathroom:** Window to side elevation. Bath. W.C. Shower enclosure. Part tiled walls. Wall mounted fan heater. Radiator. Three wall light points.

**Gardens and Grounds:**

**Lot 1:** The property is approached over a private drive, to the right of the drive is the bungalow and surrounding gardens, which are stocked with a wide variety of planting adding structure and colour. A gate in a stone wall to the south of the garden leads to a former vegetable and fruit garden. To the north and south of the garden areas are paddocks for grazing and amenity. The grounds form very picturesque surroundings with the fast flowing Forder and Chapple Brooks running through and bordering the land. In the lower paddock is freshwater pond approximately 60' x 90' (27.41m x 18.27m), fed from the brook and with an island. Adjacent to the approach drive is a useful stone building with double doors onto the lane thereby being useful for garaging, storage or workspace. The large windows with plenty of natural light would also suit someone looking for studio space. Lot 1 extends to a little under 8 acres.

**Lot 2:** The second lot comprises a traditional stone barn suited to a variety of uses, either for workspace, livestock housing, storage or stabling. Mains electricity and water are connected to the barn. The larger central part of the barn has 4 generous sized loose boxes with storage above at each end. The smaller section of the barn has two floors with open space on the top floor and enclosed space on the ground floor. At the other end of the building is a lean-to shed. Other buildings include an open fronted fuel store and an open fronted implement store. The land includes a gently sloping pasture enclosure, with access from the barn area and approach drive. The western boundary is the Forder Brook. East of the barn is a delightful run of broadleaf woodland, high in amenity and conservation value. Lot 2 extends to approximately 3 acres.

**Buildings:**

i. Lot 1, store, stone built with a door and window on the garden side and a door on the elevation facing the driveway. External dimensions are **34' 0" x 16' 0" (10.36m x 4.87m)**

ii. Lot 2, traditional stone barn, with a later block built addition, subdivided internally with space for storage, working, livestock and stables. External dimensions of approximately **77' 0" x 23' 0" at widest point (23.45m x 7.01m)**

iii. Lot 2, open fronted traditional livestock shelter / implement store. Internal dimensions **12' 6" x 12' 0" (3.81m x 3.65m)**

iv, Lot 2, fuel store / shelter. Timber open fronted building with internal dimensions of **18' 0" x 10' 0" (5.48m x 3.05m)**

**General Remarks:**

**Services:** Mains water, private drainage, mains electricity, oil fired central heating.

**Viewing:** Strictly by appointment with the agents. Rendells , Rock House, Chagford. 01647 432277. E mail: dartmoor@rendells.co.uk

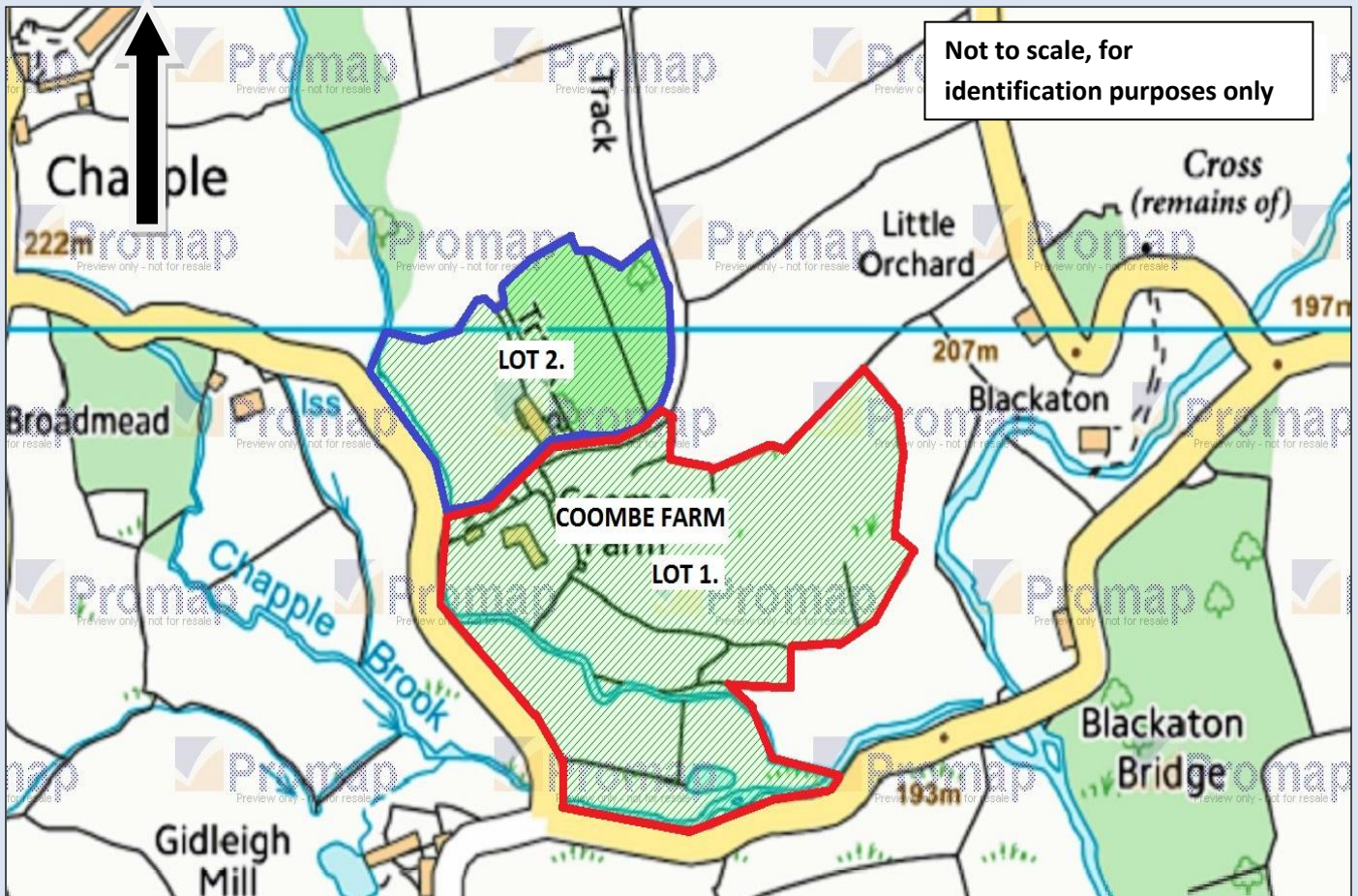
**Council Tax:** Band F

**Local Authority:** West Devon Borough Council. Kilworthy Park, Tavistock, Devon. PL19 0BZ. 01822 812600  
[www.westdevon.gov.uk](http://www.westdevon.gov.uk)

**Local Planning Authority:** Dartmoor National Park Authority, Parke, Bovey Tracey Devon. TQ13 9JQ 01626 832093  
[www.dartmoor-npa.gov.uk](http://www.dartmoor-npa.gov.uk)

**Planning Matters:** The property is subject to an agricultural occupancy condition

**Rights of Way:** The property is sold subject to any existing rights of way, wayleaves and easements.





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