



North Breazle Farm







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Bratton Clovelly, Okehampton, Devon, EX20 4JS

Bratton Clovelly 1.3 miles - A30 at Broadwoodwidge 4.6 miles - Okehampton 10.6 miles

A dairy farm of 95.7 acres with a traditional farmhouse and range of agricultural buildings for modernisation or diversification

- Grade II* listed 4-bedroom farmhouse for modernisation
- Productive run of grass land with some suited to arable cropping
- Woodland stands, ponds and river frontage
- Council Tax band - D / EPC - F
- Range of farm buildings with parlour, dairy and cubicles for 175 cows.
- 95.71 acres (38.75 Ha)
- Beautiful position within West Devon's rolling countryside
- Freehold

Guide Price £1,135,000

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SITUATION

North Breazle Farm enjoys a peaceful rural position approximately one mile west of Bratton Clovelly which offers a selection of local amenities including a village hall and Clovelly Inn, a traditional country pub. Roadford Lake is situated just west of the farm which is popular for a wide range of outdoor activities.

The property is located just four miles north of the A30, providing access to both Okehampton and Launceston, as well as to Exeter and the M5 motorway. The nearby town of Okehampton provides a comprehensive range of services including supermarkets, independent shops, healthcare facilities, and agricultural merchants, along with both primary and secondary schools.

INTRODUCTION

North Breazle Farm is a productive grass farm with land extending to approximately 95.7 acres. Most of the land is currently laid to temporary pasture and has historically been used in conjunction with a dairy farming system. While the land is predominantly used for grazing, it offers the potential for a mixed farming system to include arable cropping.

Situated in the farmyard is a Grade II* listed 4-bedroom farmhouse which retains its original character but could be sensitively renovated to create a charming and comfortable family home.

The farmstead includes a substantial range of agricultural buildings of varying age, laid out to suit dairy production, though there is clear scope for repurposing or diversification, subject to planning.

NORTH BREAZLE FARMHOUSE

First referenced in C1500, North Breazle Farmhouse has since been subject to alterations in 17th and 20th centuries.

The property is constructed of mixed masonry and cob construction under a tiled roof, rendered and exposed masonry chimneys, timber-framed windows and a rendered masonry extension with a corrugated fibre roof.

In brief accommodation comprises: entrance through a lean-to porch with traditional timber front door, opening into hallway with timber panelled walls, open to Utility with oil-fired boiler and Belfast sink.

Kitchen/Breakfast Room with red quarry tile floor, timber kitchen units, large character inglenook with electric range cooker, exposed ceiling timbers, built-in storage cupboards and pleasant outlook to the rear garden.

Dining Room with stone fireplace housing woodburning stove, exposed timbers, snug nook and rear garden views.

Sitting Room with exposed beams, a built-in bread oven, stairs to first floor and a connecting door to Garage.

Study, partially converted to a downstairs Bathroom.

Stairs rise to first floor Landing with vaulted ceiling, exposed timbers and carpeted flooring. Master Bedroom with built-in storage, En-Suite with toilet and wash basin. Bedroom 4 and private stairs to ground floor. Bedroom 2 with built-in storage and views to rear garden. Bedroom 3 within roof eaves. Family Bathroom with shower cubicle, bath, toilet, wash basin, and exposed beams.

OUTSIDE

Attached to the side of the farmhouse is a Garage/Store with a concrete floor.

South-facing lawned garden with attractive mature chestnut tree.

FARM BUILDINGS

DAIRY BUILDING (56.52m x 14.23m) - Steel portal frame with concrete panel, block and box clad walling under corrugated roof.

Parlour 16 x 32 swing over herringbone parlour with auto ID feed hopper unit for each cow place. Collecting yard.

Dairy tank room with 10,000lt Mueller bulk tank and chiller unit (connected externally) water heater, plate cooler and wash hand basin. Office with storage shelving, Chemical Store and Workshop/Store.

CUBICLE HOUSING (62.31m x 26.56m max.) - Steel portal framed with open sides under fibre roof and approx. 175 cubicles.

COVERED FODDER STORE AND LEAN-TO (28.72m x 14.41m) + (28.72m x 7.01m) - Steel portal frame, steel purlins, concrete panel and steel sheet walls, corrugated fibre roof over concrete floor. Lean-to with block walls and steel frame under fibre roof.

STOCK BUILDING, WORKSHOP AND STABLES (29.50m x 24.41m max.) - Steel portal frame, concrete block and box cladding walls concrete floor under fibre roof.

Sub-divide to workshop (9.14m x 8.51m) and stables (8.99m x 8.89m) fitted with loose boxes.

AGRICULTURAL STORE (18.10m x 8.89m) - Steel portal frame, concrete floor, block and box cladding walls under fibre roof.

Yard area with approx. 300,000 gallon slurry tank, 2x Collinson feed bins. Above ground concrete "weeping wall" slurry store, believed not to be compliant with current slurry store regulations.

LAND

The farm has a mixture of level and gently sloping land with a mixture of freely draining slightly acid loamy soils and some acid loamy and clayey soils with slower permeability.

There is approximately 82.01 acres of grass land which has been used for grazing and mowing with some arable cropping. In addition, there is about 5.5 acres of lower lying meadows which abuts Breazle Water and about 4.5 acres of woodland.





GENERAL REMARKS

SERVICES

Central Heating: Oil-fired central heating and wood burner

Water: Mains water supply

Electricity: Mains electricity

Drainage: Private drainage. (Compliance with general binding rules is unknown. Purchasers to satisfy themselves with their own inspection.)

Telephone/Broadband: Fibre connected through BT

Mobile Coverage/Signal: Mobile coverage is likely outside with EE, O2, Three and Vodafone.

TENURE

Freehold with vacant possession.

ACCESS

Access from the public highway with vehicles by a right of access over the private farm drive. Maintenance costs will be proportionate to usage.

PUBLIC RIGHTS OF WAY

There is a public bridleway which crosses the property.

LOCAL AUTHORITY

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

North Breazle Farmhouse Council Tax Band D.

ENVIRONMENTAL SCHEMES

The land is currently entered into the Sustainable Farming Incentive (SFI).

Their is a mid tier steward ship running until 2027. More details from the agent

DESIGNATIONS

North Breazle Farmhouse is listed as Grade 2*.

The farm lies within an area that contains Radon gas. Further details available from the agents.

INGOING VALUATION

There will be a ingoing valuation upon completion of purchase and in addition to purchase price. The purchaser shall take over and pay for (including VAT where applicable) items included in the valuation.: Further wording on this condition and details from the agent.

SPORTING AND MINERAL RIGHTS

The sporting and minerals 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. N.B. All are available by separate negotiation. Please note that all parlour and related equipment, race and handling gates in sheds, stable loose boxes and both diesel tanks is available by separate negotiation. All other fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

FARM SALE

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

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.

PLANS AND BOUNDARY FENCES

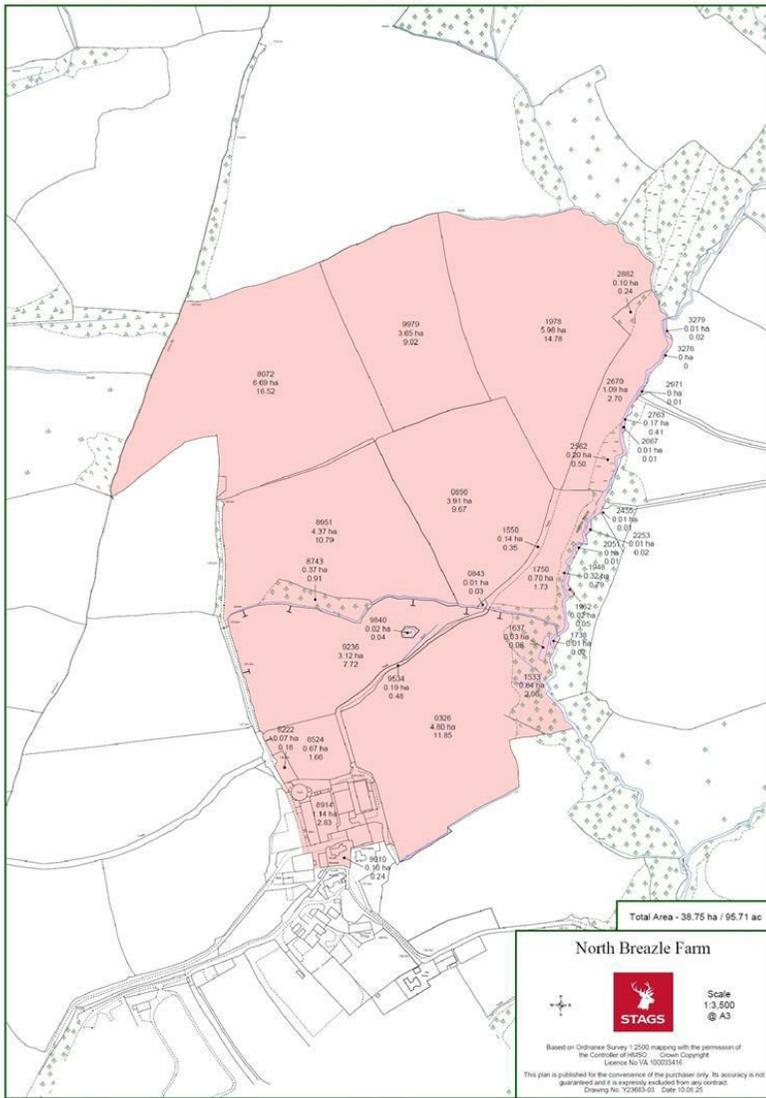
A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

WARNING

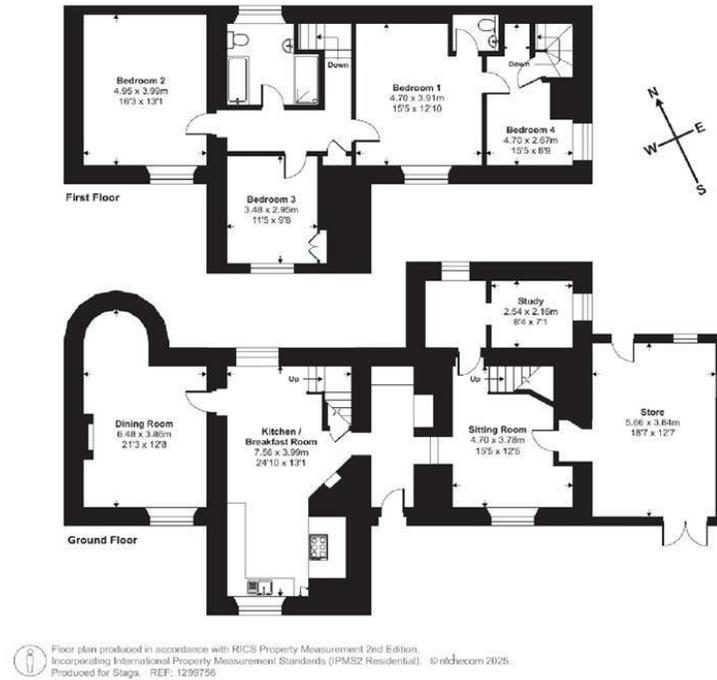
Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

DIRECTIONS

From the A30 heading south, leave the carriageway at the exit for Broadwoodwidger and Bratton Clovelly. Turn right at the T-junction and head back over the bridge towards Broadwoodwidger and Roadford Lake. Continue along the road for about 1.5 miles, passing the wind turbine on the left. Take the next right turn towards Bratton Clovelly and continue for about 1 mile before turning left at Headsdon Cross. Take the next right sign posted North Breazle Farm and continue along the entrance drive, keeping left at the fork and follow to the farm yard. [What3words://limitless.hometown.servers](https://www.what3words.com/limitless.hometown.servers)



Approximate Area = 2259 sq ft / 209.8 sq m
 Outbuilding(s) = 41034 sq ft / 3812.1 sq m
 Total = 43293 sq ft / 4021.9 sq m
 For identification only - Not to scale



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



