



STAGS

Bigport Farm



Bigport Farm

Dunsford, Exeter, Devon EX6 7DJ

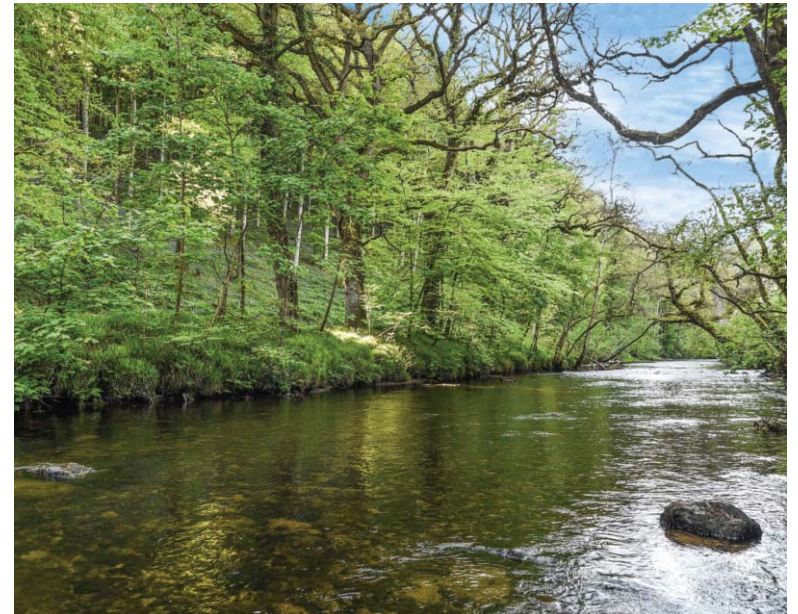
Dunsford 1 mile • Moretonhampstead 4 miles • Exeter 9 miles

A privately situated farm on the edge of Dartmoor National Park, with redevelopment potential (STP)

- Three bedroom bungalow (AOC) in need of modernisation or replacement (STP)
- Secluded position with outstanding views to Dartmoor
- Two useful modern farm buildings
- Ringfence of productive arable, grass and woodland
- Amenity and sporting appeal, with beautiful woodland and single bank fishing on River Teign

For sale as a whole or in two lots

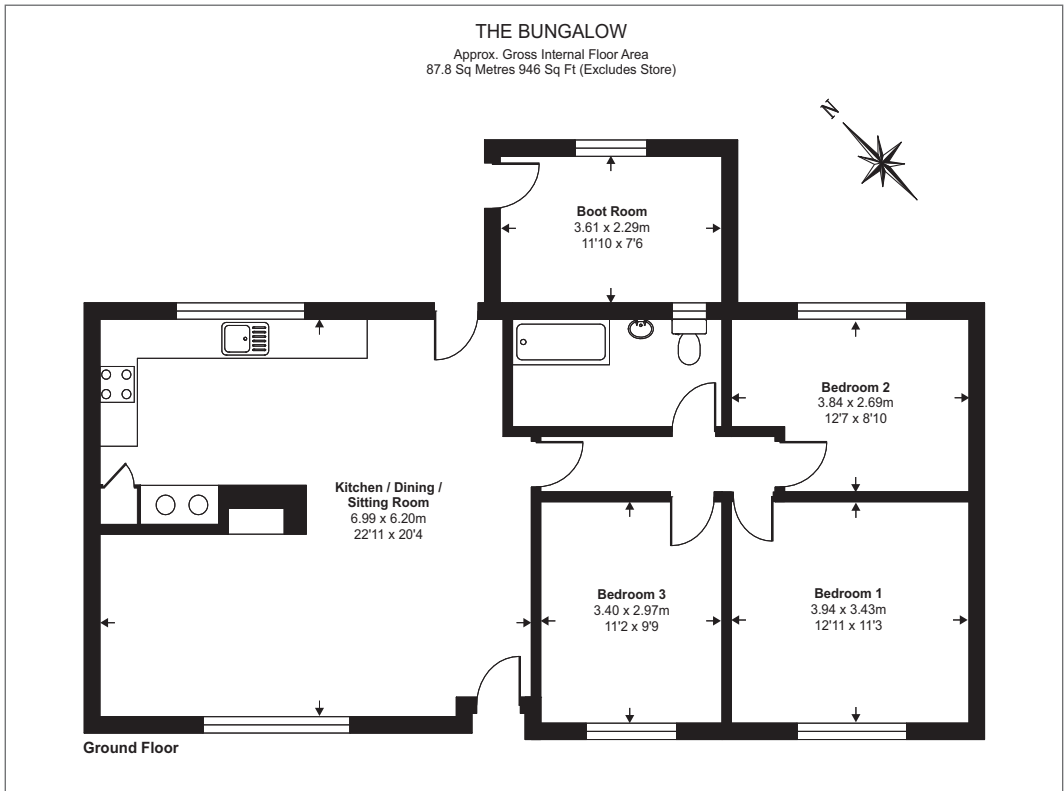
**In all about 92.34 acres
(37.37 hectares)**



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Devon EX1 1PR
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Email: farms@stags.co.uk

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40 St James's Place
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Situation

Bigport Farm is situated approximately a mile from the village of Dunsford, in an elevated position on the eastern fringes of the Dartmoor National Park. There is ample opportunity for a range of outdoor pursuits within the vicinity, with Dunsford Wood Nature Reserve and the River Teign neighbouring the property, and a bridleway to Steps Bridge.

Dunsford has a shop/post office, picturesque tea room, public house, church and primary school. The city of Exeter lies 9 miles away and offers an extensive range of retail, cultural, sporting and recreational facilities as well as a mainline station, which offers services to London in around 2 hours, and an international airport which flies to a number of national and international destinations.

Introduction

Bigport reputedly occupies the 15th century Pilgrim's meeting place whose name it bears. Today, Bigport Farm extends to 90.19 acres and occupies a very quiet and secluded position with views over its own land and beyond. Within the ring-fenced land is a modest bungalow which would benefit from a programme of refurbishment or perhaps even replacement, subject to the necessary consents. The bungalow's position affords some wonderful views over its own land and beyond to surrounding countryside and woodland. The land at Bigport comprises productive arable and pasture land, as well as some mature broadleaf woodland which runs down to the River Teign.

Lot 1: The bungalow, modern farm buildings, traditional outbuildings and 90.00 acres

The Bungalow

The bungalow is of rendered colourwash elevations under a tiled roof. The property is subject to an Agricultural Occupancy Condition (AOC, details available from the agents). The bungalow is approached via the long private drive which leads to the rear of the property where there is a concrete turning area with plenty of space for parking.

The floorplan shows the extent of the internal accommodation but in brief comprises an open plan Sitting Room, with wood burner on slate

hearth, and Kitchen/Diner, with AGA (not in working order), cupboard, range of wall and base units, electric oven with gas hob, Belfast sink with wooden drainer. Back door leading to covered porch, with door to Boot Room.

From the Sitting Room a door opens into a Hall with doors off to Three Bedrooms and a Family Bathroom, with W.C, wash hand basin and bath with electric shower over.

The Garden

To the front of the bungalow is a fenced area which has been laid to lawn. To the rear is a hard standing area for car parking.

The Farm Buildings

Traditional Barn (14.21m x 5.35m): of stone, cob and concrete block construction under corrugated roof.

Workshop & Store (11.10m x 18.26m): modern farm building of steel portal frame construction, with timer elevations under corrugated fibre roof, concrete flooring (split level), work bench. Electricity. PV panels (3.99kWp) on the roof.

Shipping container: internally fitted with pedrollo water pump, filters, water tank and filter.

Modern Farm Building: (16.70m x 18.27m): former hay and straw store of concrete and steel panel construction, with clad elevations, corrugated roof, concrete flooring and concrete panel lower walls.

The Land

The land within Lot 1 comprises a mixture of productive arable and pasture land (about 66.85 acres) as well as some attractive broadleaf woodland (about 24.43 acres). The land is a combination of gently sloping and some steeper land, and offers fantastic views towards Dartmoor. The woodland is a mixture of Oak, Silver Birch, Ash and Holly and is home to a diverse wealth of fauna and flora.

Lot 2: 2.34 acres of land with fishing rights

An attractive parcel of land with a carpet of wild flowers and plants bordered by mature broadleaved trees. Single bank fishing rights on the River Teign, known for the seasonal runs of salmon and sea trout, along with non-migratory wild brown trout.





GENERAL REMARKS

Services

Lot 1: mains electric and private water and drainage.

Lot 2: no services connected. Natural water.

Tenure

Freehold. Field number 4870 is on possessory title.

Access

Lot 1 has a right of access over the first part of the private lane from the public highway, coloured brown on the sale plan.

Lot 2 has direct access to the public highway.

Basic Payment Scheme (BPS)

The farm is not registered for entitlements.

Planning

The farmhouse has an agricultural occupancy condition (AOC).

The condition reads: 'The dwelling hereby approved shall only be occupied by persons employed or last employed locally in agriculture, as defined by section 221 of the Town and Country Planning Act 1962, and the dependents of such persons as aforesaid.'

Local Authority

Dartmoor National Park, Parke, Bovey Tracy, Devon, TQ13 9JQ. Tel: 01626 832093

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.

Holdover

A holdover for this season's crops may be required.

Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any wayleave agreements and 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.

Viewing

Strictly by prior appointment with Stags: 01392 680059.

Warning

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

Directions

Leave Exeter on the B3212 towards Moretonhampstead, passing through the village of Longdown. Approximately 1.5 miles after leaving Longdown, turn right following the signs to Dunsford. Drive through the village following the signs for Drewsteignton at Higher Butts Cross. After 1 mile the entrance to Bigport Farm will be found on the right hand side.

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

The Bungalow

