



WHOLE - Pipers

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Milton Damerel, Holsworthy, Devon, EX22 7AS

Shebbear 2 Miles - Holsworthy 6 Miles - Okehampton 19 Miles

A privately located 4 bedroom farmhouse in need of modernisation, with potential to extend, together with a range of agricultural buildings offering potential for development (STP), surrounded by 9.24 acres of productive pastureland with an additional 25.67 acres available by separate negotiation.

- Traditional 4 Bedroom Devon Farmhouse
- Range of Agricultural Buildings
- Scope for Development (STP)
- Available in 2 Lots
- Peaceful Rural Setting
- About 34.91 Acres in all

Guide Price £1,050,000

SITUATION

Pipers Gidcott is situated in a peaceful and desirable part of Devon, where fields roll over gentle hills and corridors of woodland accompany quiet streams. This rural holding is set back from the road and reached along its own drive. It sits in an elevated position amongst a patchwork of farmland with far reaching view in all directions, but particularly towards Shebbear with the majestic Dartmoor hills in the background.

The Hartland Devon heritage coastline lies just 12 miles north from the farm, giving quick access to sea air, clifftop walks and coastal water sports. This part of Devon is known for its peacefulness and beautiful rolling countryside. There is an abundance of local wildlife and the local area is excellent for walking and riding.

Just 2 miles to the east is the popular village of Shebbear with a good range of local amenities including a popular village pub, village shop, mobile post office, Church, (Ofsted judged Good) primary school and the highly regarded Shebbear College (private school). 6 miles to the south west, the historic market town of Holsworthy includes a broader range of shops and services, sports clubs, a Waitrose supermarket, livestock market, hospital and vets. Access to the A30 leading to the M5 and Exeter is at Okehampton.

INTRODUCTION

The farm lies within a ringfence, with the farmstead set back from the road in a private position. As a whole, It offers a wonderful opportunity to create a private family home surrounded by its own 34.91 acres of gently undulating Devon countryside.



LOT 1: THE FARMHOUSE

LOT 1 - Extending to 9.24 Acres - Guide Price £870,000

A traditional Devonshire dwelling with the potential for additional accommodation to the rear with the conversion of the former dairy and parlour (STP).

The floorplan illustrates the accommodation, but in brief it includes: Front Porch leading into living room with large inglenook fireplace and inbuilt bread oven, wood burner and carved oak timber beam, flagstone floor and under-stairs cupboard; A well equipped kitchen with in-built appliances, Sitting Room with wood burner, and views to Shebbear and Dartmoor. On the first floor there is a master bedroom with character chimney breast profile and far reaching countryside views and 3 further bedrooms and a family bathroom.

The adjoining former Dairy and Parlour to the side and rear of the farmhouse offers potential to increase the accommodation.

GARDEN AND LAND

To the rear of the farmhouse is a small lawned garden, with potential to create a pond just beyond (STP). To the front, there are attractive flowering shrubs enclosed by black railings. An attractive specimen parkland tree grows beside the drive in the front field. The farmhouse (Lot 1) is surrounded by gently undulating productive pasture. In all the property extends to about 34.91 acres.

FARM BUILDINGS

The farmstead comprises a range of modern and traditional agricultural buildings served by generous areas of concrete yards, with many appearing to have obvious development potential (STP), and include:

Traditional barn constructed from stone and cob under a corrugated steel roof over a concrete floor with lighting and power. On one side of the barn is a stone Garage/Store. On the other is a stone storage lean-to with a 1st story loft.

To the rear of the traditional barn is a modern steel portal frame agricultural barn with partly concreted floor and an electricity supply. Beside this is a larger steel portal frame barn with partly clad with timber boarding and steel sheeting, with a partly concreted floor.

Behind the parlour is a timber cattle shed with a concrete floor. Just to the north of the main farmyard is a machinery store constructed from timber and steel uprights under a box profile roof over a compact earth floor.

LOT 2

LOT 2 - Extending to 25.67 Acres - Guide Price £180,000

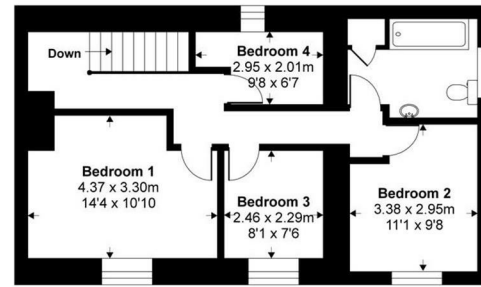
A run of productive land comprising 4 pasture fields to the eastern and northern side of the farm, Mains water available for connection, and accessed off the farm drive. The land is bordered by matures hedges, offering good shade and shelter and important wildlife corridors. There is potential subject to any necessary consents to create a wildlife pond in the NE corner, alongside the stream that runs along the northern boundary. The BPS Entitlements are also available.

SERVICES

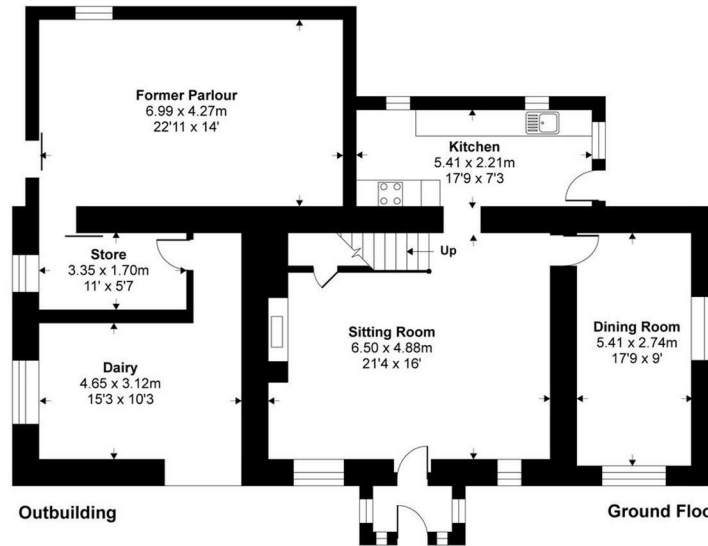
Lot 1: Mains water and electricity, septic tank drainage and night storage heating to the farmhouse. Most of the buildings have power. There is fibre optic internet available in the area. Lot 2 : if sold separately, a temporary mains water supply, with mains supply available for connection.



Approximate Area = 1353 sq ft / 125.7 sq m
 Outbuilding = 619 sq ft / 57.5 sq m
 Total = 1972 sq ft / 183.1 sq m
 For identification only - Not to scale



First Floor



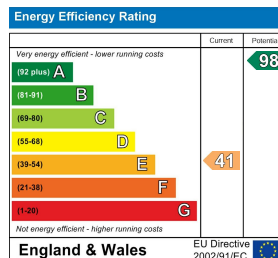
Outbuilding

Ground Floor



Certified
Property
Measurer

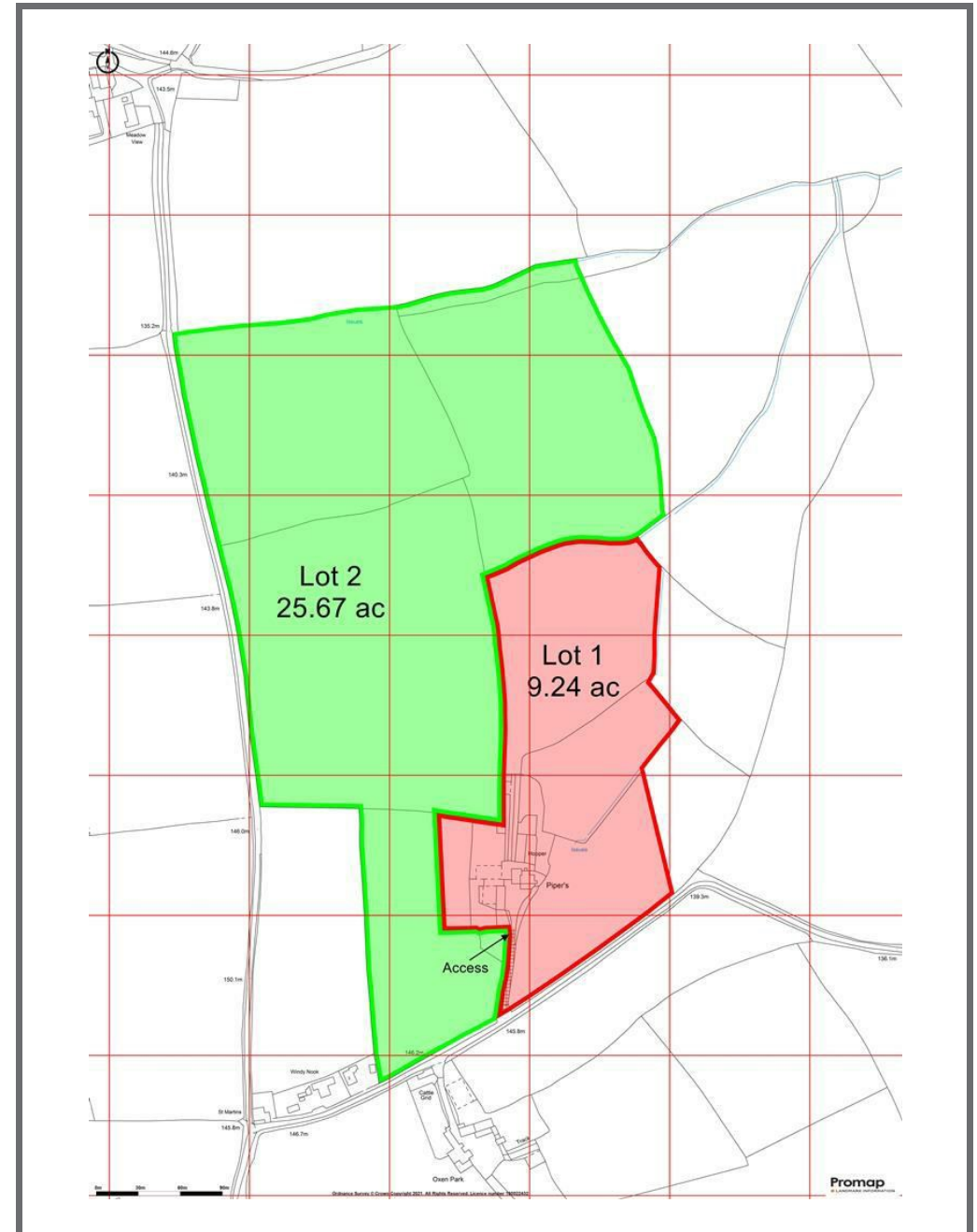
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