



Cleave Farm

Devon

A delightful amenity farm with a beautifully presented farmhouse, excellent ancillary accommodation and extensive farmland and woodland with far reaching views to Dartmoor and across Mid Devon.

A separate farmyard offers the potential for agricultural or alternative uses (subject to planning).

Cleave Farm, Hatherleigh, Okehampton, Devon, EX20 3LU

Hatherleigh 1.7 miles, Okehampton 7.8 miles, A30 8.1 miles, Exeter 32 miles

***Lot 1: Cleave Farmhouse, Cleave Barn, Linhay,
Outbuildings, Farmland & Woodland***
About 39.90 acres (16.2 ha) | Guide Price £2,250,000

Beautifully restored Grade II listed farmhouse

Landscaped grounds with views over wildlife ponds

Stylish four bedroom barn conversion

Home office / studio / party barn

Agricultural / workshop barn

Vegetable gardens, a variety of apple & pear trees, fruit bushes, greenhouse,
potting & garden tool shed

Solar PV and air source heat pump

Productive pasture farmland with incredible views

Mixed species ancient woodland with delightful walks





Lot 2: Meadowleigh Farm Buildings & Land

About 6.75 acres (2.74 ha) | Guide Price £450,000

Roadside farmyard with mains electricity & water

Two modern farm buildings

Extended concrete yard

Surrounded by 5.48 acres of pasture land

Lot 3: Farmland & River Frontage

About 36.98 acres (14.97 ha) | Guide Price £300,000

Excellent block of pasture farmland

Subdivided into useful field parcels by mature hedgerows

Small areas of woodland & conservation ground

Over 600metres / 2000ft of river frontage and beaches

As a whole: Cleave Farm, Hatherleigh

About 83.63 acres (33.87 ha) | Guide Price: £3,000,000

*Lot 1: Cleave Farmhouse, Cleave Barn & Linhay,
Outbuildings, Farmland & Woodland
About 39.90 acres (16.16 ha)*

Farmhouse:

Main entrance into Cross passage | Drawing room
Dining room | Shower room | Kitchen/breakfast room
Utility | Larder | Pentice passage
Study / 4th bedroom | Principal bedroom with dressing
area, en suite bathroom with separate shower & Jacuzzi
double bath | Two further bedrooms | Upper Hall /
potential 5th bedroom with fireplace | Family bathroom
with shower / bath

Cleave Barn:

Hall | Kitchen / Dining room | Utility | Sitting room
Ground floor bedroom | Spacious family bathroom
Study | Three further bedrooms, two with en suite
bathrooms | Separate shower room

Linhay:

Home office / Studio / Party Barn with en suite shower
room with electric underfloor heating and open access
marble sideboard with double sink unit





Cleave Farm

At the heart of the ring-fenced farm is a charming Grade II listed farmhouse. Its origin is understood to be a Medieval Hall House first referred to in records in the early 14th Century. A major remodelling took place in the second half of the C16th with mid C17th improvements. Features in the house are possibly as early as the C13th.

The farmhouse has an abundance of historic character which has been skilfully enhanced through extensive renovations and modernisation. Well lit rooms are complemented by exposed timber beams, stone walls and stone floors. Underfloor heating throughout the property has zonal controls and is complemented by three main open fireplaces, a small fireplace in the upper hall and a wood burning stove in the kitchen / sitting area.

The house has a large drawing room with a wonderful, open fireplace, a traditional cross passage, central hall with main fireplace and stairway, as well as a study / 4th bedroom (including an open fireplace) with views over the garden and a formal dining room.

The stunning open kitchen/breakfast/living room is located in the modern oak framed extension at the rear, with its magnificent vaulted ceiling, full-height windows and French doors affording views across the gardens and countryside beyond. The kitchen itself has an excellent modern range of integrated appliances including an Aga and is well equipped for cooking for large numbers. It also has a wood burner. Above the kitchen and dining room, an oak-framed mezzanine provides further useful living space.

Upstairs in the main house is an upper hall with small open fireplace (potentially 5th bedroom if partition wall is installed) and access to three well-presented double bedrooms, including the 29ft principal bedroom with its en suite and bath and shower room. The first floor also has a family bath/shower room while the ground floor has a further shower room.

Cleave Barn

To the rear of the main house and beyond a small stone paved courtyard is a detached, converted traditional stone barn providing additional beautifully appointed two storey accommodation.

It can be entered from either the north or the south side, into an open plan room with a spacious and fully equipped kitchen with contemporary units and integrated appliances, and a breakfast / dining area and stairway. There is a separate well-proportioned sitting room with a wood burner. French doors open to the garden and courtyard. The ground floor also has a double bedroom, a boot room and rear entrance and a separate family bathroom.

The first floor provides a spacious landing / study and three double bedrooms, two with en suite shower rooms plus a separate family shower room. All bathrooms have heated towel rails. A second stairway leads down to the main sitting room. An Air Source Heat Pump provides underfloor heating to the barn and electricity runs off the solar PV.

The Linhay

Adjoining Cleave Barn is the Linhay, a 34ft home office/studio/party barn with a vaulted ceiling and a newly appointed en-suite shower room with electric underfloor heating.

The studio has three sets of double glazed French doors and these allow wonderful views over the gardens, field and ponds providing a peaceful and tranquil space to work from or an excellent venue for parties. The roof and floors are well insulated providing a comfortable area without the need for heating (the electric underfloor heating is in the en suite shower room only). The studio has the potential to install a wood burning stove for which the chimney stack opening through the roof is already installed.

Outside

The house, barn and linhay are set in magnificent gardens and grounds with several further outbuildings including a double garage and boot room adjoining the house, a separate timber frame greenhouse, a potting and garden tool shed (with garden water and mains electricity)



and an agricultural barn / workshop (with mains and garden water and mains electricity) which offers further potential for redevelopment subject to the necessary consents. This barn has a concrete floor and is part insulated.

The gardens surrounding the house include paved and gravel terracing, raised beds, a further vegetable garden with fruit trees and fruit bushes, immaculate south and east facing lawns and a beautiful cascading water feature. There is a raised potager garden with a peaceful pond and cascade, terraced flower beds and a further rose garden overlooked by the study/4th bedroom.

A woodland area and gates lead to large, open grassy paddocks and fields with ponds.

The gardens have their own water source from a well to the north of the Barn and a rainwater harvesting system (10,000 litre potable water tank) which is pump fed to various garden taps around the house, barns and grounds.

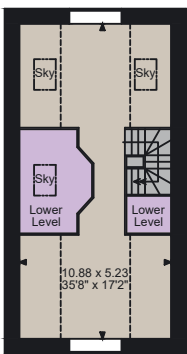
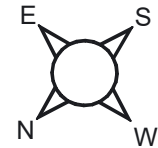
Included with the farmhouse are around 22 acres of productive pasture farmland, providing grazing for horses or livestock or an income from letting, plus around 14 acres of mixed species ancient woodland with delightful walks and tracks and an abundance of bluebells and other wild flowers in Spring. There is an ancient quarry area providing shelter for wildlife (red & roe deer, foxes, badgers) and various flora. The current owner reports that birdlife is abundant and varying between seasons.

The views from the farmland and entrance driveway to the house in particular are extensive and long-reaching, looking over swathes of Devon and with the peaks of Dartmoor National Park as the stunning backdrop.

The property is served by a 14kW ground mounted solar PV array (58 panels) in a field away from the house. The electricity production is exported to the grid and has generated around £2,500 + p.a. in Feed In Tariffs (based on production and 50% deemed export). The solar PV unit provides power to Cleave Farmhouse, Cleave Barn & The Linhay.



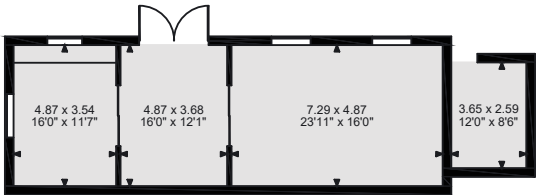
Cleave Farm Hatherleigh, Okehampton
 Main House internal area 4,230 sq ft (393 sq m)
 Garage internal area 484 sq ft (45 sq m)
 Cleave Barn & Linhay internal area 2,797 sq ft (260 sq m)
 Workshop internal area 890 sq ft (83 sq m)
 Greenhouse internal area 290 sq ft (27 sq m)
 Stores internal area 137 sq ft (13 sq m)
 Total internal area 8,828 sq ft (820 sq m)



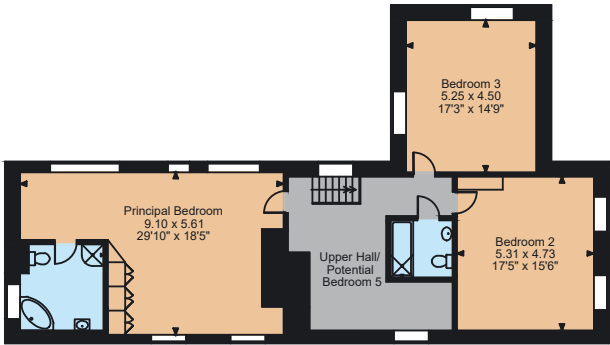
Mezzanine



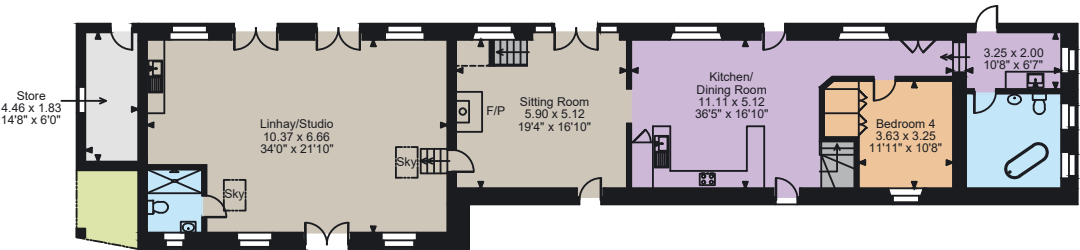
Ground Floor



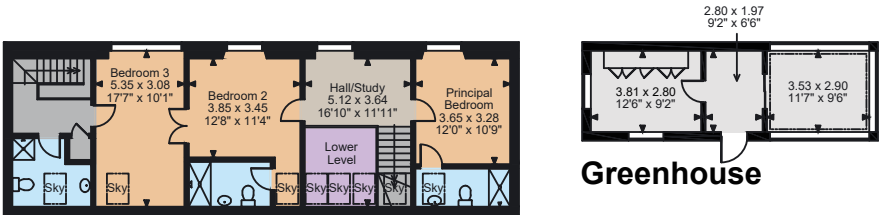
Workshop



First Floor



Cleave Barn & Linhay Ground Floor



Cleave Barn First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Lot 2

Meadowleigh Farm Buildings & Land *About 6.75 acres (2.74 ha)*

Located around 1/3rd of a mile away from the farmhouse on a separate roadside site, is a farmyard and pair of large modern farm buildings which offer excellent potential for alternative uses (subject to planning) or continued agricultural livestock housing and storage.

The main buildings are portal frame with a concrete floor throughout, with timber clad walls and pitched roofs covered with corrugated sheets. There are internal sub-divisions.

In all the buildings total around 7,400 sq.ft (around 700 sqm).

The site has mains electricity and surface water collection. Mains water could potentially be connected to within lot 1.

The barns are offered for sale with land and a track to the side & rear, which provides the opportunity for grazing and amenity space.

The concrete yard is accessed off the public highway through a pair of metal field gates. If Lot 3 is sold separately a right of way will be reserved across the entrance of Lot 2 and the buyer of Lot 2 will be responsible for planting a new hedgerow boundary between Lots 2 & 3.





Lot 3

Farmland with river frontage

About 36.98 acres (14.97 ha)

An excellent and versatile block of farmland with road access, subdivided into eight field parcels bordered by mature hedgerows and ditches.

The land is bordered along most of the southern boundary by the River Lew (2,000ft). There are a number of access points down to pebble beaches alongside the river, providing an excellent place to picnic & play in a stunning and peaceful environment.

The land is productive grassland and is presented in good condition with water available to some fields.

If Lot 3 is sold separately a right of way will be reserved across the entrance of Lot 2 and the buyer of Lot 2 will be responsible for planting a new hedgerow boundary between Lots 2 & 3.



Location

Hatherleigh 1.7 miles, Okehampton 7.8 miles,
A30 8 miles, Exeter 32 miles

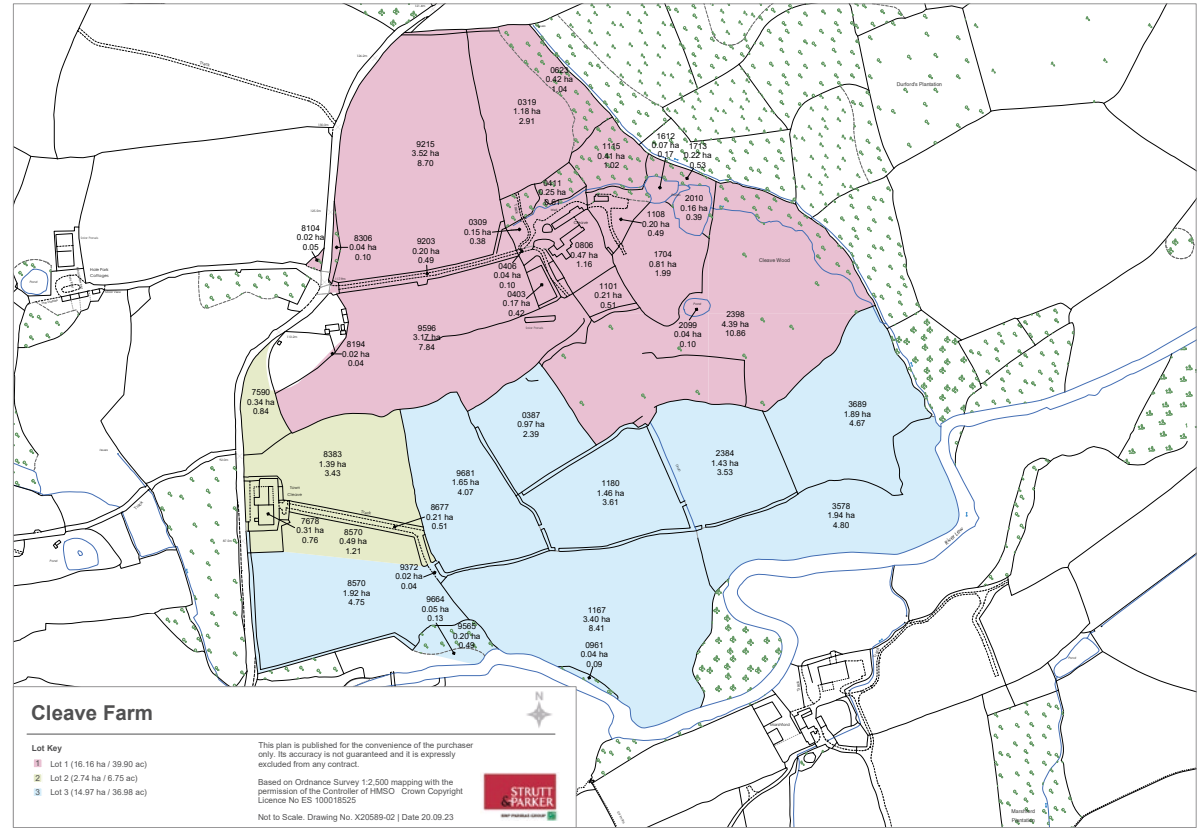
The property is set in a rural location surrounded by beautiful Devon countryside, close to the small market town of Hatherleigh and eight miles north west of the picturesque town of Okehampton.

Hatherleigh has a several pubs, cafés and restaurants, an art gallery, pottery and local supermarket, plus cricket and football clubs, Community Centre and a primary school. Okehampton offers a further choice of shops & supermarkets (including Waitrose, Lidl, Co-op) while further schooling in the area includes a primary at nearby Highampton, a state secondary school in Okehampton and the independent Shebbear College in Beaworthy.

There are plenty of excellent walking, cycling and riding routes in the local area (e.g. the Tarka Trail), while Dartmoor National Park with its various touristic and sporting offerings is within easy reach. By road, Hatherleigh's central location also connects well to the North Cornwall and North Devon coastal areas. The 'North Devon World Surfing Reserve' (including wind & kite surfing) is one of twelve designated surfing areas in the world. The A30 provides further efficient connections to Cornwall and from Okehampton to Exeter, and the M5.

Excellent train connections are available from Okehampton to Exeter (Exeter St Davids & Exeter Central), from which various long distance and local connections are available (e.g. London Paddington just over two hrs).





General Information

Method of sale: The property is offered for sale as a whole or in up to three lots by private treaty.

Tenure: Freehold

The farmland is subject to a grazing and mowing licence. Please refer to the selling agent for further details. The land has the benefit of a Countryside Stewardship Agreement to December 2028, providing additional revenue and capital items support.

Council Tax: Band E

EPC: Farmhouse – C; Cleave Barn – C

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support,

drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Covenants and/or restrictions: There may be restrictions/covenants listed on the Land Registry Title deeds, details of which will be made available by the vendor's solicitors on request.

VAT: Any guide price quoted or discussed is exclusive of VAT where applicable.

Services:

Farmhouse: Mains & Solar electricity. UFH/Oil boiler heating. Mains and Private water. Private drainage.

Cleave Barn: Mains & Solar electricity. Air Source Heat Pump for heating supplemented by wood burning stove. Mains and private water. Private drainage.

Farmyard: Mains electricity. Surface water collection. Mains water may be available via connection in Lot 1 - ask agent for details.

The private drainage for the house and barns is served by a sewage treatment plant (Klargester) installed in around 2000. Strutt & Parker has not confirmed whether or not this is compliant with current regulations.

Local authority: West Devon Borough Council (Tel: 01822 813600).

Health and safety: Given the potential hazards of a farming property, including livestock and vehicles, we ask you to be as vigilant as possible

when making your inspection with Strutt & Parker, for your own personal safety.

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Fixtures and fittings: All fixtures, fittings and equipment, unless specifically referred to in this brochure, are excluded from the sale but may be available by separate negotiation.

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Exeter 01392 215 631.

Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Exeter
24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631
exeter@struttandparker.com
struttandparker.com

Over 45 offices across England
and Scotland, including Prime
Central London



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