



Tor Court Farm

Torbryan, Newton Abbot



Tor Court Farm

Torbryan, Newton Abbot, Devon, TQ12 5UR

£1,210,000 Guide Price

Four bedroom, Grade II Listed farmhouse

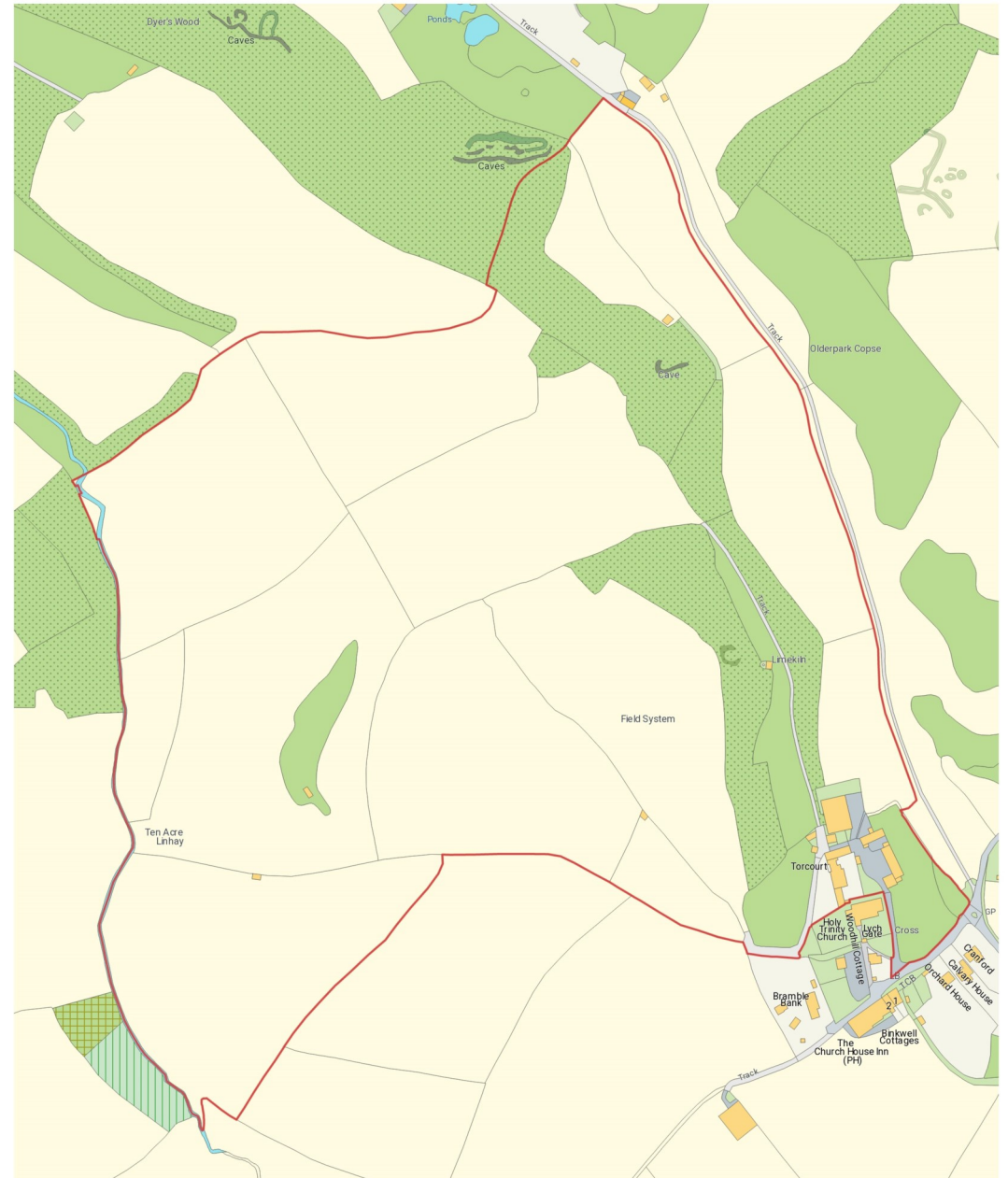
Stone barns and a modern agricultural building with potential for alternative uses (stp)

A truly hidden gem located in a peaceful yet accessible location

Stunning, well-maintained pasture, orchards and woodland

Offered for sale as a whole

In all approximately 67.43 acres (27.28 hectares)



Situation

Tor Court Farm is situated within a quiet, rural, yet accessible location. The property sits within the popular parish of Denbury and Torbryan, South Devon.

Tor Court Farm is situated on the western fringes of the historic village of Torbryan, 1 mile to the West of the popular village of Ipplepen, 5 miles North of the renowned town of Totnes, and 24 miles South of the thriving city of Exeter. Ipplepen benefits from a thriving community, together with local pubs, recreational and educational facilities. The town of Totnes is home to many restaurants, bars, coffee shops and attractions, and includes a comprehensive range of amenities, including supermarkets, healthcare facilities, veterinary services, and schools.



Transport links are excellent, with the A38 Devon Expressway located 6 miles to the North providing quick access to Exeter or Plymouth. Exeter boasts a wide range of retail options, Train Stations and an International Airport.

Introduction

Tor Court Farm totals in all approximately 67.43 acres (27.28 Hectares) and is approached via a shared driveway which leads directly off an unnamed country lane. The farmhouse and buildings are located on the edge of the village of Torbryan with the expanse of well-preserved permanent grassland and woodland leading north away from the main farm stead.

The property includes a charming Grade II listed farmhouse which is of stone construction and sits under a slate roof. In close proximity to the farmhouse lies a range of versatile, predominantly traditional agricultural buildings and stabling, ideally suited for agricultural and equestrian uses. Potential for alternative uses, subject to planning.

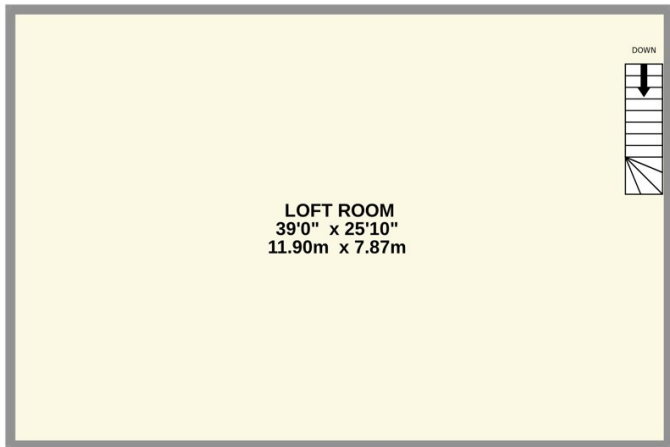
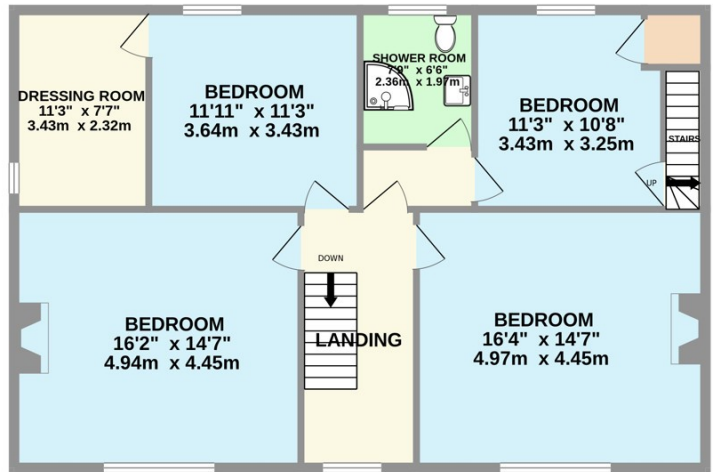
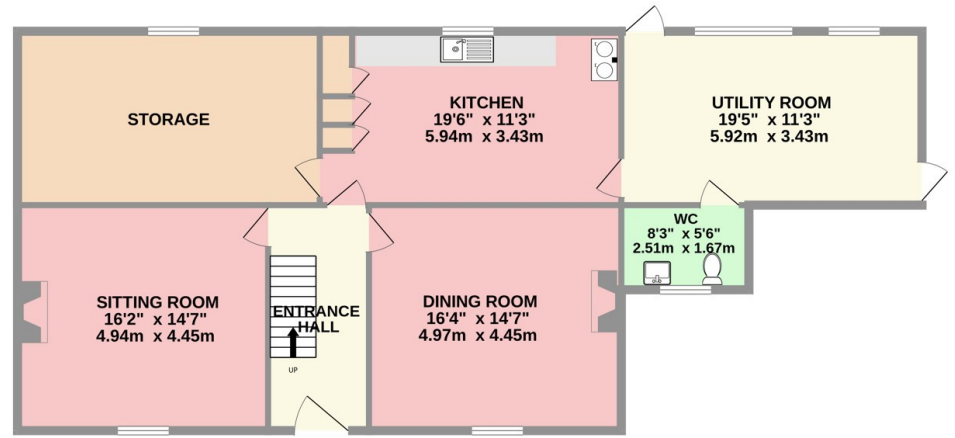
The predominantly south facing land, being a mixture of level and gently sloping grassland has been grazed by livestock for a generation. This tranquil block of land provides huge amenity appeal and includes areas of woodland, meadows, orchards and a water course which flows on the properties eastern edge.

Accommodation

The farmhouse forms a charming, detached period dwelling believed to date back the late 16th century. The farmhouse, which is in need of modernization, is a Grade II listed property, rich in character and sits in an elevated position back from the farm buildings. By reference to the floor plan the farmhouse includes an entrance hall with a sitting room and dining room situated on either side, a farmhouse kitchen, utility room, downstairs WC, and an additional storage room providing further alternative uses. On the first floor lies four spacious bedrooms, with one benefiting from a separate dressing room. A shower room is centrally located and easily accessible to all bedrooms. A further loft room is located on the second floor.



Floor Plan



Floor plan for identification purposes only, not to scale

Land and Buildings

Situated in close proximity to the farmhouse lies a wonderful array of predominantly traditional buildings. Positioned adjacent to the farmhouse lies a Grade II listed stone building with corrugated roof sheets. Further traditional buildings include a stone shippon, a former stone cider barn which includes livestock stabling and machinery storage, with a further former traditional stone pig house. The modern agricultural building currently used to house the heard of South Devon cattle benefits from a concrete floor and lends itself to a variety of different uses.

The land in all amounts to approximately 66.12 acres (26.75 hectares) and is currently used for the grazing of livestock. The land is spilt into appropriately sized field parcels and forms generally a level gradated. The land is principally down to permanent grass and is bordered by typical Devon hedgerow banks which are fenced in places.

A tranquil valley leads away from the main farmstead which incorporates traditional orchards, low lying meadows and a Site of Scientific Interest (SSSI) namely Torbryan Caves. The Torbryan Caves which generally form an area of mature woodland border the meadows and orchards on west whilst to the east lies a free-flowing water course.



Grounds & Gardens

Lawned gardens and planted flower beds are located to the front of the farmhouse whilst to the rear of the farmhouse lies an area of level permanent grassland whereby a hardcore track leads away to planted orchards and woodland.

Services

The property benefits from local mains drainage connection and the entire property is connected to mains electricity and mains water.



EE Rating - F



Council tax band - E



Directions

What3Words - huts.notices.grudge

Viewings strictly by appointment only

Please ring **01392 252262** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.





KIVELLS

Kivells, Exeter Livestock Centre, Matford Park Road, Exeter, EX2 8FD

📞 01392 252262

✉ ian.caunter@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [@](#) [v](#) [in](#)