



Weeke Farm, Spreyton, Crediton, EX17 5AF

Guide Price £1,150,000

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SINCE 1699

Weeke Farm, Spreyton

- Village edge small Devon farm
- 5 bedroom farm house with attached cob barn
- Close to Dartmoor and good transport links to A30
- In need of updating
- Popular location, just outside of Spreyton
- Modern barns and outbuildings
- Approx. 36 acres of gardens and land (additional 19 acres available by separate negotiation)
- Amazing views over own land and countryside
- No chain

What an opportunity to purchase your very own farm in Devon with views over the surrounding countryside and to Dartmoor beyond. Located less than a mile from the popular village of Spreyton, and with great access to the A30, it's an ideal base from which to enjoy the county.

A long private lane gives access to the main farmhouse, a 5 bedroom grade II listed property with an adjoining cob barn (annexe potential) and a selection of further buildings including traditional barns and some large modern barns. The house has gardens surrounding and would make a wonderful home.





The farmhouse itself is part way through a renovation but still functions well as a home, just with some parts unfinished. A central hallway gives access to the dining room which in turn opening into a living room. The current kitchen will become a further reception and the new kitchen has been stripped out and part rendered ready for a new kitchen to be installed. There's a new utility room in the old dairy (again, park rendered and not fitted out). On the ground floor there's also a WC, office/boot room and a large 3 door garage which can be accessed internally from the house. On the first floor are 5 bedrooms and a bathroom plus a separate WC. The main bedroom is large and has a shower unit in the corner but there's room for an en-suite. 4 or the 5 bedrooms have southerly views over the garden and land.

As mentioned, the house isn't finished but it's worth noting that an idea of the costs of windows and rendering can be provided. There is a fully working ground source heat pump for heating the house installed plus solar panels to the roof (income approx. £1100 per annum) meaning the house has good eco credentials for a house of this type.

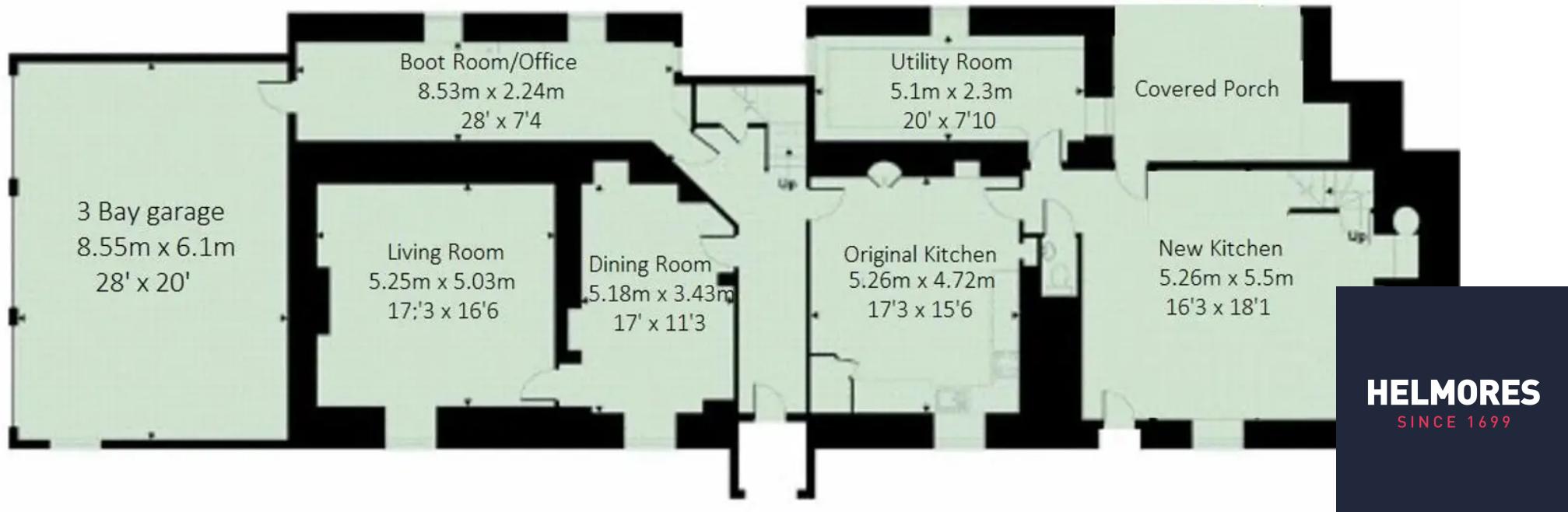
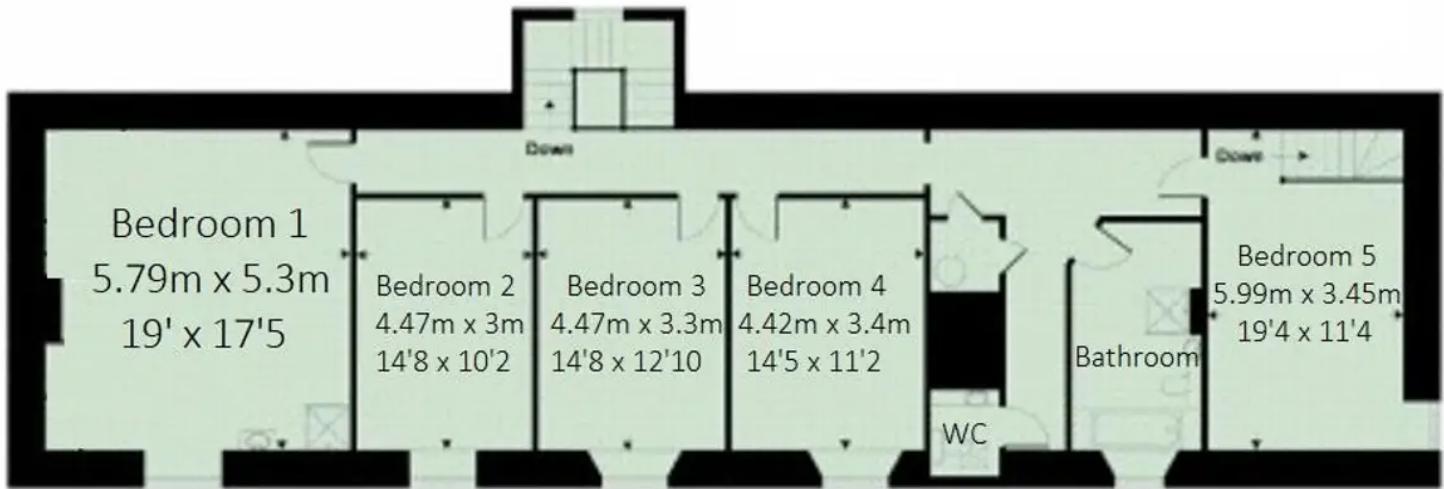
The adjoining cob barn (not listed) would be ideal to seek permissions to either extend into or create an annexe or holiday let with the character and space on offer.

The remainder of the barns are a mix of traditional and modern buildings which would suit a variety of uses. There's spurs off the private lane to these barns meaning excellent access without encroaching into the farmhouse layout.

The land is ringfenced, totals approx. 36 acres (an additional 19 acres available by separate negotiation) and is mainly south-facing pasture land. There are some small areas of woodland too. The land can be accessed from the lane or secondary green lane.







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Please see the floorplan for room sizes.

Council Tax: G

Utilities: Mains water, electric, telephone & broadband

Fastest broadband speed within this postcode: Up to 67Mbps (Uswitch)

Drainage: Private drainage (septic tank)

Borehole to supply the land and barns

Heating: Ground source heat pump

Listed: Farmhouse only Grade II listed (not barns)

Tenure: Freehold

DIRECTIONS : From Crediton – Proceed west towards Copplestone and then bear left after the traffic lights in Copplestone, up the hill to Bow. Enter Bow and turn left into Station Road in the centre of the village and follow this lane signed to Spreyton. After approx. 3 miles, the lane to Weeke Farm will be found on the left hand side just past the driveway to Skywood. If you reach Spreyton village, you've gone too far.

From Exeter – Leave the city and access the A30 towards Okehampton. Leave the A30 at Whiddon Down and pass the services, taking the next right as signed to Spreyton. After the bridge over the dual carriageway, take a right as signed to Spreyton. Enter the village and do not turn off into the village centre, proceed out of the village, passing Highfield Garage on your left. After approx. 0.3 miles the driveway to Weeke Farm will be found on your right.

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