

# The Barton, Sampford Courtenay Okehampton, Devon



## STAGS

SOMERSET DEVON CORNWALL LONDON

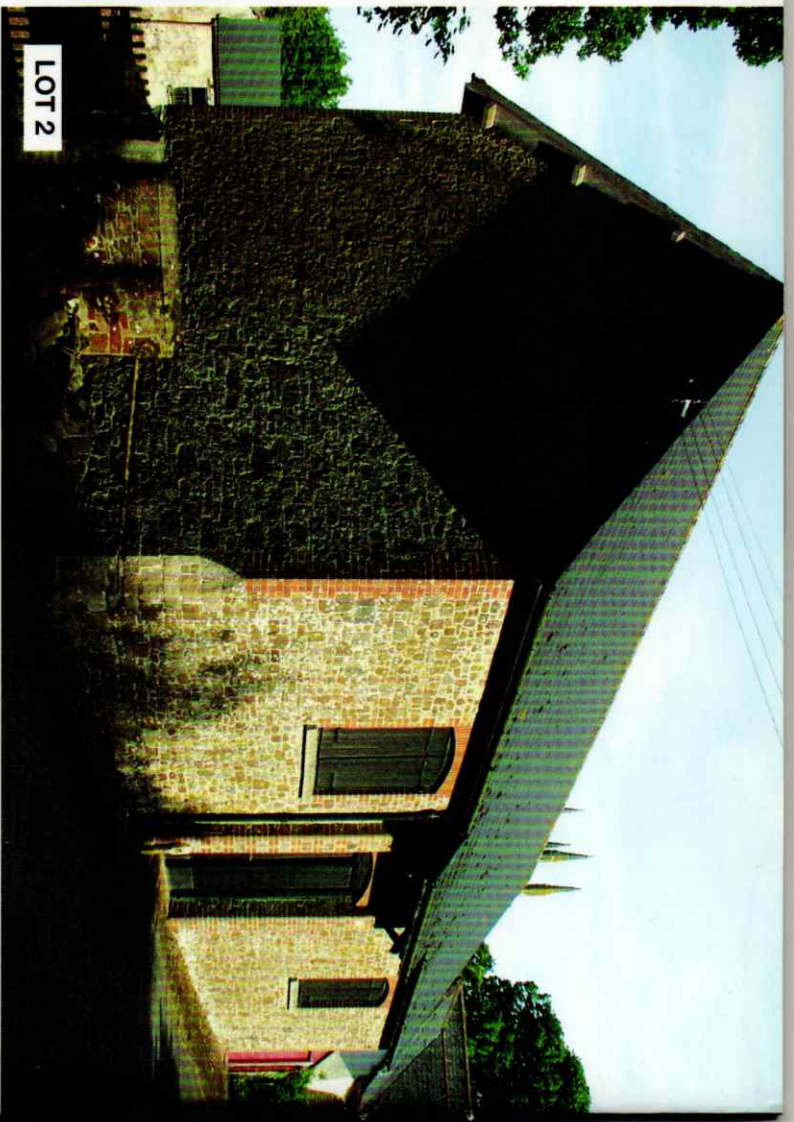




LOT 2



LOT 4



LOT 2



LOT 2



# The Barton Sampford Courtenay, Okehampton, EX20 2SY

*On Instruction from Executors*

Exeter 21 miles, Okehampton 6 miles, A30 dual carriageway 9 miles, Dartmoor 5 miles

**A fine redevelopment opportunity with period farmhouse, extensive barns with DPP for conversion and parcels of land, overall 16 acres.**



**Lot 1:-** A 6 bedroom farmhouse, with many features, for improvement with garden of nearly half an acre. Guide £325/£350,000

**Lot 2:-** A substantial range of stone barns with detailed planning permission for conversion to 4 houses with other traditional buildings and land, overall 1.75 acres. Guide £400/£500,000

**Lot 3:-** Amenity land with stream frontage of 2.53 acres. Guide £10,000

**Lot 4:-** Block of pasture with lake, overall 9.08 acres. Guide £20/£30,000

**Lot 5:-** Paddock off Bulland Lane of 2.18 acres. Guide £15,000

**For Sale by Public Auction (unless sold previously)**

**At 3pm on Friday 9th 2004 at The White Hart, Fore Street, Okehampton**



**Solicitors**  
Peter, Peter & Wright  
1 West Street,  
Okehampton, Exeter  
Tel: 01837 52379  
Email: [tonycloke@peterslaw.co.uk](mailto:tonycloke@peterslaw.co.uk)

**Auctioneers:**  
21 Southernhay West  
Exeter EX1 1PR  
Tel: 01392 255202  
Fax: 01392 416183  
Email: [exeter@stags.co.uk](mailto:exeter@stags.co.uk)

The London Office  
62 Pall Mall  
London  
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**VIEWING:** Strictly by appointment through the sole agents Stags on 01392 255202. There will be certain allocated viewing days.

**DIRECTIONS:** Approaching from the A30 dual carriageway (Exeter direction) leave at the Merrymeet roundabout about 16 miles west of Exeter. On entering Whiddon Down turn right onto the B3124 signposted Winkleigh and Torrington. At the junction with the A3072 turn left and within half a mile at the junction with the A30 keep right onto the A3072, signposted Sampford Courtenay. After a further 2 miles, at the New Inn, turn right and go into the village of Sampford Courtenay and The Barton is on the right within a third of a mile. The access to the barns is immediately after the house on the right.

**SITUATION & AMENITIES:** The Barton is situated in the heart of the pretty Conservation village of Sampford Courtenay, where it is believed that the Prayer Book Rebellion began in 1549. The village has many thatched properties together with a post office, pub and church. The village is about 3 miles from North Tawton where there is a good range of local shops and facilities. Hatherleigh to the west and Okehampton to the south west (6 miles) both provide a larger range of facilities, whilst the cathedral and university city of Exeter is about 21 miles, which has a range of facilities befitting a centre of this importance. Access to the A30 dual carriageway, which connects to the M5 motorway at Exeter, can be gained either at Okehampton or Whiddon Down. The Dartmoor National Park is about 5 miles to the south.

**INTRODUCTION:** The Barton is, as the name suggests, one of the larger farmhouses in the area and the property is offered for sale on behalf of executors. To ensure maximum flexibility for purchasers, the property is being offered for sale in lots to enable buyers to acquire additional parcels of land if required, either with the fine farmhouse or indeed the substantial range of stone barns which have detailed permission for 4 residential units.

## LOT 1

This is a substantial south-facing farmhouse of attractive stone and rendered elevations under a hipped fibre cement slate roof. It offers well-proportioned rooms with good ceiling heights and with generous accommodation, in need of updating.

## GROUND FLOOR:

Half glazed front door to:

**ENTRANCE HALL:** Main staircase with turned balustrade to first floor.

**DRAWING ROOM:** (S) 14'8" x 16'10" (20'5" into bay). Bay window with outlook to garden. Fireplace with tiled surround and hearth. Picture rail.

**SITTING ROOM:** (S & E) 17'1" x 14'11" Sash windows with outlook to garden and side. Fireplace with marble surround, mantelpiece and tiled hearth. Picture rail.

**INNER HALL:** (E) Panelled door to outside. Electric meters. Understairs cupboard.

**DINING ROOM:** (E) 12'9" x 17'3" Window seat which continues into a bench. Beamed ceiling. Three recessed cupboards with shelving. Wood panelling to one wall with four built-in cupboards and shelving. Fireplace with brick surround and oak lintel with interesting original Rowe Bros "Gen" cast iron range.

**REAR HALLWAY:** Part glazed rear door. Back stairs to first floor. Understairs cupboard.

**STUDY:** (W & N) 14'1" x 11'3" Beamed ceiling. Fireplace with brick surround and hearth. Two store cupboards with shelving.

**KITCHEN:** (E) 14'2" x 9'1" Side aspect casement window. Beamed ceiling. Range of wood painted base and eye level cupboards and drawers. Worktop incorporating stainless steel sink and tiled splashbacks. Space and plumbing for washing machine. Electric cooker point.

**DAIRY:** (N) 16'1" (average) by 9'6" Slate shelf and meat hooks in ceiling

## FIRST FLOOR:

**REAR LANDING:** 8'1" x 6'4" Access to roof space. Curtain to bathroom. Further stairs up to main landing.

**BATHROOM AREA:** 6' x 6' Accessed through curtain. Panelled bath. Wash basin.



**CLOAKROOM:** (E) 3'11" x 5'6" Low level WC.

**MIDDLE LANDING:** Accessed from back stairs.

**BEDROOM 3:** (E) 12'11" x 14'2" Double wardrobe. Single wardrobe. Wooden mantelpiece. Door to:

**BACK LANDING:** Stairs from back hallway by kitchen. Steps to:

**BEDROOM 4:** (S) 11'7" x 16' Front aspect casement window. Exposed cruck beams.

**BEDROOM 5:** (E) 13' x 7'2" Side aspect casement window.

**BEDROOM 6:** (N) 7' x 15'11" Rear aspect casement window with window seat beneath.

**GALLERIED MAIN LANDING:** Roof light.

**BEDROOM 1:** (S & E) 12' x 17'3" Wooden mantelpiece. Door to:

**BOX ROOM:** (S) 7'2" x 5'9" Sash window with outlook to garden. Door to hallway.

**BEDROOM 2:** (S & W) 17'2" x 14'9" Sash windows with outlook to garden and lane. Cast iron fireplace with wooden mantelpiece and tiled surround. Telephone point.

**OUTSIDE:** The front garden on the south side is enclosed by a granite wall and railing with a pedestrian gate from the road leading to a path to the front door. The path is bordered by lawned areas on both sides with shrubs and a monkey puzzle tree. To the front of the house is a lean-to **GREENHOUSE** (8' x 5').

To the east side of the house is a kitchen garden, accessed via the kitchen door, which is bordered by cast iron rails and has steps leading down to the side of the property to the door to the **CELLAR/APPLE STORE** (37' x 16'8") with light and power. Steps to bricked up door to hallway. Cobbled floor with old coal chute. Wooden shelving racks.

The main garden to the property is on the other side of the lane and includes the grass bank with raised large vegetable garden boasting a variety of fruit trees

and surrounded by hedge and bank. There are two wooden sheds on the raised garden, a cob and stone **OUTBUILDING** with corrugated iron roof, and Rhododendrons with cherry tree and rose bed. Overall Lot 1 amounts to about **0.47 acres** as shown coloured pink on the plan.

## LOT 2

This is the substantial range of barns lying to the north and east of the farmhouse, some of which have detailed planning permission for conversion to 4 units. A summary is as follows:

**GRANARY BARN:** 58' x 24' (20' to ridge) of stone elevations beneath a slate roof with corn bins and **LEAN TO WORKSHOP** (18' x 10') of stone elevations and a slate roof. (This is Unit 1).

**SMALL GRANARY BARN:** 10' x 17'9" of cob and stone elevations beneath a slate roof.

Stone **GARAGE** with block store attached at rear.

**STABLE BARN:** 50' x 17' of cob, brick and stone elevations with a profile steel roof, part cobbled floor.

To the back of the stable barn are **LEAN TO BULLOCK HOUSES** (11' x 19' and 30' x 14') on cob and granite pillars.

**PIG HOUSE:** (7' x 11') of cob and stone elevations beneath a corrugated roof.

**2 CALF HOUSES:** (27' x 15') of cob and stone elevations beneath a tin roof with feed trough and manger. Loft over.

There is a large L-shaped range of **STONE AND SLATE BARNs** being proposed units 2, 3 & 4 as indicated on the enclosed floor plan. They extend to about 80' x 25' and 100' x 17' approximately.

Extracts from the approved plans are included within the brochure. In addition there is an attractive orchard on the eastern side of the farmyard which is included with this lot. Overall Lot 2 amounts to about **2.53 acres** as shown coloured blue on the plan.



### LOT 3

This is an area of marshy amenity land to the east of lot 2, which has stream frontage and gate access off the unmetalled Weirford Lane to the north. It is an attractive parcel of amenity land with scope for the creation of ponds etc subject to any necessary consents. Overall Lot 3 amounts to about **2.53 acres** as shown coloured yellow on the plan.

### LOT 4

This is a good block of pasture of 2 fields, each field having an access gate off the county on the western boundary. On the eastern side of the southern field is an attractive lake of over 1 acre providing great amenity and sporting appeal. Overall Lot 4 amounts to about **9.08 acres** as shown coloured green on the plan.

### LOT 5

This is a pasture field off Bulland Lane which adjoins lot 1 on the western side. Overall Lot 5 amounts to about **2.18 acres** as shown coloured purple on the plan.

### GENERAL REMARKS

#### SERVICES:

**Lot 1:** Private water (mains water in road), private drainage, mains electricity.

**Lot 2:** The buyer will have to arrange for connection of services as required.

**Lots 3 & 4:** Natural watering

**Lot 5:** Spring fed trough supply (off supply serving lot 1)

**SPORTING AND MINERAL RIGHTS:** The Sporting and Mineral Rights are in hand and will be sold with the property.

**IACS AND QUOTAS:** None of the land is registered for Arable Area Payments. No quotas are included.

**CAP MID TERM REVIEW:** During the reference period (2000/2002) the vendors did not claim any subsidies.

### SPECIAL CONDITIONS OF SALE AND AUCTION PACK: These particulars

form part of the Special Conditions of Sale but in the case of any inconsistencies the latter shall prevail. An auction pack can be inspected at the agents offices or purchased from the solicitors – Messrs Peter, Peter Wright, contact details on the front of this brochure.

**PLANNING PERMISSION:** West Devon Borough Council granted permission for the L shaped range of buildings to be turned into three units on 23rd day of January 1989 under reference 3/24/2501/88/9920. (This is still valid as the fourth unit has been converted).

On the 27th day of April 2004 under reference 4701/2003/OKE permission was granted for the conversion of the granary barn.

Floor layout plans from this scheme are included within this brochure and a full set of drawings is available from the Auctioneers at a cost of £5 each.

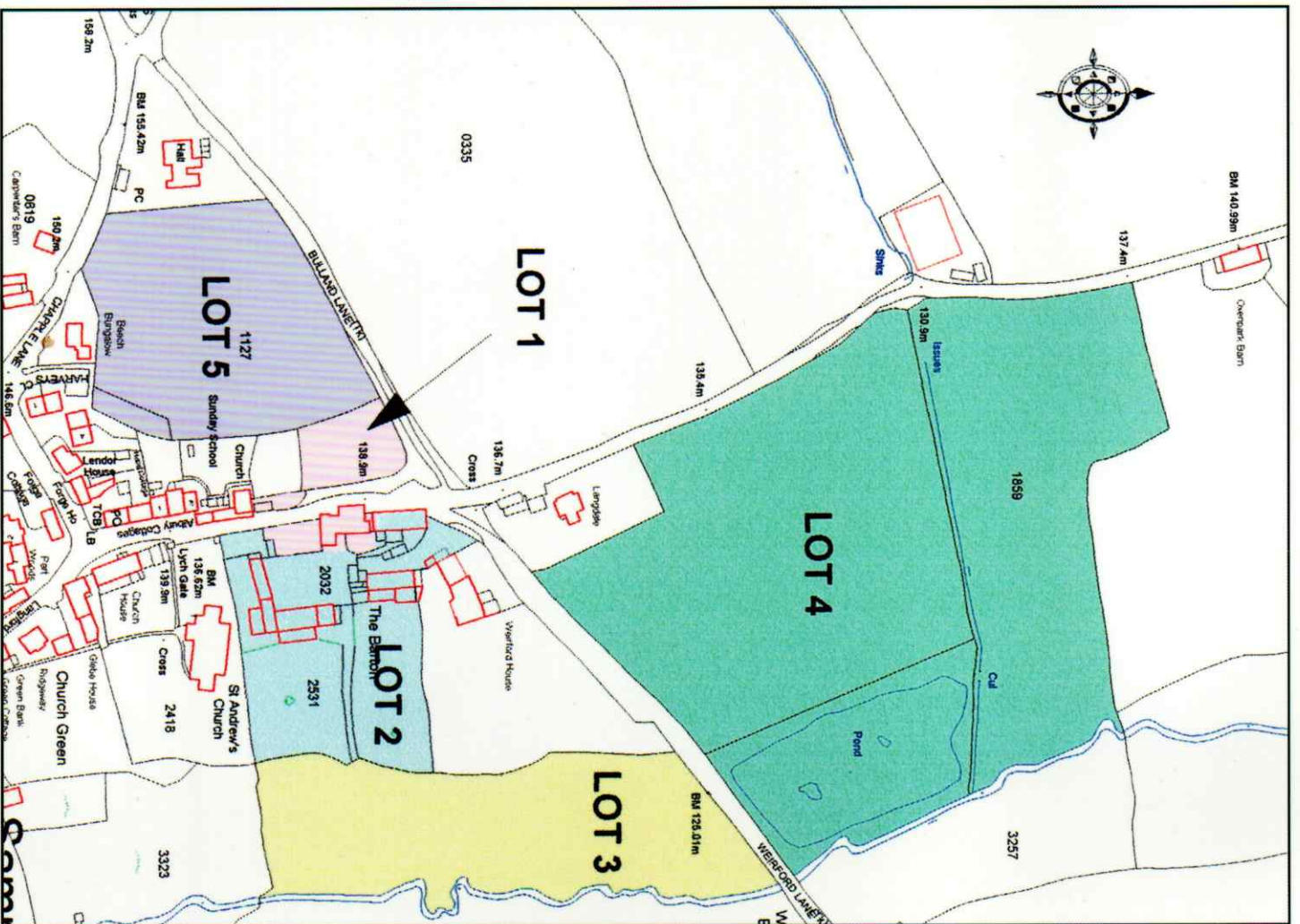
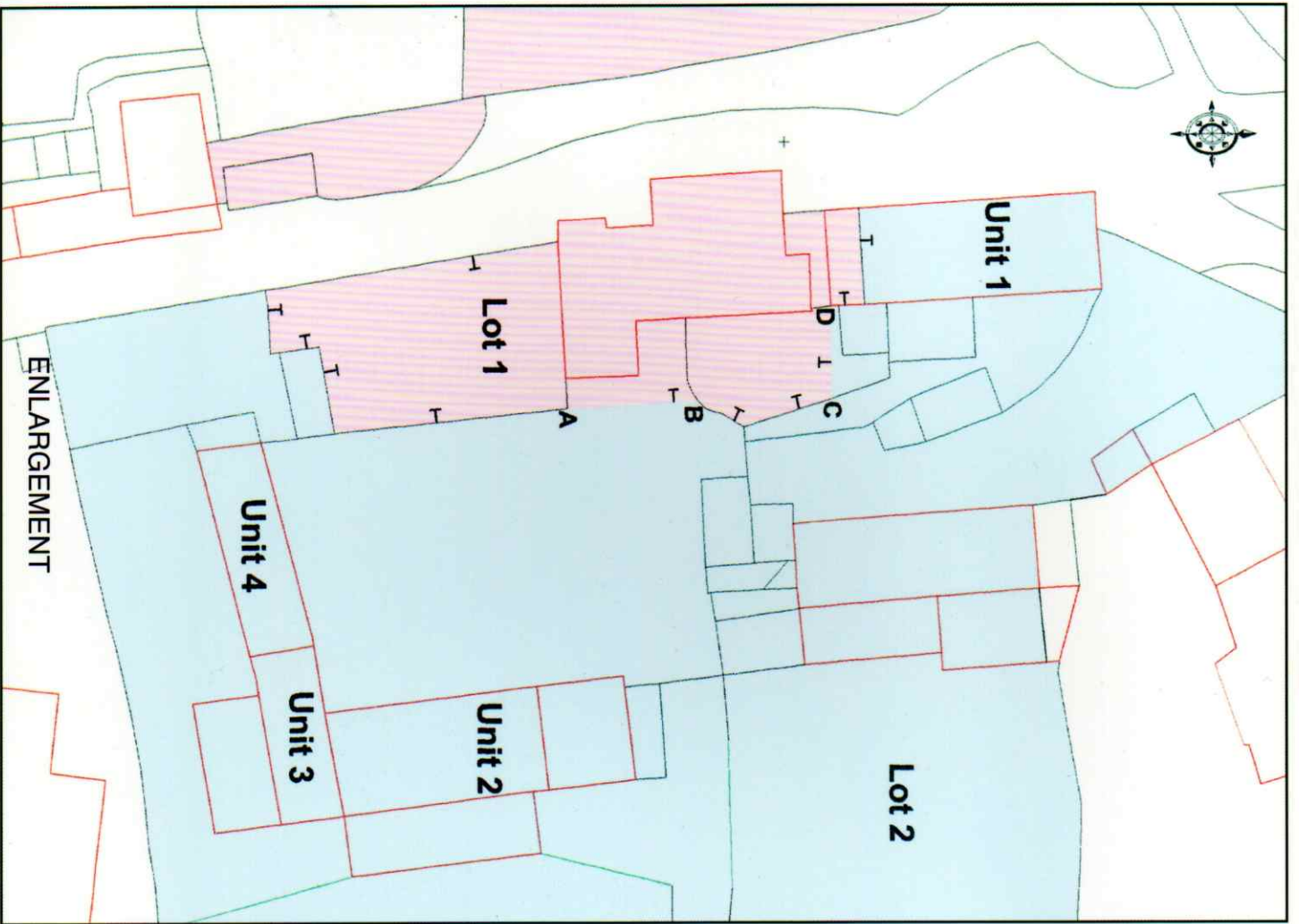
**BOUNDARIES:** The purchaser of Lot 1 will be responsible for erecting a sound wall or fence between the points A to B and C to D within 3 months of completion.

**TENURE & POSSESSION:** The property is freehold. Vacant possession will be given on completion which is fixed for 28 days from the auction or earlier by arrangement.

**LOCAL AUTHORITY:** West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, PL19 0BZ Tel: 01822 813600

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





For identification purposes only - not to be relied upon





LOT 3



LOT 2



LOT 1



LOT 4