



Wood Farm

Blackawton, Totnes

A stunning, secluded, quintessentially English period farmhouse with an annexe and 3 cottages, outbuildings and beautiful gardens and grounds

Wood Farm, Blackawton, Totnes, Devon TQ9 7AB

Dartmouth 7 miles, Kingsbridge 7 miles, Totnes town centre 8.0 miles, Totnes mainline station 8.5 miles, Plymouth 24 miles, M5 (Jct 31) 31 miles, Exeter 35 miles, Exeter Airport 38 miles

Features:

Farmhouse: Reception room | Snug | Orangery | Kitchen/breakfast/dining room | Utility/dog room | Principal bedroom with dressing room & en suite bathroom | 3 Further bedrooms, 1 en suite | Office | 3 Shower rooms | EPC D

Annexe with reception, kitchen, 1 bedroom & shower room

Burr Barn: Kitchen/dining/sitting room | Principal bedroom with en suite shower room | 3 Further bedrooms, 1 en suite Bathroom | EPC C

Beck Barn: Sitting room/kitchen/dining room | 2 Bedrooms en suite | EPC C

Fern Barn: Sitting room/kitchen/dining room | 2 Bedrooms en suite | EPC C

Outbuildings & outside: Studio with cloakroom | Barns
Pool house with indoor swimming pool, changing & shower facilities | Log store | Garage | Double carport | Bin store
Gardens & grounds

About 11 acres in all





The property

Wood Farm is a magnificent 16th century farmhouse with additional accommodation and extensive outbuildings. Set in a peaceful, secluded location close to the small village of Blackawton, the farm features a delightful stone-built main farmhouse with a modern extension and self-contained annexe, as well as three cottages, with all accommodation benefitting from recent refurbishment and highly attractive styling and fittings.

The farmhouse features two comfortable reception rooms towards the front of the ground floor, while at the rear the Carpenter Oak, oak-framed extension includes a light and airy, open-plan kitchen, dining area and orangery. This splendid living and entertaining space has a vaulted ceiling, exposed beamwork and full-height windows from the orangery, overlooking the rear gardens. Whilst from the dining area the views look towards the stream.

There are four bedrooms arranged across the first and second floors, including the generous principal bedroom on the second floor with its delightful wetroom and dressing room. Of the two first-floor bedrooms, one is en suite, while there is also an office and a family bathroom. The fourth bedroom is adjacent to the principal bedroom. The annexe is located on the first floor with its own private entrance via an external granite staircase. It includes a reception room, a kitchenette, one double bedroom and a shower room.

Additional accommodation comes in the form of the four-bedroom Burr Barn and the converted threshing barn, which is divided into two separate two-bedroom apartments, Beck and Fern. Together they provide significant potential for a regular income from holiday lettings.

The house and all additional accommodation benefitted from a full refurbishment in the last decade. All properties are fitted with double glazing and share ground source heat pumps.

The main farmhouse and each barn were re-wired, re-plumbed and fitted with underfloor heating. The cottages each have logburners, with the main house featuring an open fire box.

Outside

The house and cottages are set in approximately 11 acres of rolling gardens and grounds, with substantial outbuildings in a completely rural and tranquil valley. There is a large barn, a garage with a carport and an art studio, as well as a stunning pool house with an indoor swimming pool and changing facilities. The grounds feature formal lawns and landscaped gardens, an orchard with a variety of apple trees, a stream, two ponds and rolling fields and meadows. The property also offers plenty of parking for both residents and guests on its private drive and courtyard.

Location

The property is set in a stunning rural location, close to the small and peaceful village of Blackawton, on the edge of the South Devon National Landscape. The village has a community shop, a post office, a local pub, a 15th century Norman parish church and an excellent primary school, while a range of amenities can be found in Totnes, Dartmouth and Kingsbridge all equidistant away. Facilities at Totnes include a variety of shops, supermarkets and a choice of schooling, including the outstanding The Grove School. For secondary, Churston Ferrers Grammar School is nearby across the River Dart. Salcombe, Blackpool Sands and Bantham Bay are also nearby. The area is well connected by road, with the A380 providing easy access towards Torquay and Exeter to the north, and the A385 connecting to the A38 towards Plymouth. Totnes mainline station is also within easy reach which has excellent services into London Paddington.









Beck



Beck



Fern



Fern



Burr



Burr



Burr



Burr



Directions

Heading south on the A38, take the A384 signposted Dartmouth/Totnes. Take the first exit onto the A385 at the Dartington roundabout towards Totnes. At Totnes, just past King Edward VI Community College turn right onto the A381 towards Dartmouth and Kingsbridge. Shortly after the BP fuel station take the left turn at the crossroad signposted Blackawton. Then after 1.3 miles take the lane on your left to Wood Farm. Drive to the bottom of the drive and into the courtyard of Wood Farm. What3Words//splits.samples.boardroom brings you to the property's driveway.

General Information

Local Authority : South Hams District Council

Services : Mains electricity and water. Private drainage which we understand is compliant with current regulations.

Council Tax : Farmhouse Band G

Tenure : Freehold

Right of Way : A public footpath crosses part of the property's boundary. Further information is available from the vendors agent.

Wayleaves and Easements : The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Fixtures and Fittings : Available by separate negotiation

Guide Price : £2,850,000



Wood Farm, Totnes, Devon

Farmhouse internal area 3,569 sq ft (332 sq m)

Garage/Carport internal area 622 sq ft (58 sq m)

Outbuildings internal area 915 sq ft (85 sq m)

Swimming Pool internal area 1,952 sq ft (181 sq m)

Barns internal area 2,658 sq ft (246 sq m)

Burr Barn internal area 1,474 sq ft (137 sq m)

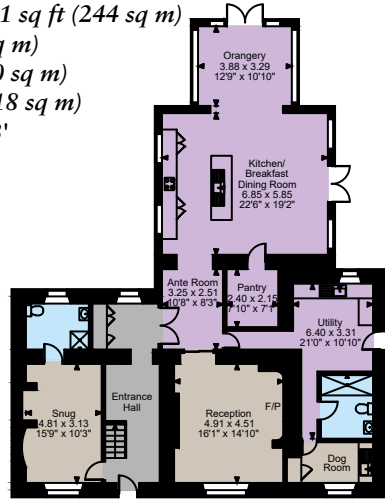
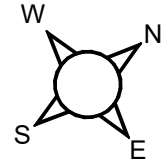
Beck & Fern Barn internal area 2,621 sq ft (244 sq m)

Annexe internal area 373 sq ft (35 sq m)

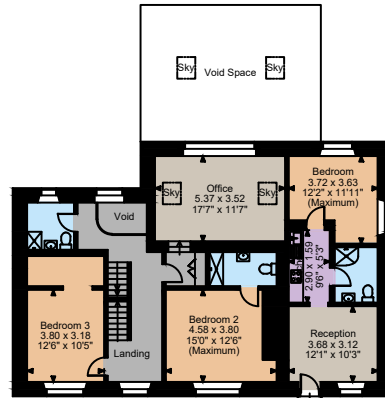
Balcony external area = 218 sq ft (20 sq m)

Total internal area 14,184 sq ft (1,318 sq m)

Quoted Area Excludes 'External C/B'

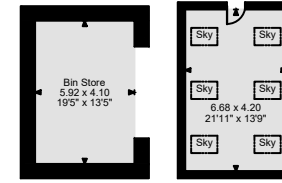


Ground Floor

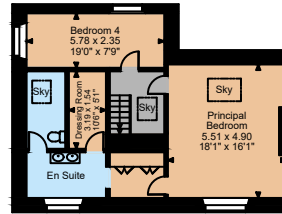


First Floor

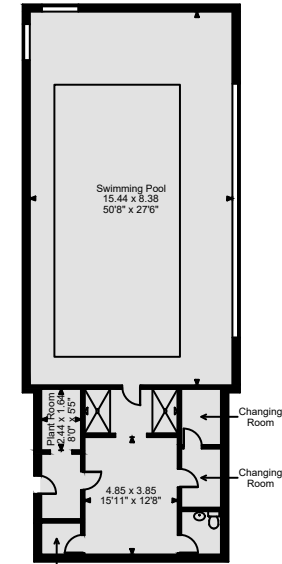
Annexe



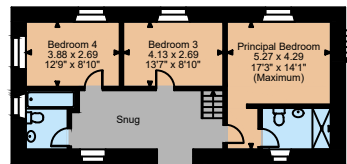
Floor Above Bin Store



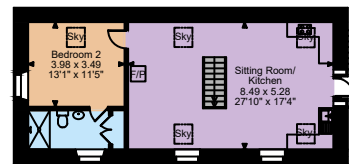
Second Floor



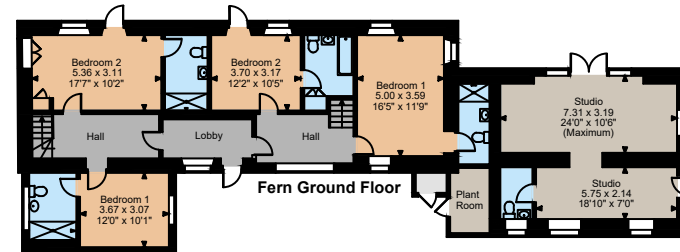
Swimming Pool



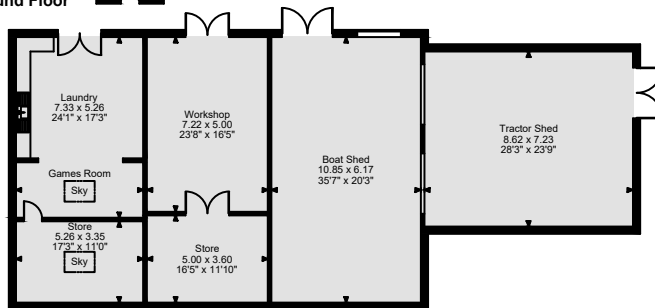
Burr Ground Floor



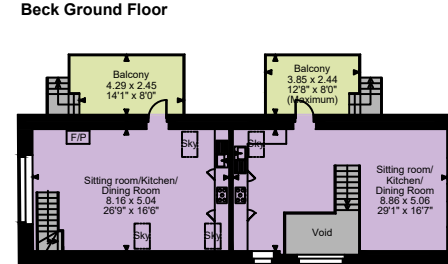
Burr First Floor



Fern Ground Floor

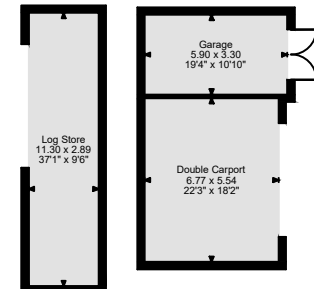


Barns



Beck First Floor

Fern First Floor



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

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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
01548 897616
salcombe@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London



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