



Cleave Farm

Devon

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

Separate farmyard with two adjoining main buildings 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

Features:

Cleave House: Main entrance into Cross passage & Hall
Drawing room | Dining room | Guest toilet / 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
Vide / Study area | Three further bedrooms, two with en suite bathrooms
Separate bath & shower room

Linhay: Home office / Studio / Party Barn with open access marble sideboard & double sink unit | En suite bath & shower room with electric underfloor heating.

Agricultural / workshop barn | Vegetable gardens | Greenhouse, potting & garden tool shed

Farmyard with two modern farm buildings | Electricity & private water
Productive pasture farmland | 2000ft of river frontage and beaches

Mixed species ancient woodland

About 83.63 acres in all. May also be available in lots.





Cleave Farm

At the heart of the ring-fenced farm is a charming Grade II listed house and separate barn/linhay. Its origin is understood to be a Medieval Hall House first referred to in records in the early 14th Century. A major extension took place in the late 15C, remodelling in the second half of the 16C with mid 17C improvements. Features in the house are possibly as early as the 13C.

The main house has an abundance of historic character skilfully enhanced through extensive renovations and modernisation. Well lit rooms are complemented by exposed timber beams, stone walls and stone or oak floors. Under floor heating throughout the house 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 with an open fireplace and views over the garden, and a formal dining room.



The stunning open kitchen/breakfast/living room is located in the modern oak framed extension, with its magnificent vaulted ceiling, full-height double glazed windows and two sets of French doors affording views across the gardens and countryside beyond. The kitchen has an excellent range of modern integrated appliances including an Aga and is well equipped for cooking for large numbers. The living area has a wood burner. Above the kitchen and the living area, 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 Jacuzzi bath and shower room. The first floor also has a family bath/shower room while the ground floor has a further guest toilet & shower room.

Cleave Barn

Adjacent to the main house beyond a 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, 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 & utility room with 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, one with 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 throughout 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 linhay has three sets of double glazed French doors allowing wonderful views over the gardens and field with ponds.

The linhay provides 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). If required the linhay 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 mains electricity and garden water).

The agricultural barn / workshop (with mains electricity and mains + garden water) 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 for herbs and vegetables, a further vegetable garden with fruit trees and fruit bushes, immaculate south and east facing lawns. The raised potager garden is next to the peaceful pond and cascade, and terraced flower beds. A further garden with roses and other scented flowers is 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, sourced from a rainwater harvesting system (10,000 litre potable water tank) and a former butter well north of the barn, pump fed to various garden taps around the house, barns and grounds.

The property has some 66 acres of productive pasture farmland providing grazing for livestock or horses or income from grass letting, some 14 acres of mixed species ancient woodland with delightful walks and tracks, an abundance of bluebells and other wild flowers in Spring. The River Lew forms most of the southern boundary with some 2,000ft of direct river frontage. There are a number of access points to pebble beaches alongside the river, excellent for picnic & play in a stunning and peaceful environment. An ancient quarry area provides shelter for wildlife (red & roe deer, foxes, badgers) and various flora. Birdlife is abundant and varies between seasons.

Located around 1/3rd of a mile away from the house, 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 or hard floor throughout, with timber clad walls and pitched roofs covered with corrugated sheets. The buildings total around 7,400 sq.ft (around 700 sqm). The site has mains electricity and surface water collection.



The views from the farmland and entrance driveway to the main house in particular are extensive and long-reaching, looking over swathes of Devon to 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 solar PV unit has generated around £2,500 + p.a. (Feed In Tariffs based on production and 50% deemed export) and provides power to Cleave House, Cleave Barn & the Linhay.



Location

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, a local supermarket, a weekly farmers market plus cricket and football clubs, Community Centre and a primary school.



A further choice of shops & supermarkets (including Waitrose, Lidl, Co-op) in Okehampton.

Further schooling in the area: another primary in 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).









Cleave Farm Hatherleigh, Okehampton
Main House internal area 4,230 sq ft (393 sq m)

Garage internal area 484 sq ft (45 sq m)

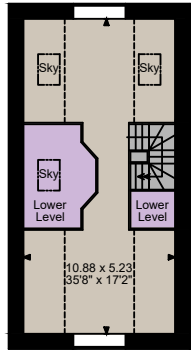
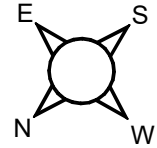
Cleave Barn & Linhay internal area 2,797 sq ft (260 sq m)

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)

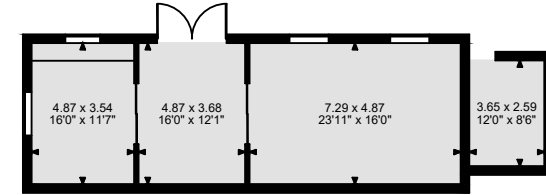
Total internal area 8,828 sq ft (820 sq m)



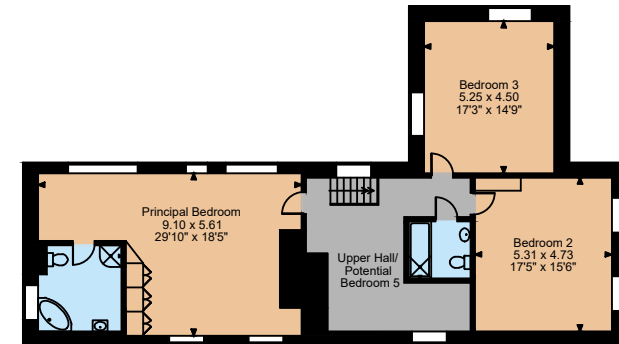
Mezzanine



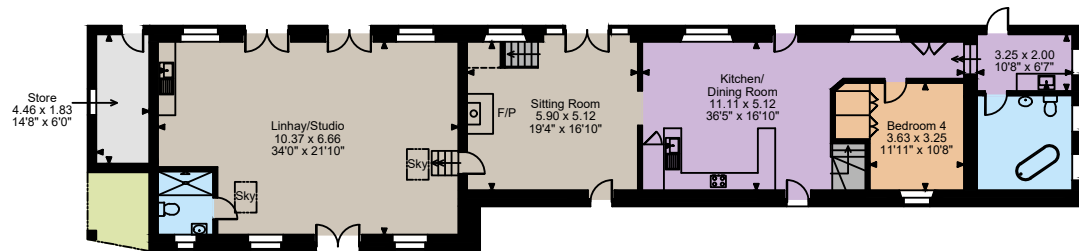
Ground Floor



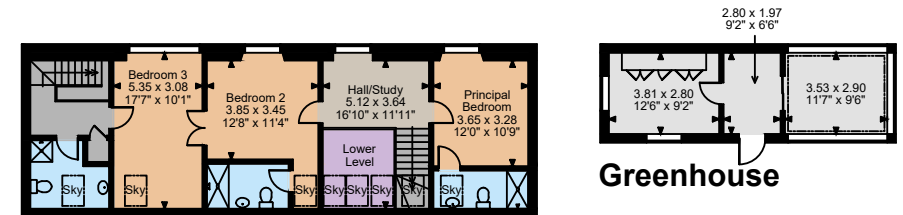
Workshop



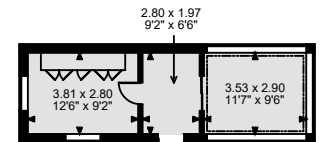
First Floor



Cleave Barn & Linhay Ground Floor



Cleave Barn First Floor

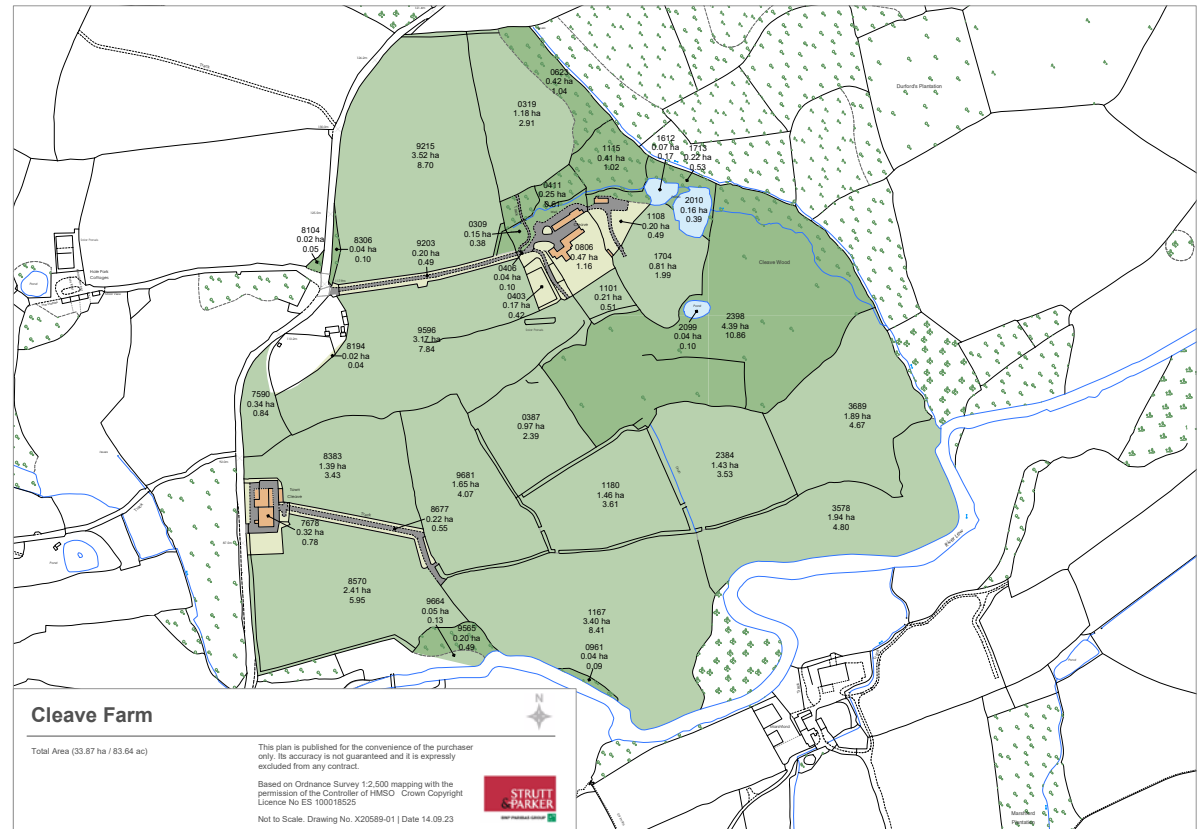


Greenhouse

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

□□□□ Denotes restricted head height

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General Information

Method of sale: The property is offered for sale by private treaty.

Guide Price: £3,000,000 (as a whole)
Also available in lots (ask agent for details)

Tenure: Freehold

The farmland is currently 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: House – LB 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:

House: 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.

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.

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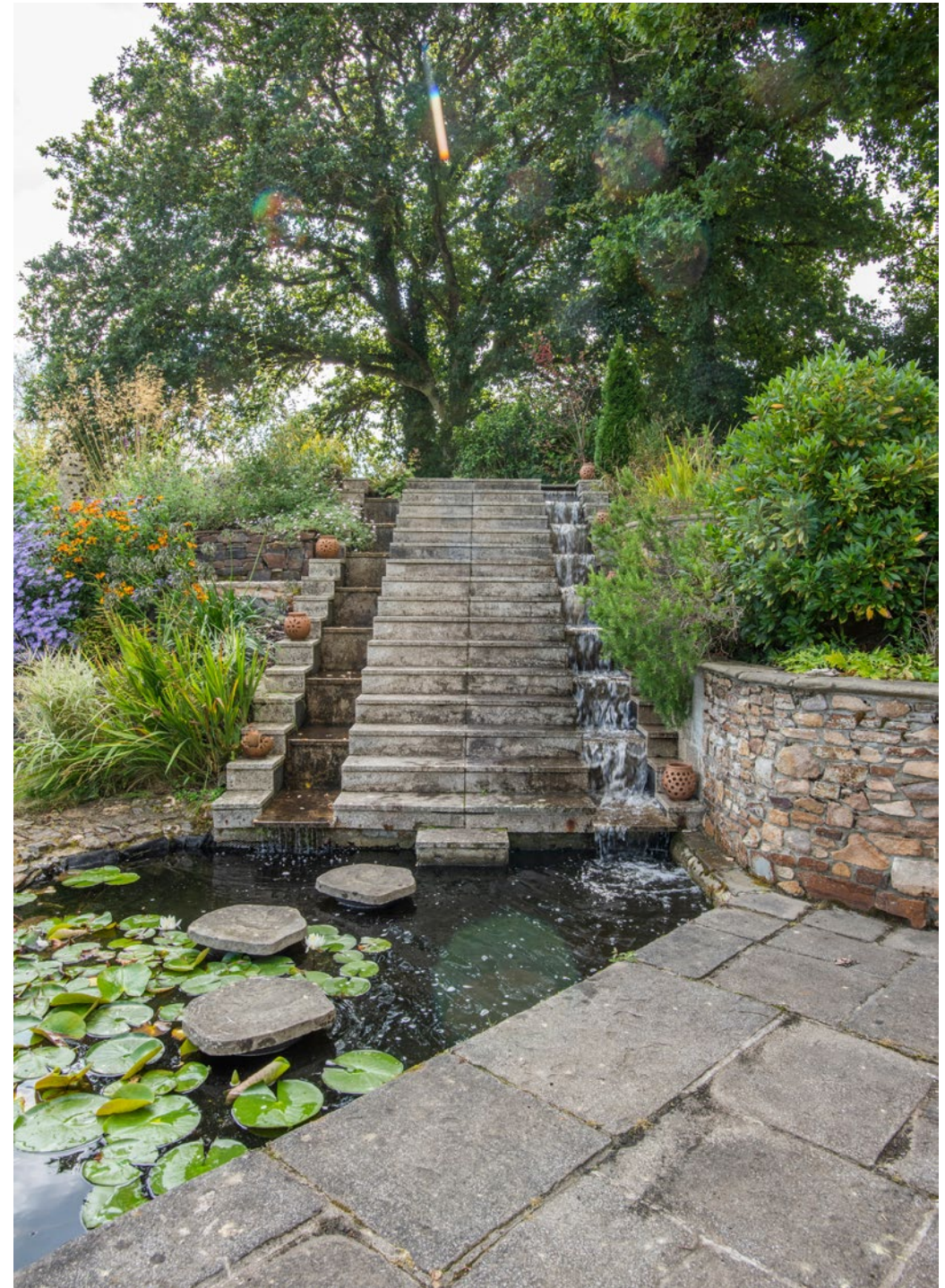
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