

Established

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On the instruction of the Administrators of the Estate of the Late Mr David Westcott

DUNSFORD

West Down Farm, Dunsford, Exeter, EX6 7AL



For Sale by Private Treaty
Sole Selling Agents
Rendells

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West Down Farm, Dunsford, Exeter, EX6 7AL

West Down Farm is situated between the village of Dunsford near the Teign Valley and Cheriton Bishop on the A30 about 13 miles from Exeter and the M5. The property is approached by a public road and farm entrance on the west side of the Cheriton Bishop road with an area of small and medium size farms in undulating and picturesque countryside within Dartmoor National Park which has not been spoilt by over development retaining a real rural ambiance.

Tenure:

The property is freehold and is offered with vacant possession on completion on 30th September 2026, it may be possible to make arrangement for earlier completion on house and garden.

Boundary Ownership:

Where known is marked with a 'T'.

Town Planning and Other Matters:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.

Planning Authority

Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ.

Listing:

The farmhouse's official listing is:
Heritage Category Listing Building Grade 2,
Entry number: 1288438
First Listed 4th September 1986.

This could affect buildings within close vicinity. A copy of the Listing reads as follows:

‘Farmhouse. C17 or earlier. C20 addition. Cob on stone rubble footings, whitewashed and rendered to the front; thatched roof, half-hipped at left end, gabled at right end, the thatch replaced with corrugated asbestos at the front of the ridge. Single depth L-plan house. With no access to the roofspace the evolution of the building is not entirely clear but a chamfered jointed cruck truss in the centre of the 2-room single depth main range suggests the possibility of late medieval origins. The main range has a 2-room plan, the higher end to the right consisting of an unheated inner room and the hall with an axial stack backing on to the passage which is at the left end of the range. There is no lower room to the left of the passage and it is possible that there may never have been a lower end because the ground here drops away to a much lower level. The rear wing may be a later addition or a service wing instead of the traditional services at the lower end. There is a rounded stair turret in the angle between the rear wing and the rear right wall of the main range. In the C20 a single-storey kitchen has been added in the angle between the rear wing and rear left wall of the main range. 2 storeys. Asymmetrical 3-window front with regular fenestration. C20 half-glazed gabled porch and half-glazed front door into passage on the extreme left. C20 2- and 3-light casements with small panes at the top of each light. Bee-bole on front at right. Small blocked stair light to stair turret. Interior The principals of a jointed cruck truss are visible on the first floor with the principals chamfered below the joint. The hall has a C20 grate, probably concealing an earlier fireplace, and a chamfered cross beam with ogee stops. A C17 doorway with a cambered lintel leads into a former stair. A doorway in the partition wall between the hall and passage has a timber lintel that may be a fragment of a former screen. The inner room has a chamfered cross beam with step stops. A late C19/early C20 stair has been inserted in the hall at the inner end. No access to roofspace at time of survey (1985). A house with interior features of the C17. It is possible that an earlier roof structure may exist.’

Services:

Water

There is a mains water supply to the farmyard, buildings and an outside tap near the farmhouse as well as a limited main water supply to one of the fields. There is no additional water supply – private or mains – to the farmhouse.

Drainage

The farmhouse has no working drainage system in place, historically the property was serviced by a cesspit which has fallen into disrepair.

Electricity

Mains electricity, there is an electrical report dated the 21st of January 2026 which basically states that the electrical wiring is in condition so dangerous that no formal test was carried out and this applies to the house and any other part of the property that has an electrical connection. A copy of the report is available for inspection.

Directions:

From Cheriton Bishop, at Cheriton Cross head towards Dunsford, after approximately 1.2 miles take the right turning towards East Down & West Down. Approximately 160m along the lane take the right turning and follow the farm track into the farm yard. Please park considerately without blocking the lane, tracks, gateways or buildings as the farm yard is in consistent use by farm machinery.

Viewing:

The farmhouse, garden and cyder house may be viewed by arrangement with agents, the land and buildings may be viewed on foot by prior arrangement taking into consideration stock and crop. Please note that access to the farmhouse is currently via steps to the back door.

DANGER Take care when inspecting any buildings – please do not enter the cyder barn or the hayloft. West Down Farmyard, buildings and land are currently a working farm – please take all due care, consideration and caution required - included but not limited to agricultural machinery, livestock, stored fodder. Please do not bring dogs and children must be closely supervised at all times.



DESCRIPTION

The Farmhouse, Garden, Farm Buildings, Farmyard, Pasture and Arable Land

Description of Farmhouse

Westdown Farmhouse is a four bedroom thatched farmhouse with three reception rooms, two bathrooms and kitchen. The property has many period features including exposed beams, dairy and fireplaces. The oil fired Rayburn remains in situ adding farmhouse chic to the first reception room. The curving walls and thatched roof give off air of rustic charm alluding to a slower, more peaceful way of life. The property appears to be constructed of cobb, some stone and concrete block under a thatched roof and the extension is under a slate roof.

Accommodation:

- The Kitchen 9'0 x 8'6
- The Downstairs Bathroom 7'3 x 5'4
- The Dining Room 16'8 x 12'10
- The Dairy 12'6 x 11'6
- The Hallway 15'9 x 6'3 with glass porch over the front door
- The Sitting Room 15'11 x 17'5
- The Reception Room 15'11 x 13'9
- The Office 5'11 x 5'6
- Upstairs Landing
- Bedroom 1 15'11 x 13'9
- Bedroom 2 12'5 x 12'6
- Hallway 10'2 x 5'6
- Bedroom 3 12'5 x 9'11
- Bedroom 4 10'7 x 6'1
- Bathroom 7'2 x 5'9

The accommodation is unfurnished. Note: The farmhouse has not been occupied for over 20 years and considering this when inspected was in a relatively reasonable good condition.



EPC:

Westdown Farmhouse is rated G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	



Description of Garden

The Garden is of a good size, with views overlooking the pasture below and up over to Dartmoor beyond. The garden surface has been disturbed due to clearance over the winter. There are two lawn areas, decking (possibly unsafe so please **do not** walk on it) with a bread oven built into the remains of the original Farmhouse and a patio area with a peaceful outlook. Steps connect the two areas to the west of the house, and a pathway leads along both the south and north sides to the two entrances to the property. A capped well is located in both the west north and south gardens although the exact location of the northerly well is unknown. The Store (14'2 x 9'3) which houses the oil tank is located to the west of the house and reached via the garden.



Description of Buildings

- (a) The Long Barns – sitting on the edge of the track which leads to the farmhouse and beyond to the arable land, the three barns sit under a corrugated roof with a mixture of cob, stone, earth and concrete walls. Including a combination of cubicles, stalls and storage areas with hayloft above one of the barns. The total combined size being approximately 150' x 18' plus the smaller shed being 8'8 x 8'5.
- (b) Car Shed – there is a small car port opposite the Long Barns constructed of wood with a corrugated roof. 8'5 x 18'4
- (c) Cyder House – this original building sits to the west of the farmhouse and is a dilapidated condition. Recently unearthed from the tangle of brambles and plant life which had all but obscured this traditional Cyder House, please do not enter the Cyder House as parts of the roof, walls and floor are deemed unsafe. 64' x 19'
- (d) Dutch Barns - A range of Dutch barns located just North of the entrance drive to the barns where the turns south at an angle of 90° divided into 3 sections staggered up the hill with a lean to on the east side. The buildings are in poor condition with earth floors, steel construction and block & galvanised walls. 64' x 45'
- (e) Nissen Hut style Shed – of stone and galvanised construction, wooden doors & concrete floor 35' x 16'.



Description of Land

The northern land is divided into 3 fields under grass and some areas of woodland, gently sloping and steep in parts. A stream runs along the western boundary. There is a water trough which is fed from the main water supply in the yard. The southern land comprises 4 arable fields with road access on the eastern boundary. A smaller parcel of land is located directly off the yard.

SCHEDULE

O.S. No.	Description	Acres
SX7791 7433	Pasture	12.10
SX7891 0635	Pasture	11.31
SX7791 8112	Pasture	8.95
SX7791 6321	Woodland Area	1.58
SX7791 9522	Yard Field - Arable	0.84
SX7891 0320	Arable	6.22
SX7791 9903	Arable	5.54
SX7790 9386	Arable	3.65
SX7790 8771	Arable	6.88
SX7791 9326	Driveway, Farm Yard & Buildings	1.25
SX7791 9118	Farmhouse, Garden & Cyder House	0.37
	Total	58.31

Note: measurements have been taken from the plan by Promap. Anyone interested in purchasing the property is advised to make a thorough inspection and check the extent of the property.

Price

Offers in excess of £900,000 (Nine Hundred Thousand Pounds) invited Subject to Formal Contract.

What3Words: ///botanists.poem.increases

Health & Safety:

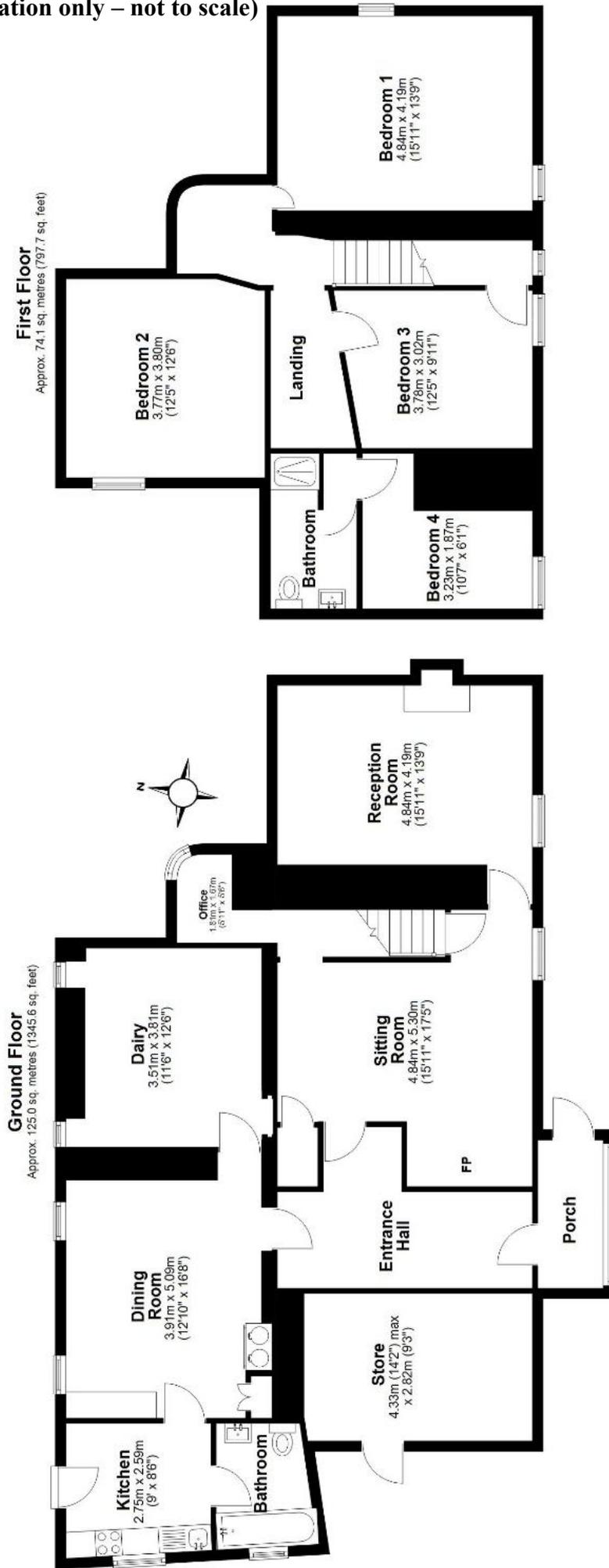
Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

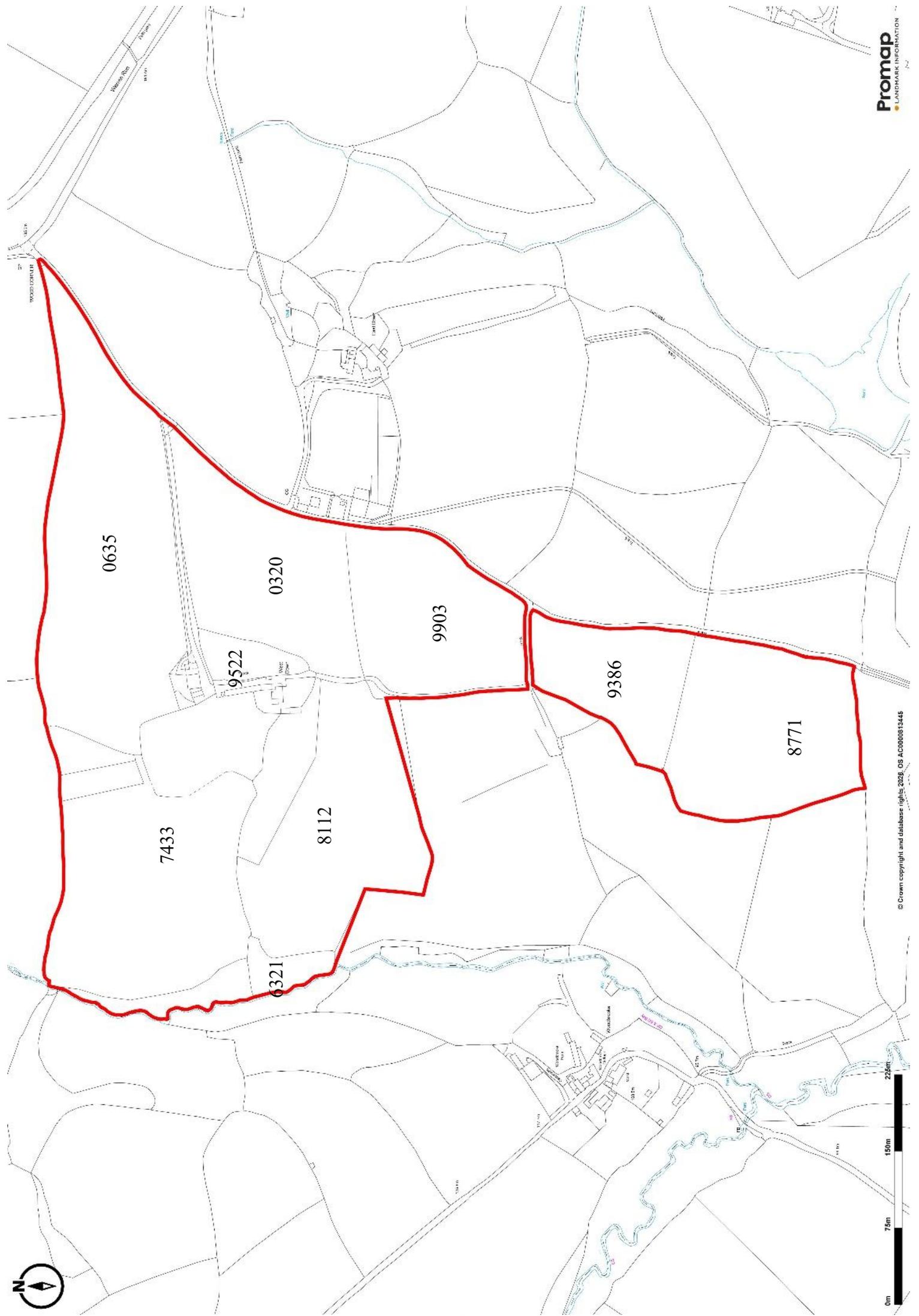
Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017:

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.



Sales Plan: (for illustration only – not to scale)





0m 75m 150m 225m

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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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- 5) Any area measurements or distances referred to herein are approximate only.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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