



# Westcombe Farmhouse, Bowden, Devon, TQ6 0LJ

Westcombe Farmhouse and Cider Barn: **Guide** £2,400 per calendar month



## Westcombe Farmhouse

- 4/5 bedroom rural farmhouse
- Grade II listed
- Secluded garden
- Workshop barn, outbuildings and stable
- Virtual tour available

### Location

Westcombe Farmhouse and Cider Barn are situated in the small historic hamlet of Bowden at the heart of a private rural estate. The coastal village of Strete is 1.5 miles away with local amenities including small shop and post office. Blackpool Sands beach is 1.6 miles away whilst Stoke Fleming is 2 miles away and provides the nearest local primary school, shop, restaurants and post office. Dartmouth with a much greater range of amenities and services is 5 miles to the east. Totnes with direct train links to London is 10 miles to the north.

### Westcombe Farmhouse (Purple on site plan)

A substantial Grade II Listed stone built farmhouse constructed in circa 1827 of South Hams stone under a slate roof. The property retains a number of period features, with sash and lead light windows and listed walled garden.

The farmhouse is set in a private rural setting and surrounded by a range of traditional and modern farm buildings. To the north of the property is a gravelled parking area with parking for approximately 6 vehicles. To the south is the walled garden area, which is mainly laid to lawn, with a gravelled patio area, and all bounded by a listed stone wall which renders the garden secure, sheltered and private.

The garden has two separate access points from east and west. The farmhouse is approached along a short section of private access track from the public highway.

## Cider Barn

- 2 storey stone barn
- Separate access from farmhouse
- 480 sqft office space
- Separate WC/WHB
- Flexible workshop and entertaining areas

In addition to the principal outbuildings and buildings shown coloured on the site plan, the farmhouse includes two small single storey stone kennel/pig hulls, located in the walled garden and to the east of the gravelled parking area

### Ground Floor

The principal access is via a rear door from the parking area which enters into;

Utility/Boot Room area with Belfast sink and connection for a washing machine, adjoining is a separate downstairs WC with WHB.

### Bedroom 5

This room has been used a bedroom, but is a flexible space. It has traditional cupboards from the former tack room use, sash window with shutters overlooking the rear garden. Stripped pine floor, part inglenook fireplace (not useable).

### Kitchen

Stripped pine floor, fitted high and low level kitchen units, connection for a dishwasher, steel sink, oil fired Aga, dual aspect windows overlooking the parking area and rear garden.

### Entrance Hall

Stone flagged hallway with access to the central staircase, Sitting Room and main door to rear garden. Under stairs cupboard, houses the oil boiler, electric consumer unit, oil boiler and provides additional storage

### Sitting/Dining Room

Dual aspect sash windows coupled with tall ceilings make this a bright airy room, stripped pine floor, presses around central chimney breast and woodburner



### First Floor

Stairs and landing lit by dual aspect sash windows, with former fireplace as feature and access to bedrooms and bathrooms, fitted carpet.

### Bedroom 1

South west corner, sash window overlooking garden, fitted carpet, radiator.

### Bedroom 2

South east corner, dual aspect sash and casement windows, fitted carpet, radiator.

### Bedroom 3

North east corner, casement window to the east, fitted carpet, radiator.

### Bedroom 4

North west corner, sash window to the west, fitted carpet, radiator.

### Bathroom 1

Central, north west. Vinyl flooring, bath, WC, WHB, electric towel rail.

### Bathroom 2

Central north. Vinyl flooring, separate shower and bath, WC, WHB, airing cupboard with electric immersion heater, heated towel rail, sash window overlooking parking area to the north.

### Services

The farmhouse has oil central heating, mains power, BT connection, private septic tank and mains water. Broadband speed is reported to be between 8-10mbs, with a drop if there is a considerable amount of local traffic at peak times of the year (summer tourist season).

### Local Authority

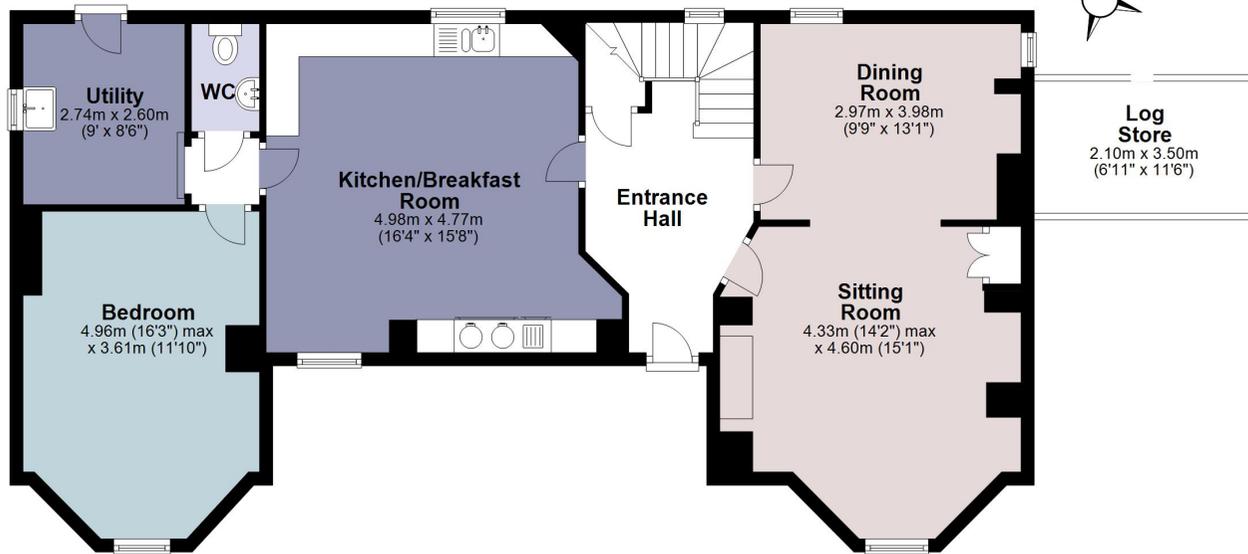
South Hams District Council  
Council Tax: Band D, approximately £2,000.00 for 2020/21

### Energy Performance

Westcombe Farmhouse has a current EPC Rating: F  
An exemption from the Minimum Energy Efficiency Regulations has been registered for this property.

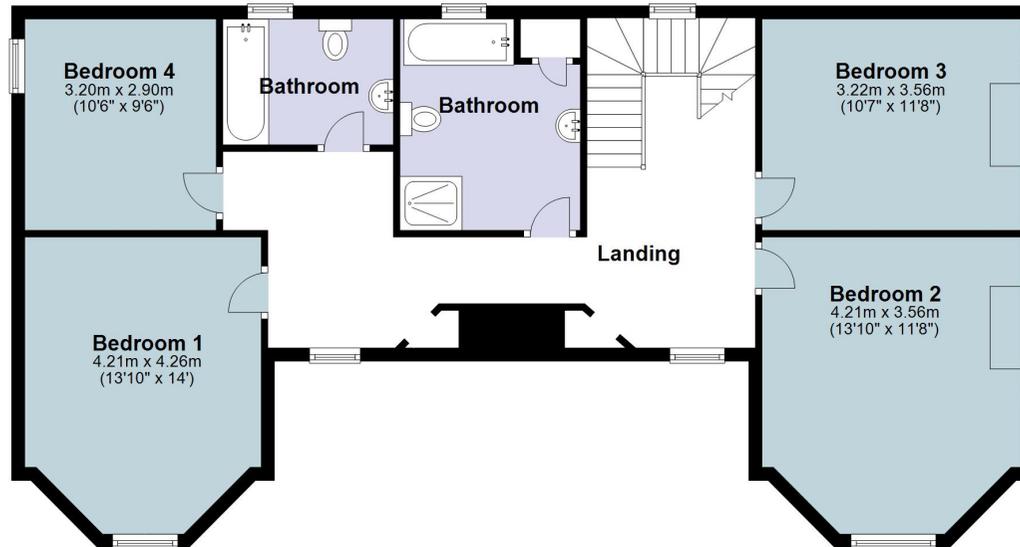
### Ground Floor

Approx. 95.5 sq. metres (1028.4 sq. feet)



### First Floor

Approx. 93.1 sq. metres (1002.4 sq. feet)



Total area: approx. 188.7 sq. metres (2030.9 sq. feet)



### **Westcombe Farmhouse – Outbuildings**

#### **Workshop/Store (Green on site plan)**

Situated to the north west of the farmhouse and accessed from the central parking area, the workshop is a two storey traditional stone barn, under asbestos concrete fibre sheet roof. The barn has previously been used as a workshop area with raised wooden floor and work benches on the ground floor. There is a small store area, that would serve as a wood store or for general storage. The first floor is partially boarded and accessed from a flight of steps by the main entrance. This barn has no electricity or water

#### **Open Fronted Store (Stables on floor plan – Blue on site plan)**

Opposite and facing the farmhouse across the gravel parking area, a three bay, steel frame mono-pitch general purpose open fronted store, with earth floor, used by the previous tenant for stabling. No power or water.

#### **Stable (Blue on site plan)**

A prefab timber stable sited on a concrete pad adjacent to the open fronted store. The stable may be retained or taken away subject to applicants requirements. No power or water.

### **Land**

The farmhouse including parking area, outbuildings and walled garden extends to approximately 0.9 acres. The adjoining land, accessible from the farmhouse is within the Estate and may be made available for use by a tenant under separate Licence arrangement. It should be noted that the guide rental for such land is £300/acre per year.

### **Tenancy**

Westcombe Farmhouse, Cider Barn, workshop, store and stable is presented to be let to one tenant, although separate lettings of part will be considered and lotted rental proposals will be considered, such as a letting of the farmhouse, workshop and store only. In the case of a lotted arrangement the specific use of each part of the property will be subject to further discussion and agreement with the Landlord. Regard will be given to the overall use of the whole site and the preference is to have one user of the whole. Tenancy length is open to discussion, but shall be a minimum of 12 months and a maximum of 3 years. The property is at the heart of an active farming Estate and regard must be had to the type and nature of any pets proposed to be kept at the property, accordingly consent to keep pets will be at the sole discretion of the landlord. The farmhouse is a traditional South Hams stone property, tenants will be required and expected to heat and ventilate the property in an appropriate manner, this will be a positive obligation within any tenancy agreement.

### **Applications, Viewings, Informal Tender and Availability**

Block viewing days will be arranged and applicants will be provided with a link to a virtual tour of the property upon application. All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Rural Agency Office Telephone: +44 (0) 1392 455 765

The property is to be let by informal tender process, further details are contained within the application form. In summary a guide rental value for the whole property is suggested and applicants will be asked to tender a rental figure for the property. The **guide** rental figure for the whole property, farmhouse outbuildings and Cider Barn (excluding additional land) is £2,400pcm. The informal tender process does not oblige the landlord to accept the highest or any of the tenders. An assessment of applicants will be based upon rental figure tendered, quality of information in the application and ability to live in, thrive and make a lovely home of a unique rural property.

The property is currently vacant, with minor repair works being undertaken at present. It is hoped that a tenant may be found to occupy the property before Christmas 2020.



### **Cider Barn (Orange on site plan)**

Situated to the SE of the farmhouse. A two storey, stone barn under modern tin roof. The barn is split into three discrete areas, each with their own separate access; a 480 sqft office space, an entertaining/barn area and a workshop/storage area. In addition there is a utility room with WC and WHB. All areas have lights and power sockets. The barn has a separate access from the farmhouse and adjacent parking for circa 3 cars. With its separate access, separate utilities and on-site facilities it could be used as a self-contained office/workshop unit, principally however it is a highly flexible and usable building.

#### **1<sup>st</sup> floor Office**

Used by the previous tenant for commercial office use and not currently rated for business rates. Boarded flooring, lights, BT connection and power sockets. Separate access.

#### **Store room/WC**

With hot water heater, WC, WHB and store area, tiled floor lights and power. Separate access.

#### **Workshop/Entertainment Area (Barn on floorplan)**

A single storey entrance leads to full height barn area, stone flag floor, raised terrace area. Lights and power.

#### **Ground Floor Workshop (Barn below Office)**

Accessed from the walled garden, doorway adjacent to the easterly garden gate. Concrete floor, lights and sockets, steel sink installed in workbenches, not connected to water or drainage, but with potential to do so.

#### **Services**

The Cider Barn has mains electricity (separately metered), BT connection (separately metered), mains water fed from the farmhouse and private drainage. It is not heated.

### **Tenancy**

If a commercial use of the Cider barn is proposed it will be let under a separate commercial business lease of no more than 3 years. The tenant will contribute 50% of the cost of drawing up a lease agreement, which will be prepared by the Landlord's agents. It is estimated that 50% of the lease preparation cost will be in the region of £350 + VAT, subject to confirmation.

The former tenant of the Cider Barn has reported the use of the office space to the District Council's business rates department. Who have not as yet taken steps to rate the property for business rates. Should a tenant's use of the Cider barn attract business rates the tenant will be responsible for their payment.

### **Informal Tender and Availability**

The property is to be let by informal tender process, further details are contained within the application form. The **guide** rental figure for the whole property; farmhouse outbuildings and Cider Barn (excluding additional land) is £2,400pcm. This is approximately based upon a rent for the Cider Barn only of £600-£650pcm. The Cider Barn is currently vacant. If an informal tender application is made for the Cider Barn only, this should be made clear on the application.

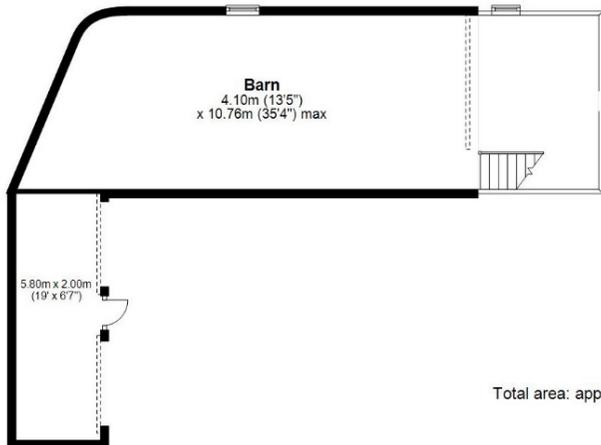
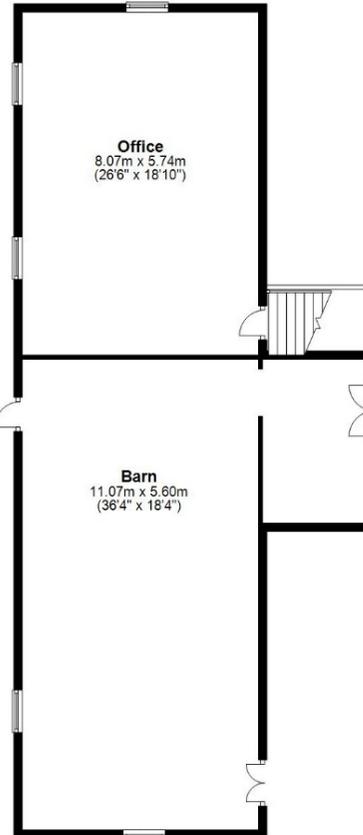
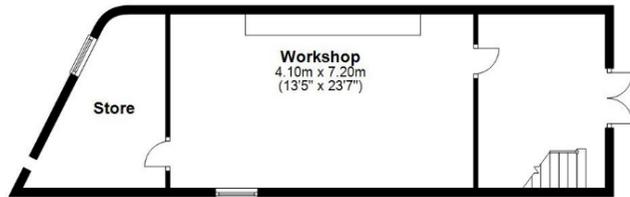
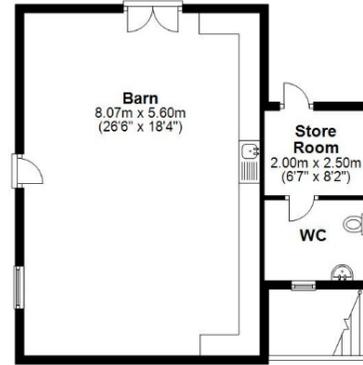
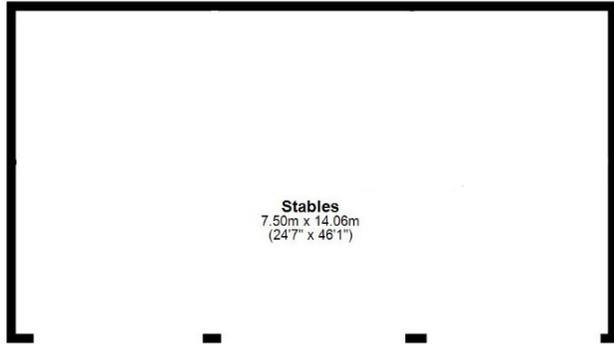
### **Informal Tender**

Applications for the tenancy will only be accepted on the official tender form included with these particulars.

The application form is to be returned to Jo Beswetherick [jo.beswetherick@savills.com](mailto:jo.beswetherick@savills.com)

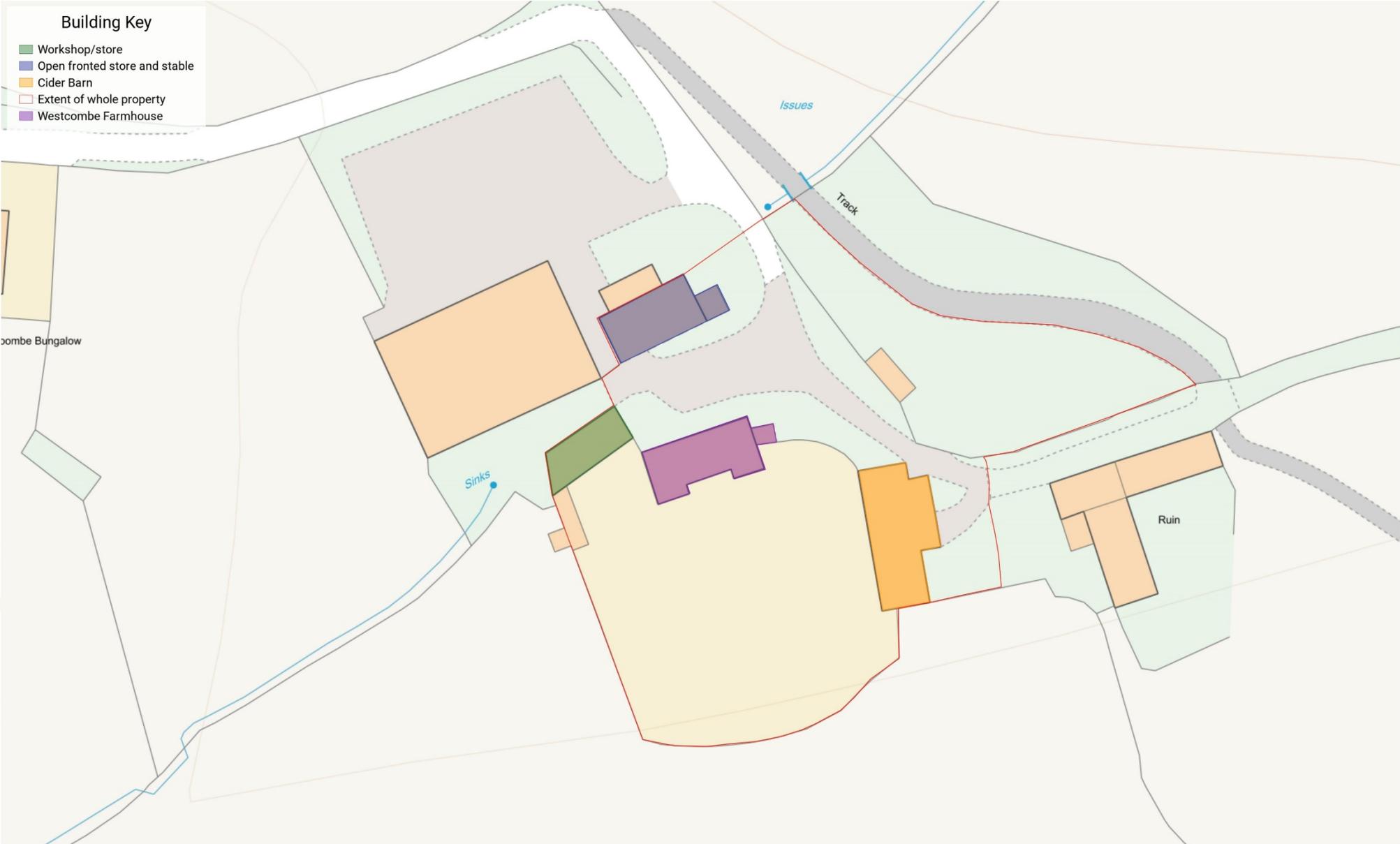
A date for return of applications is not set, but if levels of interest are high, applicants who have registered an interest will be contacted and a tender submission date will be set.





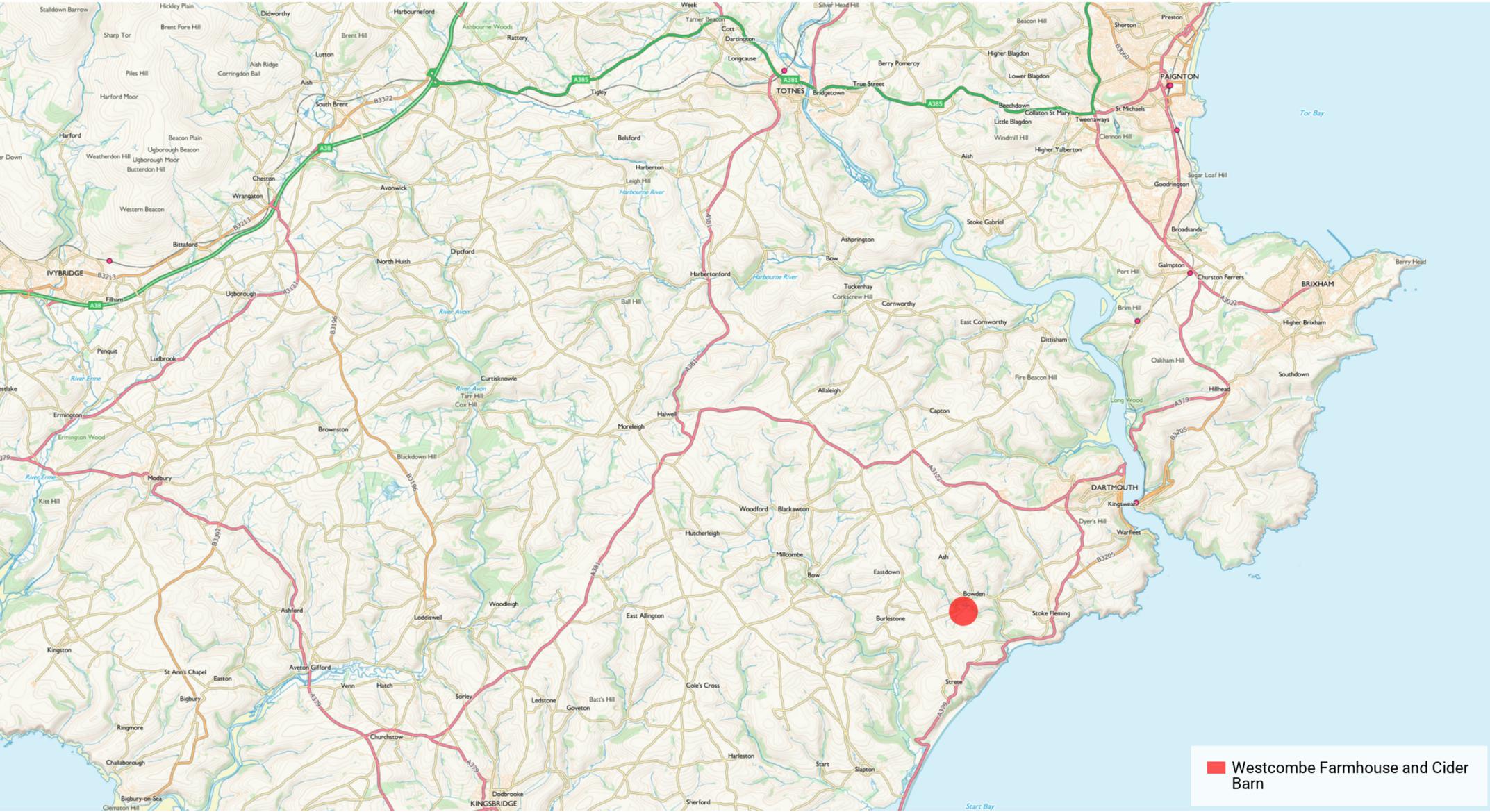
Total area: approx. 404.6 sq. metres (4354.9 sq. feet)

# Westcombe Farmhouse and Cider Barn



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# Location plan



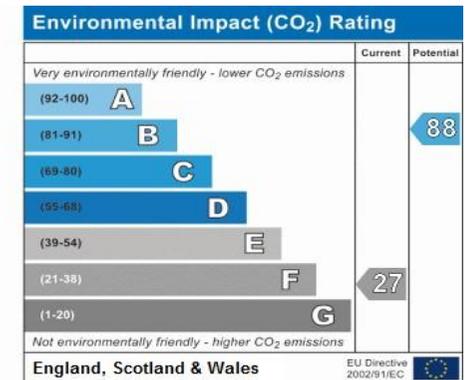
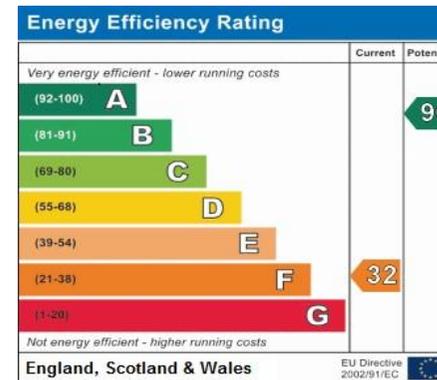
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**Bowden, Dartmouth, Devon, TQ6 0LJ**

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 Exeter Rural Management  
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