



Ramslade Farm

Whitestone, Exeter, Devon

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Whitestone, Exeter, Devon EX4 2HW

What3Words Location: ///baking.plankton.boats

Exeter 3.5 miles, CREDITON 5.5 miles

Guide Price £995,000



A spectacularly situated smallholding including a four-bedroom bungalow subject to an Agricultural Occupancy Condition

- ♦ 24.71 acres all within a ring-fence including bungalow and garden, a range of farm buildings, productive pastureland and a small woodland
- ♦ Additional accommodation – large Class Q Conversion Planning Consent Approved (Teignbridge District Council planning reference 24/01241/NPA)
 - ♦ A range of useful modern farm buildings with 3 phase power connected

Viewing strictly by appointment only, please contact the selling agents:

West Country Rural, Moor Park, Cheriton Bishop, Exeter EX6 6JL

Tel: 01647 24831 Email: office@westcountryrural.co.uk

Situation

Ramslade Farm is located on the outskirts of the popular village of Whitestone, 3½ miles northwest from the city of Exeter which boasts mainline railway stations and an international airport. Whitestone village has a church, village hall and bus service, the close by village of Tedburn St Mary offers a village shop, primary school and public house. The A30 dual carriageway lies 1½ miles to the south providing excellent access to Exeter and the M5, or to the west and Cornwall beyond. The dramatic Dartmoor National Park, also close-by, provides superb walking and riding opportunities whilst the North Cornish and Devon coasts are within easy driving distance.

Description

Ramslade Farm is quietly situated nestling on the upper slopes of the valley with spectacular views across rolling countryside towards the Exe Estuary and beyond. The bungalow and farm buildings are set at the end of their own private driveway. The bungalow, constructed in the late 1980s, is perfectly habitable but would benefit from being modernised throughout. The four bedroom property provides functional accommodation with fantastic views over the valley and adjoining farmland. The bungalow was constructed further to planning consent reference 85/02740/OUT and 86/01848/REM and is subject to an Agricultural Occupancy Condition (further details available on enquiry).

There are a range of modern farm buildings all in one block extending to approx. 6,320 square feet (587.19 sq m), with water and 3 phase electricity connected and suitable for housing livestock, storing feedstuffs or workshops. Class Q planning consent has been approved for conversion of the barns into a single dwelling, planning consent reference 24/01241/NPA, a betterment application could be submitted to create an energy efficient new build dwelling instead. The property is all set within a ring fence and extends in total to 24.71 acres including pasture, a small woodland and an amenity pond providing a haven for wildlife - regular visitors include herons and kingfishers.

The Bungalow

All measurements are approximate. There are numerous power points although not listed and none of the electrical items have been tested. The accommodation briefly comprises;

Side Door leading to

Kitchen (3.96m x 3.60m)/ **Dining Room** (4.15m x 3.96m) with stunning views over the garden and farm beyond to the Exe Estuary. Range of kitchen units with work surfaces over and double draining sink. Two oven, solid fuel fired Stanley which heats the hot water and central heating system for the bungalow. Also, electric double oven cooker. Open plan kitchen/dining/sitting room layout.

Door way off Kitchen to

Utility Room (3.89m x 1.91m) with connection for washing machine and tumble dryer. Door leading to

Bedroom 4 (5.49m x 3.37m) with en suite shower room and external door.

From the dining room, door leading to

Hallway with front door opening to **Garden** and raised patio. Door off hallway leading to

Sitting Room (4.69mx x4.15m) with superb views from patio doors leading out into the garden

(south facing)

Bedroom 1 (3.89m x 3.66m) Double bedroom

Bedroom 2 (3.89m x 3.16m) Double bedroom

Bedroom 3 (2.67m x 2.41m) Single bedroom

Airing Cupboard with hot water tank

Family Bathroom with bath, separate walk-in shower, low-level WC and wash hand basin

Outside small south facing garden to the front of the property with herbaceous borders, mostly laid to lawn, further productive vegetable garden facing south east. Opposite the bungalow is a small workshop building (4.02m x 2.92m).



Outbuildings

Below are a range of prefabricated reinforced concrete portal framed modern farm buildings in one block (6,320 sq ft/587.19 sq m). Part concrete, part compact earth floor with 3 phase power and water supply, suitable for a range of purposes including livestock housing, fodder housing, workshops, small business use (STP) or potential for equestrian use (STP). The range of buildings benefits from Class Q planning approval for conversion to residential use, which would not be subject to an Agricultural Occupancy Condition (AOC). Class Q consent available to view via Teignbridge District Council's website, planning reference 24/01241/NPA.



The Land

Ramslade Farm includes 22.16 acres pasture land, 1.33 acres woodland and a 0.30 acre amenity pond. The property is ring-fenced with mostly mature hedgerows and sheep fencing, boundaries mostly marked 'away'. There are no public rights of way affecting the property. The productive land is all currently down to pasture, but we are advised that the previous owners grew swedes in the upper most fields and that these may be suitable for other arable crops. Given the topography and orientation of the farm, there may be opportunities to explore solar arrays (STP).

Other Information

Tenure

The property is available freehold with vacant possession upon completion.

Services

Mains water and electricity, private drainage.

Local Authority & Council Tax - Teignbridge District Council, Council Tax Band D, Ref 003131 Amount payable 2025/2026 = £2,415.76

Directions

What3Words [///baking.plankton.boats](https://www.what3words.com/#!/baking.plankton.boats)

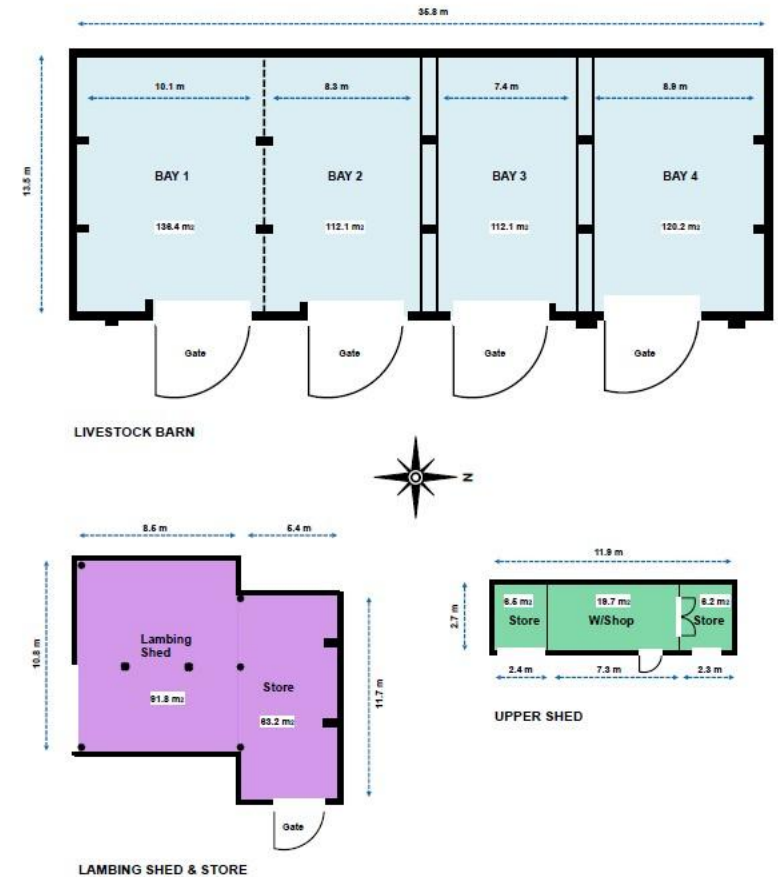
From Exeter we recommend either approaching the property via Cowick Street/Dunsford Road/Tedbrun Road towards Pathfinder Village or proceeding on the A30 towards Okehampton, taking the second exit signposted Cheriton Bishop then tracking east towards Tedburn St Mary and Fingle Glen Golf Course. We do not recommend that you take the first exit from the A30 signposted Tedburn St Mary travelling in the westbound direction. Once you have found the Fingle Glen Hotel, proceed eastbound along Five Mile Hill for 0.6 miles then turn left onto Heath Lane. Continue uphill for 0.8 miles to the top of Heath Lane, turn right at the cross roads and continue for a further 0.8 miles. The property will be located on your right-hand side.







Not to scale, for identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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