



WEST HEADSON FARM

Bratton Clovelly - Devon



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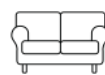
Bratton Clovelly - Okehampton - Devon - EX20 4JP

Bratton Clovelly 1.5 miles; A30 3 miles; Launceston 9 miles; Okehampton 11 miles; Plymouth 30 miles; Exeter 39 miles



A most attractive and unique lifestyle and income producing residential smallholding benefiting from an established holiday business and enjoying an outstanding rural position with superb views towards Dartmoor. In all about 24.60 Acres.

Freehold Guide Price £1,350,000 as a whole



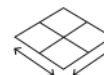
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24.60 Acres

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

INTRODUCTION

West Headson Farm is a unique property, offering the perfect blend of rural charm and character whilst affording a superb opportunity to acquire an established rural tourism business in an outstanding part of West Devon. The property offers lifestyle, income and future potential in equal measure, whilst also appealing to those with smallholder and equestrian interests.

DESCRIPTION

Having been in the current vendors family for over 45 years, West Headson Farm is a most attractive and versatile rural smallholding offering a wonderful opportunity to acquire a successful holiday accommodation business with a character farmhouse, modern eco focused visitor facilities, and barns and buildings offering further development potential, all set in a private position surrounded by its own pasture and woodland. The property incorporates Oak Tree Lane Holidays, a well established and extremely well reviewed glamping and holiday business, consistently achieving 5 star reviews across booking platforms and benefiting from a strong repeat visitor base. This may be an ideal purchase for buyers seeking a family lifestyle venture, diversified rural income, or the further development of a thriving tourism enterprise in a proven location. West Headson undoubtedly provides the space, charm, and versatility to turn a dream into reality.

The holding is centred upon a character detached traditional farmhouse providing beautifully presented four bedroomed family accommodation. For those prospective purchasers seeking additional accommodation or to expand the holiday letting business, full planning consent has been obtained for the conversion of a detached stone barn into a three bedroomed residential dwelling (please refer to the Town & Country Planning section below).

The extensive holiday accommodation includes two No. wooden self contained cabins, a further modern self-contained lodge, two No. off-grid eco pods, and three No. Camping pitches, all with private facilities. Situated at the end of a long private driveway, the property is set within its own pasture and woodland, which may be well suited to a variety of agricultural, equestrian, conservation or other amenity uses. In total West Headson extends to about **24.60 Acres** (9.95 Ha).





THE FARMHOUSE

An attractive detached Devon longhouse, which is not listed, of stone, cob and rendered construction beneath a slate roof. The house provides well appointed four bedroomed family accommodation, whilst exhibiting an abundance of character, including exposed timbers and stonework. The accommodation is entered via a welcoming entrance hall with a wonderful flagstone floor, leading into a lovely double aspect farmhouse style kitchen/breakfast room, the heart of the house, containing a good range of modern fitted base units with work surfaces over and matching wall cupboards. A large fireplace forms the focal point of the kitchen, inset with a Classic range cooker (LPG). The dining room boasts an inglenook style fireplace, inset with a wood burning stove, with an original bread oven. Stairs lead from this room up to the first floor. The charming sitting room also provides a further stone fireplace. Situated off the hallway is a rear entrance hall and useful utility room, containing a glazed sink and the Grant oil-fired boiler providing the central heating and hot water. Located off the rear hall is an office and a guest reception area.

On the first floor the stairs lead first to a half landing and hence to two further landing areas serving four well proportioned double bedrooms and a family shower room, the main bedroom affording modern en-suite shower facilities.

For approximate room dimensions and layout please refer to the floor plan contained within these sale particulars.

OUTSIDE

The property is approached from the quiet no-through council lane via a long private entrance drive which leads into a large car parking and turning area adjacent to the house. Separate spurs off the driveway provide access to the holiday units and farm buildings. A lawned garden to the front of the house enjoys superb views, allowing the house to enjoy privacy from the holiday enterprises.

THE TRADITIONAL BARN

Situated to the west of the farmhouse is an attractive stone and slate roofed (re-roofed 2019) two storey traditional barn, *internally approx. 12.1m x 5.72m*, set into the hillside and accessed on both levels, with the ground floor exhibiting feature stone pillars. This building has planning consent for conversion into a residential dwelling with the proposed reverse level accommodation to comprise on the first floor a lobby, open plan kitchen/diner, lounge and utility room with WC, whilst the ground floor provides three bedrooms (one ensuite) and a family bathroom. This conversion opportunity may be ideally suited to those buyers seeking independent residential accommodation for

multi-generational uses or a separate holiday cottage. Please note that the vendors have already installed the required bat roost.

THE HOLIDAY ACCOMMODATION & FACILITIES

The holiday business, known as Oak Tree Lane, was started by the current vendors in 2015 and benefits from multiple Tripadvisor Travellers' Choice Award, over 200 five star guest reviews, and strong direct booking presence and repeat clientele, with year round trading potential. The accommodation is marketed and run as eco conscious, low impact tourism, appealing to families, couples and groups seeking peace, views and authentic countryside experiences.

Moor View & Pastures Green

These two identical timber cabins have attractive cedar shingle cladding, affording a Scandinavian feel both inside and out. The accommodation comprises an entrance veranda with a decked sitting out area and glazed double doors lead into an open plan kitchen/living room, a double bedroom, a twin room and family shower room. Both of these cabins also benefit from a gas hob oven and central heating (LPG), with mains water and electricity.

Tor Lodge

New in 2025, this offers an open plan living/dining/kitchen area with two sets of patio doors out to a raised timber deck wrapping around two sides and enjoying superb views. This lodge has a double bedroom, a twin room and family shower room, with gas fired central heating, mains water and electricity.

Exmoor & Dartmoor Eco-Pods

Octagonal in design, of timber and felt shingle roofed construction, these two off-grid pods benefit from solar panels and provide charming five berth accommodation, with vaulted ceilings, raised and decked sitting out areas.

Camping

The camping pitches are currently limited to three by current owners, to allow for exclusivity of the facilities, although planning consent allows for up to 20 sites. The camping area includes a communal **Firepit Area**.

Situated close to the eco-pods is a timber and profile steel roofed Kitchen Block, containing a **Wash-Up Area** for campers, **Two Kitchen Areas** (one serving each of the eco-pods), and a further **Store Room**. Adjoining is a raised and timber decked **Sitting Out Area**.

Adjoining the traditional barn is a **Shower Block** serving the two eco-pods and the three camping pitches, providing exclusive shower and WC facilities for each, with a lockable store containing two hot water cylinders providing ample hot water.



Adjacent to the car park is a **Laundry Room**, with a fitted work surface, stainless steel sink and plumbing for a washing machine and vent for dryer. A further lockable **Store** adjoins.

A circular former agricultural store has been adapted to create lovely open air **BBQ Area**, with a concrete floor and a covered brick **Pizza Oven**. A fenced **Goat Enclosure** and separate **Chicken Run** also adjoin the parking area.

THE FARM BUILDINGS

These comprise a range of farm buildings formerly used for the housing and rearing of livestock, although these buildings may have potential replacement or adaptation to a variety of alternative uses, subject to obtaining any necessary planning consent.



Adjacent to the garden is a former shippon currently used as a **Workshop/Store**, approx. 11.13m x 7.96m, with double timber door and a further **Log/Bin Store**, approx. 4.62m x 2.37m. Situated to the east of the farmhouse is a large upper yard area with a timber and galvanised roofed and clad former **Cubicle Shed**, approx. 18.69m x 6.98m max., with raised beds and a central scraping passage, currently used as a lambing shed and general store.

THE LAND

The farmstead is conveniently positioned within its own attractive block of agricultural land which is divided into a number of manageable enclosures, with access available from the private entrance drive or direct from the farmyards, with established tracks and infrastructure supporting both agricultural and tourism uses. The land primarily

comprises level or very gently sloping traditional pasture currently utilized for the grazing of livestock, with an attractive area of mixed deciduous woodland lying along the south western periphery. The land may be well suited to a variety of smallholder, conservation or other amenity uses and the property extends in total to about **24.60 Acres** as shown on the attached identification plan.

SITUATION

West Headson Farm enjoys an idyllic rural position tucked away at the end of a long private entrance drive, lying close to Bratton Clovelly and within easy reach of Okehampton and the A30, which provides swift access to Exeter, the M5 and the wider South West region. The property occupies an elevated position with far reaching views across unspoilt countryside towards Dartmoor National Park

and lies approximately one mile from Roadford Lake and its leisure facilities.

The property lies in the beautiful band of countryside to the west of the Dartmoor National Park, not far from the Devon/Cornwall border, a predominantly agricultural landscape primarily comprising pasture and arable land interspersed with an abundance of woodland and pretty river valleys. Dartmoor itself offers beautiful moorland scenery with many foot and bridle paths, whilst the North Cornwall coast is easily accessible with its renowned South West Coast Path.

DIRECTIONS

From the A30 take the turning signed for Broadwoodwidge, Bratton Clovelly, Stowford and Roadford Lake. Follow the signs towards Broadwoodwidge for about 1.5 miles before taking a right turn signed for Bratton Clovelly. Stay on this road, continuing towards Bratton Clovelly, for about 1.4 miles whereupon the gated entrance to West Headson Farm (also signed for Oaktree Lane) will be seen on the right hand side. Pass through the gate and follow the entrance drive to the farmhouse.

What3Words:- For the exact location download the App and enter: - **silver.finally.blackouts**

Please Note:- You are strongly advised to follow the directions above rather than relying on satellite navigation.

GENERAL REMARKS

TENURE & POSSESSION

Freehold with vacant possession available upon completion.

SERVICES & OUTGOINGS

The property benefits from two mains electricity supplies and mains water. Drainage of the farmhouse and holiday accommodation is to two private systems.

Local Council Tax on the farmhouse, Band C, together with the usual service and environmental charges.

AGRI-ENVIRONMENT SCHEMES AND DESIGNATIONS

The land is currently entered into a Mid-Tier Stewardship Agreement (Agreement No. 1031618) which is due to expire on the 31st December 2026. The agreement primarily relates to the management of low input grassland. The land will be sold subject to the terms of the agreement and prospective purchasers should satisfy themselves as to the contents and obligations of this agreement and will covenant to farm in accordance with the management prescriptions. Further details are available from the Agents.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights across the holding, insofar as they are owned, will be included in the freehold sale.

TOWN & COUNTRY PLANNING

Full planning consent was approved by West Devon Borough Council (App. No. 0566/23/FUL) in September 2023 for the conversion of the traditional barn into a residential dwelling. Planning consent was granted (App. No. 0817/19/FUL) in July 2019 for the siting of the three holiday cabins and a maximum of 20 camping pitches. Planning consent was also granted (App. No. 03143/2012) in January 2013 for the 'Change of use of land to tourism use including erection of 4 yurts, associated facilities and seasonal camping.' Planning consent was obtained (App. No. 3145/20/FUL) in December 2020 for the replacement of three of the yurts with eco pods. Planning conditions state that none of the holiday accommodation shall not be occupied as any persons sole or main place of residence. Further details and the relevant planning documents may be obtained on the West Devon Borough Council planning portal.

There may be scope for prospective purchasers to consider other alternative uses within the farm buildings, subject to obtaining any necessary planning/building regulations approval.

FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale.

The furniture, white good and other equipment associated with the camping business may be available by negotiation

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

A small, clearly marked and fenced family grave is situated upon the land adjoining the south eastern boundary hedge and the Vendors would wish to reserve a right of occasional access to visit the graves,

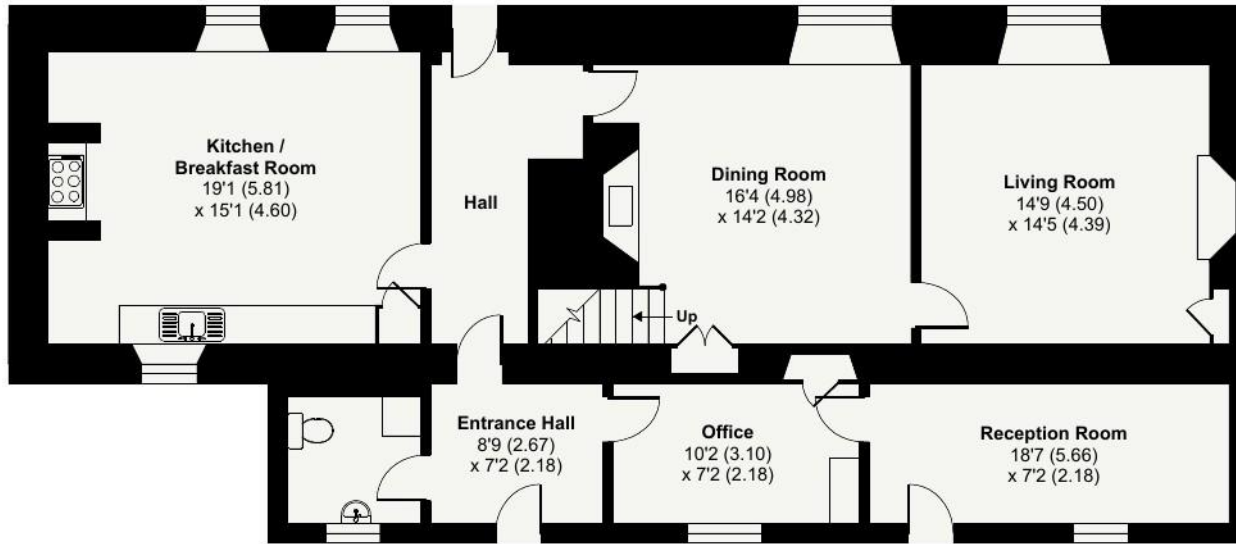




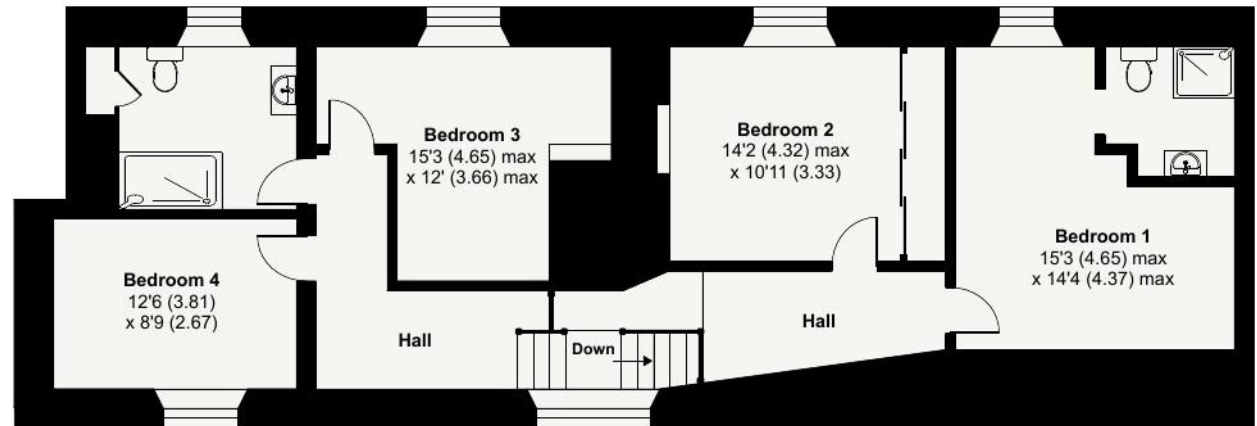
Bratton Clovelly, Okehampton, Devon, EX20 4JP

Approximate Area = 2328 sq ft / 216.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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

Energy rating summary: Current 57 D, Potential 70 C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Greenslade Taylor Hunt. REF: 1448941





subject to providing appropriate notice.

The property is offered and as far as required by the Vendors will be conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages, either public or private, whether specifically referred to in these particulars of sale or not.

IMPORTANT NOTICE

Greenslade Taylor Hunt and their clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
- They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

ADDITIONAL INFORMATION

Broadband: FFTP - Full Fibre broadband is available - highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Based on Openreach data). The vendors currently have a contract with Starlink.

Mobile Coverage: Good outdoor coverage available via EE with variable outdoor coverage via O2 and Three. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider (Based on Ofcom data).

Flooding: The property is in an area at a very low risk of flooding from River/Sea and surface water (defined as the chance of flooding each year as less than 0.1%)(Gov UK data).

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their

own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A smallholding is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly around the farmyard and in fields containing horses or stock. All persons viewing the property are asked to observe the country code and close all gates.

We would note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used on some of the farm buildings may contain asbestos.

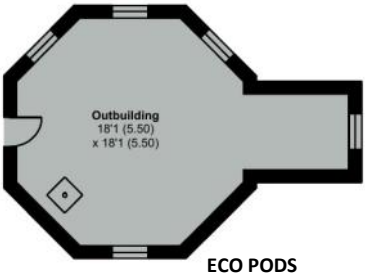
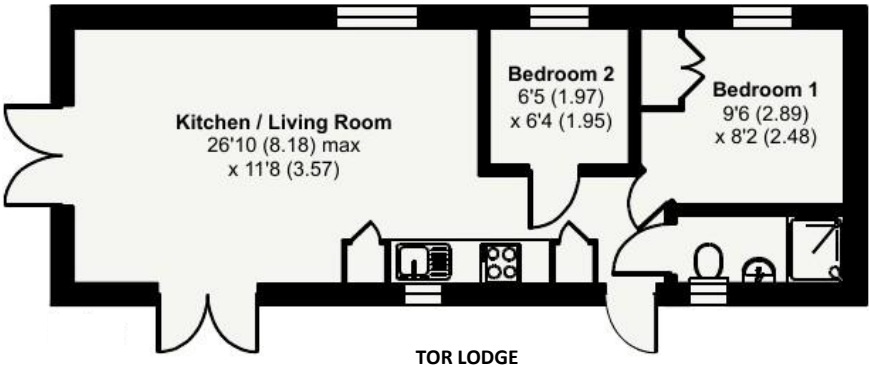
MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. Any field numbers and areas shown

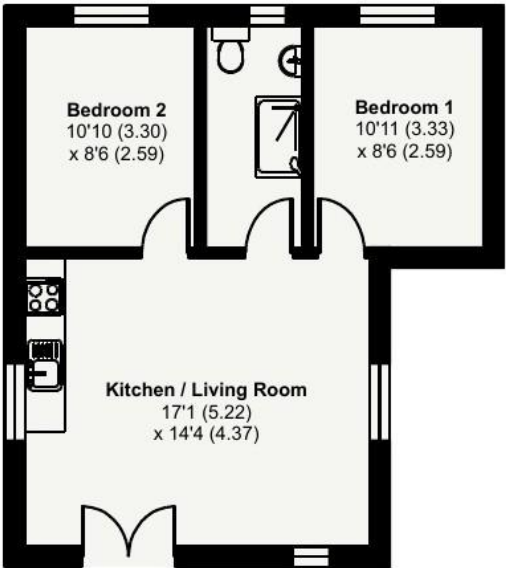
on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

Ref: STM260053



Wood Cabins = 1012 sq ft / 94 sq m
Eco Pods = 648 sq ft / 60.2 sq m
Lodge = 424 sq ft / 39.4 sq m
For identification only - Not to scale

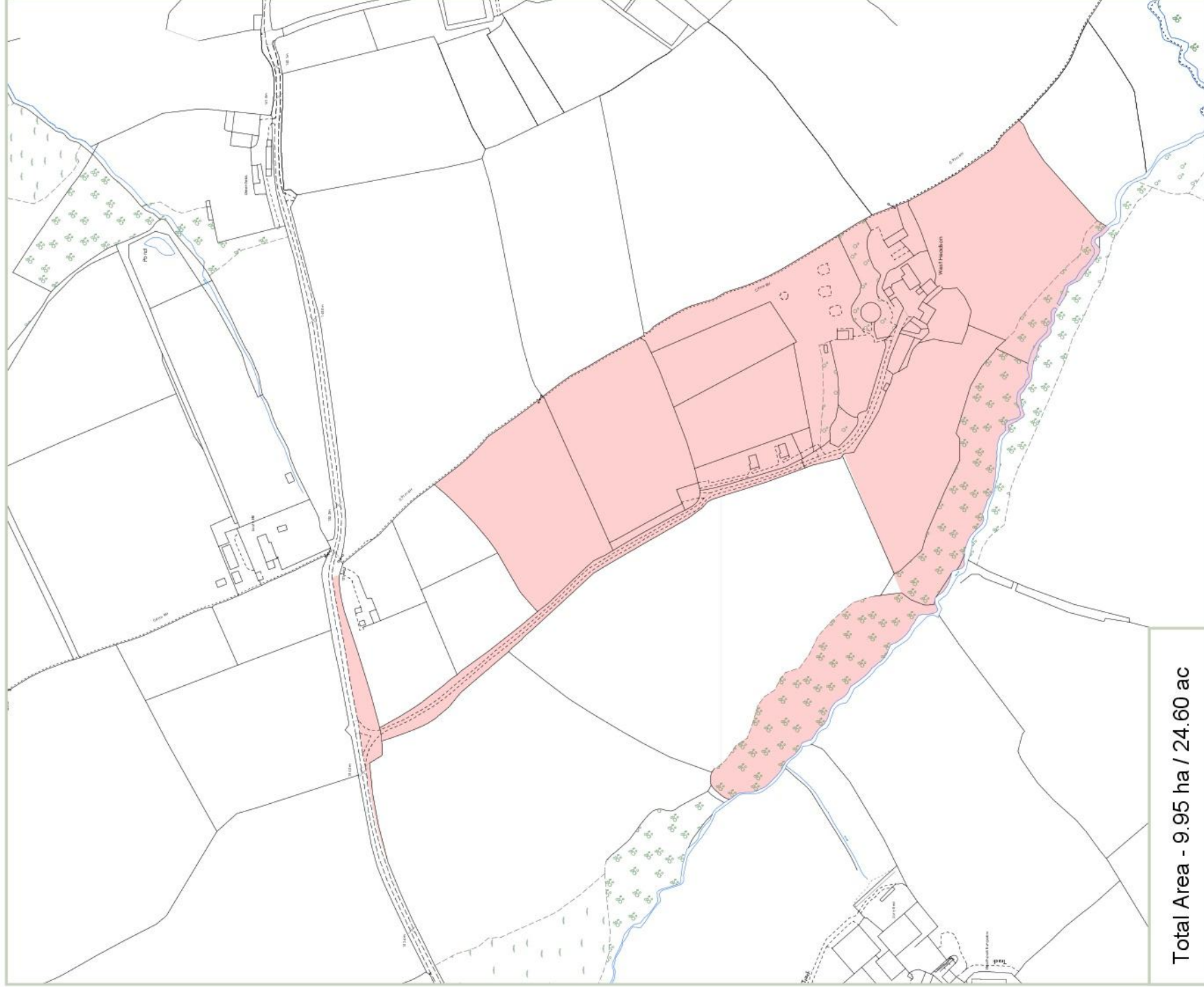


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Total Area - 9.95 ha / 24.60 ac

West Headson Farm Bratton Clovelly, Okehampton EX20 4JP

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Centre Title Ref: SX 448 906

Scale 1:4,000 @ A4

Drawing No ZAA28266-01

Date 07.05.26



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