gth



STATION FARM

Bow - Crediton - Devon











STATION FARM

Bow - Crediton - Devon - EX17 6JD

Crediton 9.2 miles; Okehampton 11.2 miles; Exeter city centre 17.4 miles



A well-positioned ring-fenced Mid Devon farm, comprising a traditional farmhouse for refurbishment, an adaptable range of buildings with diversification potential (STP), productive agricultural and amenity land, available with between 5.65 acres and 92.52 acres, as a whole or in up to five lots.

The sale is to be completed under auction conditions.

1 3 1 92.52 acres

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 5 Fore Street, Tiverton, Devon EX16 6LN

Tel: 01884 243000 Email: farms.tiverton@gth.net

INTRODUCTION

Station Farm presents a rare opportunity to acquire a well-located and versatile ring-fenced holding in the heart of Mid Devon, available with between 5.65 acres and 92.52 acres. Station Farm is centred on a traditional farmhouse, now requiring a programme of refurbishment, together with an adaptable range of buildings and productive agricultural land, lakes and woodland.

The vendor's preference is to sell the farmhouse initially. The land will not be available for sale separately unless and until the farmhouse sale has been agreed.







DESCRIPTION

Station Farm represents a well-balanced and adaptable rural holding, centred around a detached period farmhouse of traditional construction. The dwelling offers accommodation extending to approximately 104.8 sq.m. (1,129 sq.ft.), and now presents an excellent opportunity for modernisation, extension or reconfiguration (STP) to suit individual requirements. The farmhouse is complemented by an attractive range of traditional buildings, in a practical courtyard arrangement, and with the option of purchasing a range of more modern farm buildings on the opposite side of the road, providing excellent scope for continued agricultural use, equestrian facilities or diversification into alternative uses (subject to the necessary consents).

Comprising productive agricultural land together with areas of amenity land, lakes and woodland, forming a compact and accessible holding suited to a wide variety of rural uses, the holding extends in total to about 92.52 acres, and is offered for sale as a whole or in a number of lots, as detailed within these sale particulars.

LOT 1 - 5.65 ACRES:

STATION FARMHOUSE

The internal accommodation of the farmhouse may be further described as follows:–

On the Ground Floor:

Entrance Hall with stairs rising to the first floor, front aspect and access to cloaks cupboard.

Kitchen with dual aspect, a range of fitted units with stainless steel double drainer sink unit and oil-fired Rayburn.

Utility Room with side aspect and access to the outside.

Cloakroom with rear aspect, low level WC and wash basin.

Living Room with front aspect, open fireplace with tiled hearth and surround.

On the First Floor:

Landing serving all upstairs rooms.

Bedroom 1 double bedroom with front aspect, and cupboard.

Bathroom with front aspect, panelled bath and shower over, WC and wash basin.

Bedroom 2 double bedroom with front aspect.

Bedroom 3 double bedroom with front aspect.

Outside:

The farmhouse is approached over a part-gravel, part-compacted earth driveway/entrance. Adjoining the farmhouse, there is an open fronted car port (9.28m x 4.39m) and a general storeroom (4.15m x 3.55m).

TRADITIONAL FARM BUILDINGS

The traditional farm buildings, together with the farmhouse, form a courtyard, and offer potential for refurbishment, extension or diversification (STP) and can be further described as follows:-

Building 1 – Timber framed building with block walls to part height, corrugated iron over and mono-pitched corrugated iron roof. Measuring approximately 7.15m x 4.28m.

Building 2– Part stone and part cob built former Shippon, beneath a GI roof, with concreted floor. Measuring approximately 9.88m x 3.49m.

Building 3 – Traditional building with loft over, comprising livestock pens internally, of stone and part-cob construction, with some blockwork. Measuring approximately 6.00m x 4.55m.

Building 4 – Further stone and cob built building. Measuring approximately 4.07m x 3.82m.

Building 5 – Adjoining lean-to, of timber framed and GI construction, comprising former livestock pens. Measuring approximately 15.38m x 5.08m.
Building 6 – Brick built lean-to, with corrugated roof. Measuring approximately 4.70m x 2.62m.
Building 7 – Block built loose house, with corrugated roof and sheeted metal gates. Externally rough rendered. Measuring approximately 15.67m x 5.58m.
Building 8 – Open fronted 2-bay steel framed machinery store, with pitched GI roof, built against adjoining buildings. Measuring approximately 9.40m x 4.55m.
Building 9 – To the rear of Building 2 is a partially dilapidated building, of timber and GI construction beneath a corrugated roof. Measuring approximately 10.82m x 2.83m.
Building 10 – A dilapidated timber and GI built building.

Land within Lot 1
Extending in total to approximately 5.65 acres, the land contained within Lot 1 comprises 3no. fields of level pasture land, bounded by mature natural hedgerows, accessed by either the farmstead and/or the public highway.

LOT 2:

Productive agricultural land extending to about 6.50 acres
Lying immediately to the south of Lot 1, this comprises a principally level parcel of land, currently laid to pasture. Bounded by mature natural hedgerows and benefitting from direct access off the public highway. Should Lot 1 and Lot 2 be sold separately from one another, there will be a requirement for the purchaser of Lot 1 to erect a new stockproof boundary fence to divide the lots, within 3 months of completion.

LOT 3:

Productive agricultural land extending to about 33.17 acres
A useful sized block of level and gently sloping land, currently laid to pasture, benefitting from direct access off the public highway. Divided into 3no. convenient fields and bounded by mature natural hedgerows, and with a natural stream running the length of its western boundary.

LOT 4:

Modern farm buildings and productive agricultural land extending to about 34.68 acres
On the opposite side of the road to the farmhouse (Lot 1), are a further two adaptable modern farm buildings, which can be further described as follows:-
Building 11 – 5-bay open-fronted steel portal framed fodder barn with precast concrete panel and timber space boarding above, beneath a corrugated fibre cement roof and with compacted earth floor. Measuring approximately 8.83m x 22.86m.
Building 12 – open-sided 5-bay steel-framed general purpose building, beneath a corrugated fibre cement roof with an earth floor. Measuring approximately 28.56m x 22.86m. To the south-eastern corner of one bay of the building is an internally built, block built store area measuring approximately 8.83m x 4.88m, with mono-pitched GI roof and concrete floor. There is a solar photovoltaic array on the south facing roof pitch.

The buildings are complemented by a contiguous block of level and gently sloping productive land, divided into 2no. fields, and bounded by mature natural hedgerows. Within the field, there is a borehole with a solar powered electric pump. Both the buildings and land benefit from separate direct accesses off the public highway.

LOT 5:

Amenity land and ponds extending to about 12.52 acres
This comprises 2no. Field parcels, along with an area of woodland and 2no. ponds surrounded by mature trees and natural vegetation. This lot provides an established and diverse wildlife habitat, offering considerable appeal to purchasers with interests in conservation or to those looking for a peaceful setting for their own quiet enjoyment or recreation. Access is available via a trackway running from the public highway to the southeast.

As a whole, Station Farm represents an increasingly rare opportunity to acquire a versatile rural holding in a sought-after Mid Devon location, offering significant scope for improvement and diversification.

METHOD OF SALE AND LOTTING

Offered for sale as a whole or in a combination of up to five lots, as detailed within these sales particulars. The vendor's preference is to initially secure a sale of Lot 1, along with any additional Lots desired by the buyer of Lot 1. Thereafter, any surplus Lots will be available separately.

Once terms are agreed (subject to contract) with a prospective purchaser, it is intended that the sale/s will be completed under online auction conditions. www.gth.net/auctions/property/onlineauctions.

The auction pack will be prepared by the vendor's solicitors in due course, containing the contract and any special conditions of sale. All prospective purchasers are encouraged to review the relevant auction pack with their solicitors as all prospective purchasers bidding through the online auction will be deemed to have bid for the property in the full knowledge of the auction packs' content and shall not raise any requisition or objection whatsoever.







SERVICES & OUTGOINGS

Lot 1 - We understand that mains electricity and mains water are connected to the property, with drainage to a private drainage system (this is assumed to be non-compliant with the current General Binding Rules).

Lots 2 and 3 - If sold separately from Lot 1 or 4, then a right will be reserved to connect to mains water via Lot 1.

Lot 4 - benefits from both mains water and a private borehole supply with a solar powered pump system. Mains electricity would be available, but the buyer would be responsible for the cost of separating the supply from Lot 1. It also has a solar PV array.

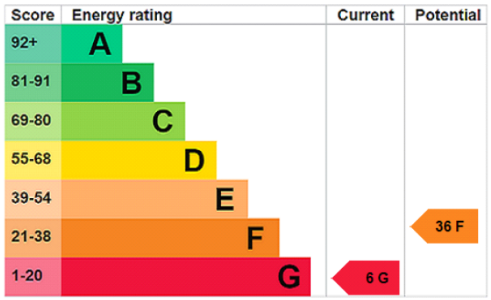
Council Tax: Band E - Mid Devon District Council.

SITUATION

Station Farm occupies a quiet and attractive rural position on the edge of the village of Bow, set within rolling Mid Devon countryside characterised by traditional hedgerows and agricultural land. The property enjoys privacy while remaining accessible.

The village of Bow (1.5 miles) provides a useful range of everyday amenities including a primary school, village hall, medical practice and convenience store. A wider selection of shops, leisure facilities and education can be found in Crediton (9.2 miles), a historic market town with supermarkets, secondary school, medical centre, sport pitches and independent traders. To the west, the town of Okehampton provides further services and direct access onto the A30, offering convenient connectivity across the region.

The Cathedral city of Exeter lies around 15 miles to the east. Exeter offers an extensive retail centre, hospitals, university, professional services and sports facilities, together with two mainline railway stations providing regular services to London, the Midlands and the North. Exeter Airport also provides domestic and international travel options.



The surrounding area is well regarded for walking, riding and countryside pursuits, with Dartmoor National Park within easy reach, providing extensive access to moorland, river valleys and bridleways. Both the North Devon and South Devon coasts are easily accessible, offering further leisure possibilities.

Road communications are excellent, with the A30 at Cheriton Bishop offering rapid access to Okehampton, Cornwall and the A38/M5 corridor. This allows convenient onward travel towards Bristol, Plymouth and the national motorway network.

DIRECTIONS

What3Words - For the exact location of the various Lots, download the 'What3Words' app and enter:-

Lot 1 - ///stroke.tolerates.shadowing
Lot 2 - ///outpost.blip.stack
Lot 3 - ///slam.hers.obstruct
Lot 4 - ///runners.tanked.shifts
Lot 5 - ///muddy.tabs.lookout

From the A30, take the exit at Whiddon Down, head towards Exeter Road (A382), turn right onto the Whiddon Down Bypass towards the A3124. Continue on this road for 0.9 miles before turning right. Continue on this road for 4.1 miles before taking a slight right, signposted to Bow. Continue on Station Road for 1.1 miles before taking another right, signposted to Hittisleigh (Bow Station Cross). Station Farmhouse will be on your right hand side and the modern buildings on your left.

ADDITIONAL INFORMATION

Broadband: Broadband is available. (Openreach).

Mobile Coverage: Available via VODAPHONE, EE, THREE and O2. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: According to data from the Environment Agency, the farmstead is at a very low risk from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). Parts of the holding are at a high risk of flooding from River/Sea and Surface Water flooding (defined as the chance of flooding each year as more than 3.3%).

Rights of Way, Easements, Wayleaves etc: The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Sporting and Mineral Rights: It is understood that these are in hand and will be included with the freehold.

Construction Type: Construction details to the extent known are detailed within these particulars. It is assumed that some of the building structures may contain asbestos, but this has not been tested or verified. Prospective purchasers are advised to make their own investigations/enquiries if any construction element/s are of concern.


LOT 1


LOT 1


LOT 5

v.6.1 - produced 04/06/2026
Ref. TIV260094

Tenure: The property is held freehold (title absolute), registered with the Land Registry under title numbers DN583833,DN583823, DN349741, DN445231 and DN583852.

Method of Sale: The property is offered for sale initially by private treaty, although with the intention that any agreed sale/s will be concluded under online auction conditions. Vacant possession to be available upon completion.

Agri-environment Schemes: The holding is currently subject to a Sustainable Farming Incentive agreement and a Countryside Stewardship Scheme.

IMPORTANT NOTICE AND HEALTH & SAFETY POLICY

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. It is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing. All persons viewing the property are asked to observe the country code and close all gates. Greenslade Taylor Hunt, their clients and any joint agents 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.
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 his own enquiries in this regard.
4. No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

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Ref. TIV260094


LOT 4


LOT 1 and 4


LOT 4


LOT 3


LOT 4


LOT 5


LOT 5


LOT 5

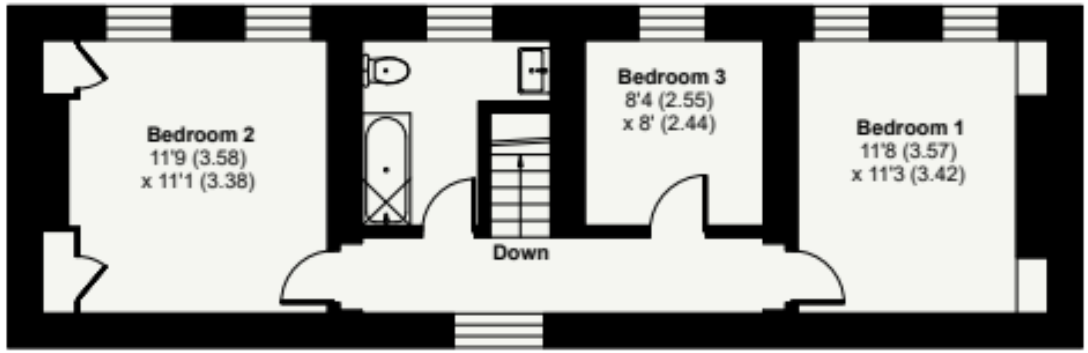



LOT 5

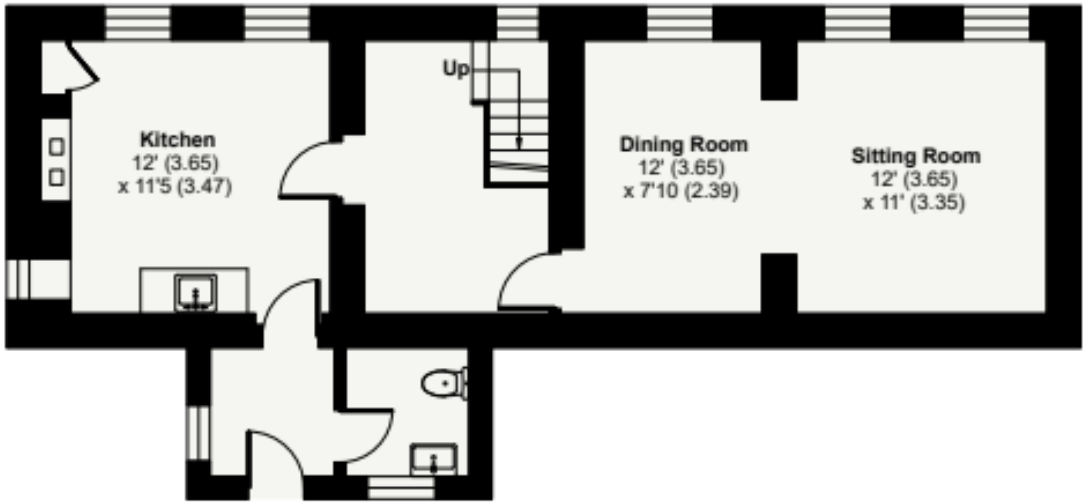

LOT 5

Station Farm Bow, Crediton, Devon, EX17 6JD

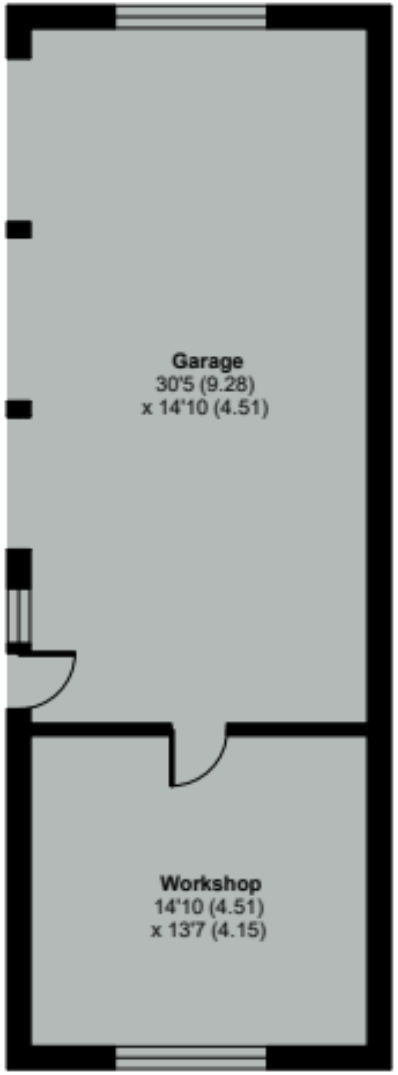
Approximate Area = 1129 sq ft / 104.8 sq m
Garage = 659 sq ft / 61.2 sq m
Total = 1788 sq ft / 166 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

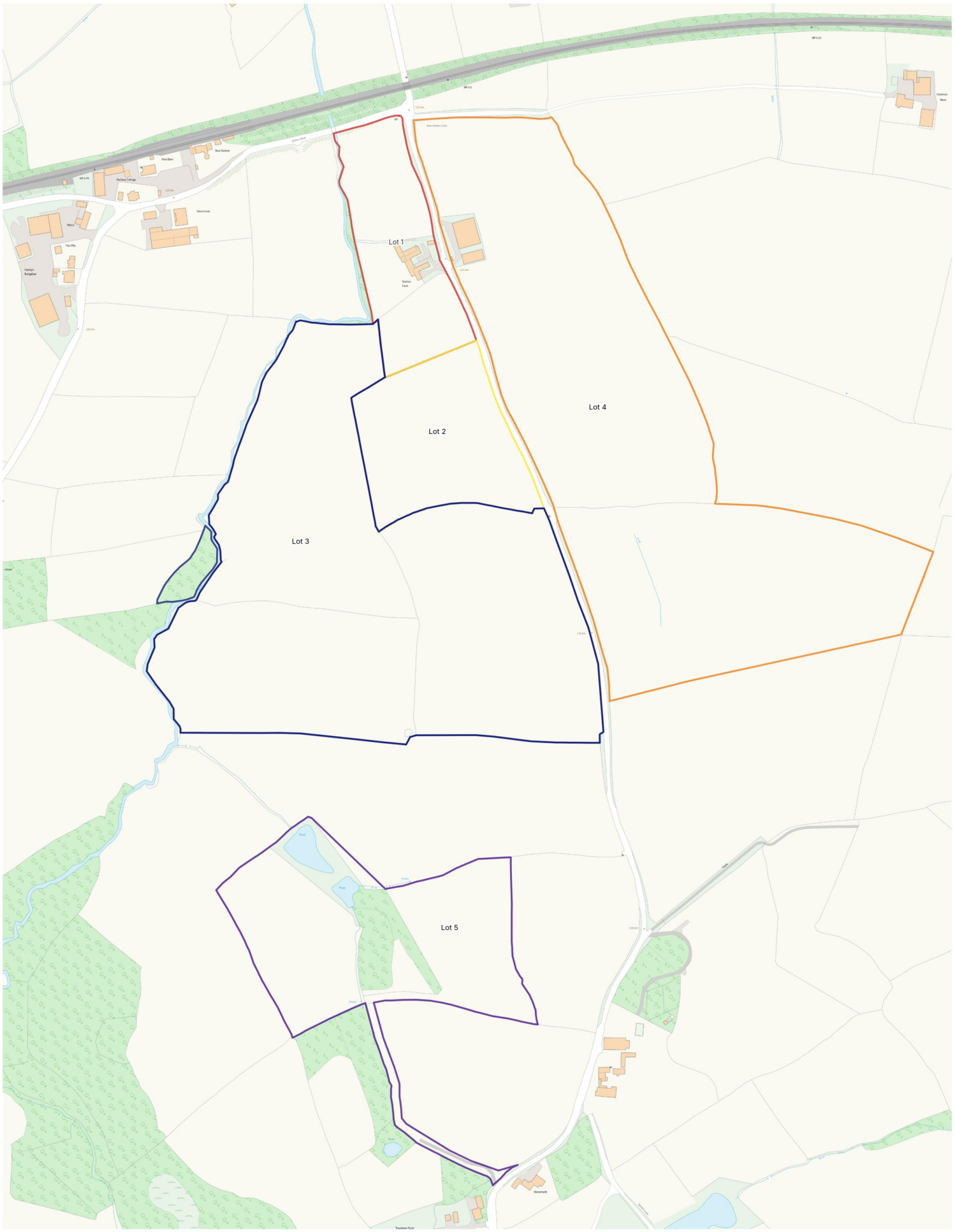


GARAGE

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1457958



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50 m
Scale 1:2500 (at A2)

N


N
Dolton
East Ashley
Dowland
Hollocombe
Eggesford Station
Wembworthy
Filleigh
Barton
Pyne
Pennymoor
Hele Barton
Puddington
Morchard
Way Village
Well Town
Black Dog
Eastington
Poughill
Woolfardisworthy
Upham
Butterleigh
Meeth
Iddesleigh
Winkleigh
Brushford
Coldridge
Nymet Rowland
Lapford
Lapford Cross
Morchard Bishop
Kennerleigh
Cheriton Fitzpaine
Cadeleigh
Bickleigh
Cullompton
Colebrook
Oldborough
Monkokehampton
Broadwoodkelly
Bondleigh
East Leigh
Down St Mary
Morchard Road
East Village
Stockleigh English
Backleigh Castle
Fursdon House
Cadbury
A3124
A3072
A396
Hatherleigh
Zeal Monachorum
Newbuildings
Stockleigh Pomeroy
Bradninch
Honeychurch
North Tawton
Copplestone
Sandford
Upton Hellions
Up Exe
Silverton
Jacobstowe
Exbourne
Bow
Clannaborough Barton
A386
A377
CREDITON
Thorverton
Shobrooke
Efford
Nether Exe
M5
Sampford Courtenay
Nymet Tracey
Coleford
Knowle
Oak Cross
Inwardleigh
Itton
Colebrooke
Fordton
Brampford Speke
Rewe
Budlake
Folly Gate
Yeoford
Uton
Hookway
Newton St Cyres
Venny Tedburn
Upton Pyne
Stoke Canon
Spreyton
Hillerton
OKEHAMPTON
Taw Green
Services
Cowley
EXETER
Poltimore
Dog Village
Cranbrook
Hittisleigh
Tedburn St Mary
Pathfinder Village
Whitestone
Pinhoe
Clyst Honiton
Thorndon Cross
Belstone
Okehampton Camp
Sticklepath
Finch Foundry
South Tawton
South Zeal
Whiddon Down Services
Whiddon Down
A30
Cheriton Bishop
Whipton
Sowton
Meldon
Okehampton Common
Crockernwell
Longdown
Ide
A3052
Clyst St Mary
Throwleigh
Drewsteignton
Castle Drogo
Sourton
Meldon Reservoir
Yes Tor
High Willhays
Wonson
Gidleigh
Easton
Dunsford
Alphington
Countess Wear
Clyst St George
Bridestowe and Sourton Common
Murchington
Shillingford St George
Dunchideock
Doddiscombsleigh
Topsham
Ebford
Exminster
Kennford
Exton
Chagford
Doccombe
Haldon Belvedere
Frenchbeer
Moretonhampstead
Bridford
Christow
Higher Ashton
Powderham
A376
Fernworthy Reservoir
Lettaford
North Bovey
A382
Coombe
Lower Ashton
Kenn
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