

Dolton

£ 2,950,000

📍 Dolton, Winkleigh, Devon, EX19 8PT

Great Cudworthy is a beautiful, productive, well maintained organic dairy farm. The main residence sits within the centre of the holding with stunning views across the farm. Approached by a long driveway the traditional property is a wonderful family home providing spacious 5 bedroom accommodation in a protected setting with scope to extend the residential space. The farm currently operates as a dairy but would be capable of supporting beef or sheep enterprises. It is currently used for the grazing of livestock and the production of grass forage crops. The farm would also be suitable for equestrian use with a range of stabling.

Great Cudworthy offers itself to various different enterprises with a collection of traditional stone built buildings, courtyards and a impressive collection of modern agricultural buildings. The farm extends to about 326 acres and for the majority comprises level and gently to moderately sloping, productive land utilised for pasture. The balance of land is made up of mature woodland and culm grassland that is high in amenity and conservation value and offers great sporting potential. For the sporting enthusiast as a whole Great Cudworthy provides a fantastic opportunity to develop some shooting drives, convert traditional buildings to a mixture of uses (STP) and create a small West Devon sporting estate. There are also several ponds across the farm that provide opportunities for sport and recreation.

The Land

The land extends to a productive and attractive run of level to moderately sloping pasture, divided by well maintained fences and hedge banks, into good sized fields. The pasture fields are stock proof and have access to water via a spring fed bore hole. Whilst much of the land is productive rolling pasture, there is mature deciduous, bluebell woodland, culm grassland, and ponds providing fabulous amenity and sporting appeal.

Local Authority

Torridge District Council, Riverbank House, Bideford, Devon EX39 2QG ? Tel - [Click here to reveal phone number](#) -

The 'non listed' farmhouse offers spacious family accommodation as follows;

From the farmyard a concrete path leads through the garden to the front door. A glazed porch with tiled floor leads to front door which is glazed but opens to the entrance hall with staircase at the far end of the farmhouse. A door to the left to dining room with open stone fireplace with a south facing slate mantel. Door from the hallway to the right to the main sitting room with large window facing the garden and feature stone inglenook fireplace with a large timber mantel and a bread oven and inset with a hunter woodburning stove. Door through to a large breakfast room with door opening to garden. A back staircase leads from this room to a living room above overlooking the garden and yard with feature beams. From the sitting room door opens to the kitchen fully fitted with timber floor and wall hanging units with worktops above. Plumbing for dishwasher. Zanussi double oven with four ring hob which is electric. One and a half stainless steel sink and drainer. Hanco oiled fired range that supplies the hot water and also used for cooking. Door to large lean to utility room with doors to the yard and rear garden. Utility room is fitted with and includes a stainless steel sink with double drainer and mixer tap. Plumbing for clothes washer. Separate WC. Door through to further storeroom housing the hot water system for the AD system which will supply hot water to the house for heating and for the dairy. From the hallway door to the left to study facing to the rear garden and

with a door to the rear garden and out to the west. Stairs lead to the first floor. Well lit staircase and from the first floor landing door to the right to bedroom 1. Bedroom 1 is the master bedroom, south facing double bedroom. Light room with two integrated hanging wardrobes. Bedroom 2 ? south facing double bedroom. Bedroom 3 ? south facing double bedroom with a fireplace ? not used. Family bathroom with panelled bath and shower attachment over with electric Mira shower over. Pedestal wash hand basin. Low level WC and heated towel rail. Hot water cylinder and airing cupboard. Bedroom 4 is a single bedroom facing the yard. Bedroom 5 is a double bedroom which is west facing over the land. From the landing there is a hatch space up to the roof. The farmhouse has a well maintained garden to the south and west, which is fenced with mature herbaceous borders and generous lawn area.

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