



HELMORES
SINCE 1699

Guide Price £1,250,000

WEEKE FARM
Spreyton EX17 5AF

A long private lane gives access to the main farmhouse, a 5 bedroom grade II listed property with an adjoining cob barn (annexe potential) and a selection of further buildings including traditional barns and large modern barns. The house has an orchard, a pond and gardens surrounding and would make a wonderful home.

THE FARMHOUSE

Weeke Farmhouse is a large rendered C16 century cob and stone house with many interesting historical features including an original cruck beam, an oak plank-and-muntin screen, inglenook fireplaces and exposed beams. The farmhouse itself is part way through a renovation but still functions well as a home.

A central cross-passage hallway gives access to the dining room, with a C16 oak plank-and-muntin screen, meat hooks in the ceiling and exposed beams, which in turn opens into a large living room with a 5kW Esse smokeless log burner and large beams.

The cross-passage also leads to the kitchen which has a large inglenook fireplace with oak lintel and adjoining bread oven (all currently hidden) and an C18 cupboard with curving back, shaped shelves and a fielded nowy-headed door. This will become a further reception.

The new kitchen, which is a grand room, has a brick inglenook fireplace with a bread oven. It has been stripped out and part rendered ready for the new kitchen to be installed. There are stairs from this kitchen up to the fifth bedroom, formerly the servants' quarters.

There is a new utility room in the old dairy (again, part rendered and not fitted out) which has original terracotta tiled flooring and thick slate worktops all the way around.

On the ground floor there is also a WC, office/boot room and a large 3 door garage which can be accessed internally from the house. The cobble-floored covered porch has a well.

Stairs and a galleried landing lead to 5 large bedrooms and a bathroom plus a separate WC.

The main bedroom is large with a fireplace and exposed beams. It has a shower unit in the corner but there is room for an en-suite.

4 out of the 5 bedrooms have southerly views over the garden and land and distant views of Dartmoor with the fifth having easterly views of the pond and morning sunrise. Some of these rooms have original wide elm flooring and original doors.

As mentioned, the house isn't finished but it's worth noting that an idea of the costs of windows and rendering can be provided.

There is a fully working ground source heat pump for heating the house and hot water (with a continuous hot water loop for instant hot water) installed (we're advised that the income from this is approx. £11k per year until autumn 2023) plus solar panels on one of the outbuildings (income approx. £1100 per annum) meaning the house has good eco credentials for a house of this type.





THE BARNs

The barns are a mix of traditional and large modern buildings which would suit a variety of uses. There are spurs off the private lane to these barns meaning excellent access without encroaching into the farmhouse layout.

Traditional barns

The adjoining L-shaped stone and cob constructed barn (not listed) would be ideal to seek permissions to either extend into or create an annexe or holiday let with the character and space on offer. It is divided into 4 sections. Granary: 5.36m x 4.24m (17'7 x 13'11), Grain Store with wooden stairs and mezzanine: 11.56m x 5.11m (37'11 x 16'9), Piggery: 7.62m x 3.35m (25'0 x 11'0) and Roots store.

Overlooking the farmyard and vegetable patch are a stone and cob detached Hay Barn (annexe potential): 5.76m x 3.96m (18'11 x 13'0) with a part cobbled floor, a Poultry House of part stone and cob: 7.80m x 3.5m (25'7 x 11'6) and second attached Poultry House: 6.93m x 4.29m (22'9 x 14'1) which also houses the

borehole water filtration system.

Away from the farmhouse is a dilapidated stone cart shed with beautiful views to the east (potential holiday let) and a surrounding fenced garden.

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MODERN BUILDINGS

Livestock Building: 37.51m x 29.46m (123'1 x 96'8). Steel frame, block and space boarded elevations and a fibre cement roof. Used for animal housing, machinery and fodder storage and as a workshop.

To the north is an adjoining Open Fronted Extension: 13.56m x 6.55m (44'6 x 21'6) with concrete floor, block and space boarded elevations.

To the south is an adjoining T shaped part stone and cob constructed barn, divided into 3 sections: Store Room: 5.36m x 5.13m (17'7 x 16'10), the Parlour: 17.35m

x 5.16m (56'11 x 16'11) and office above, the Shop: 8.84m x 3.25m (29'0 x 10'8). All with concrete floor. 4kW Solar panel system on the roof.

Slurry Lagoon: to the north of the Livestock Building is currently used as a pond.

General Purpose Building: 27.96m x 14.91m (91'9 x 48'11). Steel frame, block and space boarded elevations and a fibre cement roof. 42 cubicles and space for fodder/machinery storage.

To the North East of the modern buildings is a back farmyard for silage storage etc.

THE LAND

The ring-fenced land totals approx. 55 acres and is mainly south facing pasture land with 8 enclosures. Field divisions are a mixture of stock fencing and traditional hedge banks. There are some areas of woodland, totalling approx. 5 acres. The income from the basic payment scheme was £4007 in 2021. There are no footpaths or public rights of way over the farm.







The land can be accessed from the private lane or secondary green lane and track through the fields. Although many will want to use the whole 55 acres, there is the opportunity to take less land if preferred – see the land plan for an idea of what’s being offered.

- Please see the floorplan for room sizes.
- Council Tax: G
- Utilities: Mains water, borehole, electric, solar panels, telephone & broadband
- Fastest broadband speed within this postcode: Up to 67Mbps (fibre optic is installed)(Uswitch)
- Drainage: Private drainage (septic tank)
- Heating: Ground source heat pump
- Listed: Farmhouse only (not barns) Grade II listed
- Tenure: Freehold
- No onward chain.

SPREYTON is a pastoral village, a whisker to the north of Dartmoor National Park. The lands here are high and open, with sweeping views, dry stone walls and roving winds. The village is legendary for its connection to the cherished character ‘Uncle Tom Cobley’ of Devon folklore. It is thought that his infamous trip to Widecombe Fair (from the song) may have started in what is now the Tom Cobley Tavern – a family run pub, with a distinctive thatched bar and winner of the 2016 (and 2015) ‘Exeter and East Devon’s CAMRA Rural Pub of the Year’ award. Supposedly, the local churchyard is also the final resting place of ‘Tom Cobley’ – but who really knows?

Spreyton primary school is a mile from the house and, though a small school, benefits from attentive, dedicated teachers. Bow Community Primary school, just three miles away, has a larger cohort and boasts a swimming pool and excellent teaching and facilities. In terms of Secondary Schools, there are school bus routes through the village for both Queen Elizabeth in Crediton and Okehampton College. For amenities there is a friendly, well-stocked community run village shop. Spreyton is a vibrant village with a thriving community and many classes, clubs and sporting facilities.

DIRECTIONS :

From Crediton – Proceed west towards Copplestone and then bear left after the traffic lights in Copplestone, up the hill to Bow. Enter Bow and turn left into Station Road in the centre of the village and follow this lane signed to Spreyton. After approx. 3 miles, the lane to Weeke Farm will be found on the left hand side just past the driveway to Skywood. If you reach Spreyton village, you’ve gone too far. Look out for the unusual looking, historic, 'Weeke Fir' at the entrance to the lane.

From Exeter – Leave the city and access the A30 towards Okehampton. Leave the A30 at Whiddon Down and pass the services, taking the next right as signed to Spreyton. After the bridge over the dual carriageway, take a right as signed to Spreyton. Enter the village and do not turn off into the village centre, proceed out of the village, passing Highfield Garage on your left. After approx. 0.3 miles the driveway to Weeke Farm will be found on your right.

What3Words: [///initiated.smirking.paramedics](#)

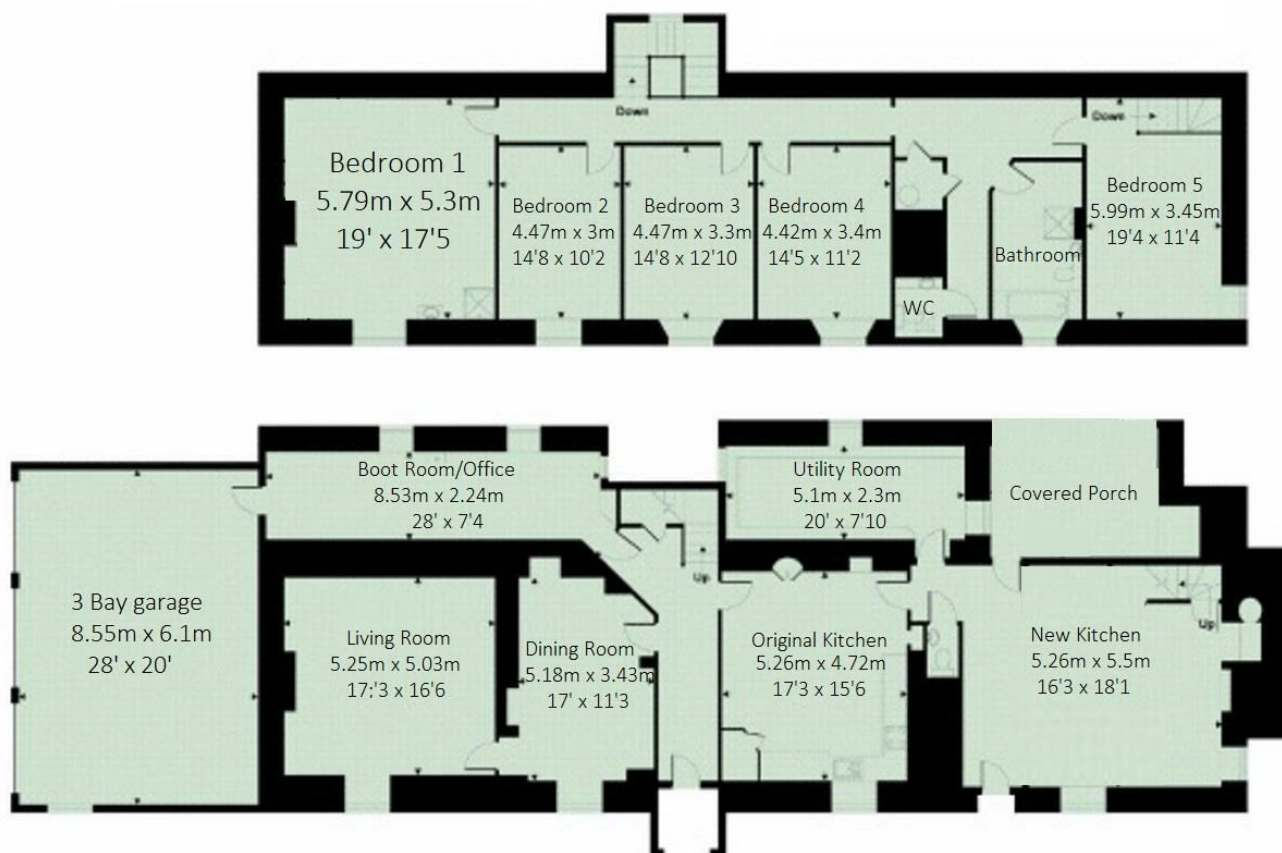












HELMORES
SINCE 1979

111-112 High Street, Crediton
Devon, EX17 3LF
www.helmores.com

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