



Symonds  
& Sampson

# Welland Down Farm

Sandford, Crediton, Devon

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Sandford, Crediton, Devon EX17 4EN

A well positioned spacious 5-bedroom farmhouse with additional 2-bedroom annexe, traditional stone barns with full planning permission for conversion to 3 dwellings, additional agricultural barns with planning potential (subject to consents) plus approximately 85.79 acres (34.72 hectares) of productive arable land, pasture land and amenity woodland.



- 5-bedroom spacious farmhouse plus 2-bedroom annexe
- Range of attractive stone barns with planning permission for conversion to 3 dwellings
- Modern agricultural barns with planning potential (subject to consents)
- Private location with views across the Devon countryside
- Plus approximately 85.79 acres (34.72 hectares) of arable, pasture and woodland

Guide Price  
Whole **£1,795,000**

Freehold

For sale as a whole or in up to six lots

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## INTRODUCTION

Occupying a peaceful and private location, Welland Down Farm is a secluded small farm offering potential for agricultural, equestrian, environmental, or rural enterprise use, subject to any necessary consents. Centred around a character farmhouse and range of buildings, the property provides versatile accommodation to suit a variety of lifestyle and business opportunities.

The farmhouse has spacious accommodation offering flexibility with 4/5 bedrooms in the main farmhouse and an additional 2 bedrooms in the separate annexe with its own parking, access, garden, kitchen and living areas. This provides the possibility for multigenerational living or the potential for additional income through letting or holiday rentals (subject to planning). Adjacent to the farmhouse and gardens is a courtyard surrounded by two stone barns and a timber frame car port. These barns have full planning permission for conversion to two dwellings presenting further opportunities for additional family space or income.

In addition to the courtyard is a further stone barn situated on the access lane with full planning permission for conversion to a one-bedroom dwelling. Below this is a range of larger modern agricultural sheds which until recently were utilised for livestock housing and storage of fodder and equipment.

The farmstead is set in the heart of the land which provides space and countryside views all around. The productive arable and pasture land surrounds the farmstead and is fully accessible via the owned access track. The woodland runs along the southern boundary of the property and though it is a young woodland it boasts potential amenity and environmental value.



## SITUATION

Welland Down Farm is situated between the rural villages of Sandford and Kennerleigh, providing access to village shops, post office, public houses, primary school, church and village hall. Wider facilities can be found approximately 4 miles south in the market town of Crediton, offering further primary schools, secondary schools, leisure facilities, supermarkets, local butchers, pharmacies, cafes and public houses. Surrounding Crediton are a number of popular garden centres and farm shops.

The farm is conveniently located 5 miles from the A377 running from Barnstaple to Exeter City. Both provide a wide range of retail, recreational and commercial facilities. Exeter provides two mainline railway stations (London Paddington 2 hours 10 minutes and Waterloo 3 hours 15 minutes). Exeter also benefits from an International Airport located to the east of the city.

The town of Tiverton is located 13.7 miles northeast with a wide range of facilities including independent Blundells School and access to the M5 and North Devon Link Road.





## LOT 1 - FARMHOUSE, BARNs AND PADDOCK

The farmhouse is a detached 4/5 bedroom home with additional 2 bedroom self-contained annexe. It benefits from well apportioned rooms throughout. Downstairs, there is a large kitchen boasting oil fired rayburn, a spacious living room with wood burner and stone surround as well as walk in chiller room, second reception room/bedroom, utility room, boot room and bathroom. The first floor has three double bedrooms, two of which have en-suite bathrooms. On the second floor, within the eaves, is the master suite, with large bedroom, built in wardrobes

and an en-suite which boasts a separate bath, shower and bidet.

The farmhouse annexe benefits from a separate entrance, parking area and garden. With conservatory, living room with wood burner, kitchen, two bedrooms and two bathrooms, it is the perfect self-contained unit or presents an opportunity to further expand the ground floor of the farmhouse.

Combined, the farmhouse and annexe offer the opportunity for flexible living with the option of 6/7

bedrooms being perfect for multigenerational living or the potential for a holiday let, subject to obtaining the necessary planning consents.

Outside, there is covered parking and storage available in the adjacent courtyard. In addition, there are two barns with full planning permission granted for conversion into a 2-bedroom dwelling and a 3-bedroom dwelling. Planning reference: 23/O1504/FULL.

Lot 1 also includes a good-sized south facing garden, an old orchard at approximately 0.42 acres plus an additional 2.20 acre paddock.



### **LOT 2 - BARN WITH FULL PLANNING FOR CONVERSION**

Stone barn with steel frame building adjacent benefits from full planning consent for conversion to a one bedroom dwelling with garden and carport.

This barn is accessible directly from the entrance lane and is well-suited to those seeking a manageable development project in a desirable rural setting. Planning reference: 23/O1504/FULL.

### **LOT 3 - AGRICULTURAL BARN WITH 3.50 ACRE Paddock**

A useful range of modern agricultural buildings set within adjoining land plus 3.50 acre south facing pasture land, offering considerable scope for continued agricultural use, storage, diversification, or development, subject to the necessary consents.

### **LOT 4 - 30.47 ACRES ARABLE AND PASTURE LAND**

Four parcels of easily accessible, gently sloping arable and pasture ground with water troughs fed from the borehole located within this lot. The land is described as freely draining acid loamy soils and listed as Grade 3 under the Agricultural Land Classification. The boundaries consist mature hedges and fencing with stock-proof netting and strand of barbed wire.



### **LOT 5 - 33.03 ACRES OF ARABLE AND PASTURE LAND**

Seven parcels of predominantly south-facing productive arable and pasture land with access track suitable for modern farming equipment. The land is described as mainly freely draining acid loamy soils and listed as Grade 3 under the Agricultural Land Classification. The boundaries are mainly fencing posts with stock-proof netting and strand of barbed wire. There is currently a water supply to troughs via the borehole located in Lot 4.



### LOT 6 - 16.45 ACRES WOODLAND

An attractive area of young woodland providing amenity value, wildlife habitat, and long-term environmental benefits, together with an adjoining area of meadow which provides access and enhances the property's rural appeal. Please note the purchaser will be responsible for the installation of a new fence line.

### AGRICULTURAL SCHEMES

There are existing Sustainable Farming Incentive agreements in place. Please ask the agent for more details.

### TENURE AND POSSESSION

Freehold with vacant possession upon completion.

### PUBLIC AND PRIVATE RIGHTS OF WAY

The farm is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof. The vendor will retain a right to run an underground electric cable under lot 4, please speak to the agent for further information.

We are not aware of any public rights of way crossing the farm.

### SERVICES

Private water via borehole  
Mains electric plus solar panels on Farmhouse  
Private drainage  
Oil central heating to house  
Gas central heating to annexe

### DIRECTIONS

What3words locations  
Lot 1: [///hoops.flight.climber](https://www.what3words.com/location/hoops.flight.climber)



## Welland Down Farm, Sandford, Crediton

Approximate Area = 2585 sq ft / 240.1 sq m

Annexe = 863 sq ft / 80.1 sq m

Outbuildings = 15109 sq ft / 1403.6 sq m

Total = 18557 sq ft / 1723.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2026. Produced for Symonds & Sampson. REF: 1463310



Lot 2: ///extremely.passenger.scrolled  
Lot 3: ///expectant.garage.wage  
Lot 4: ///cattle.planet.verve  
Lot 5: ///signed.internet.altitude  
Lot 6: ///canyons.army.spellings

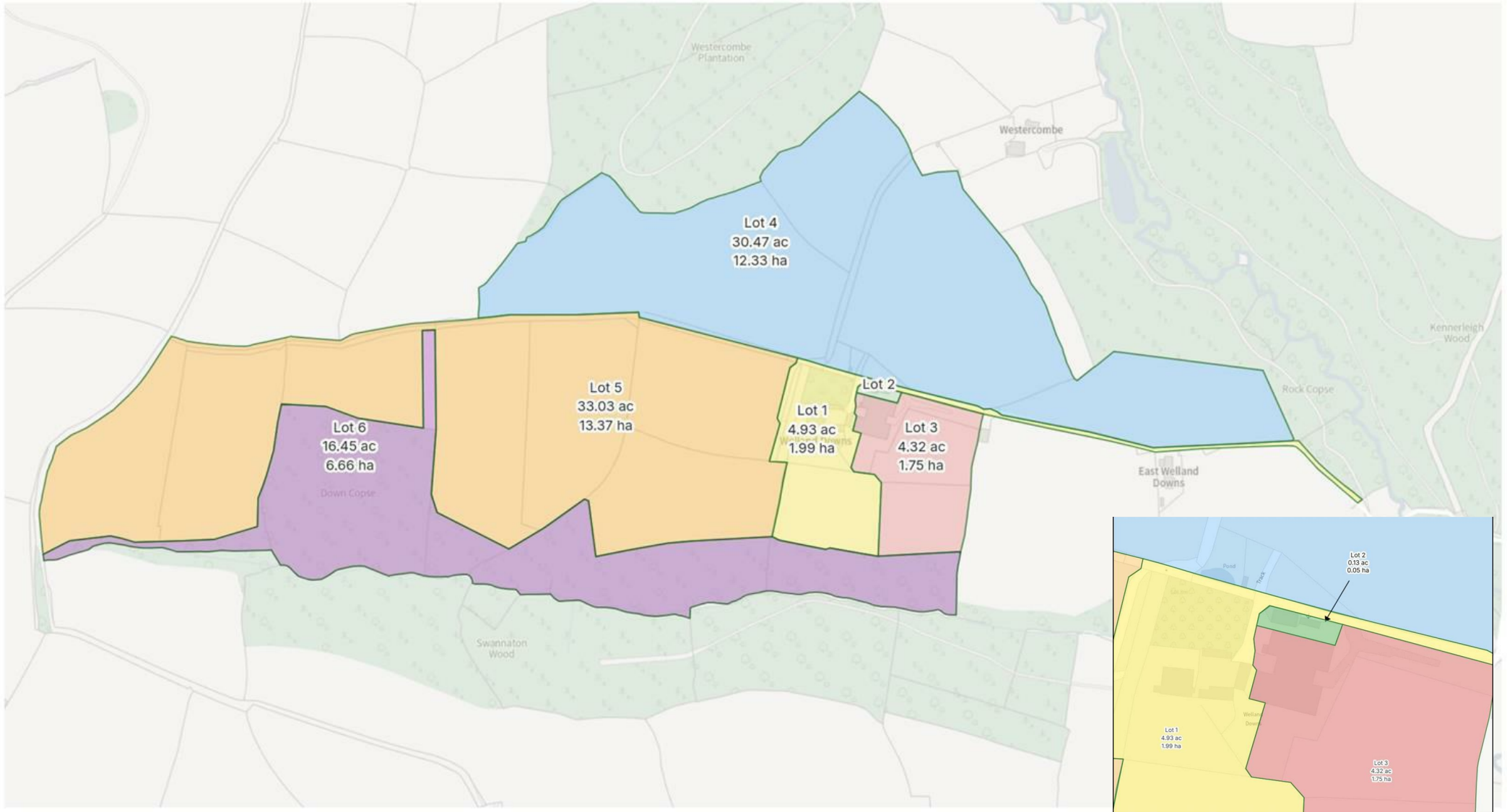
## VIEWING

Strictly by prior appointment with sole selling agents Symonds & Sampson. For further information please contact Sarah Vere or Paul Heard at the Tiverton Office on 01884 218911.





# Welland Down Farm, Sandford





# Welland Down Farm, Sandford, Crediton

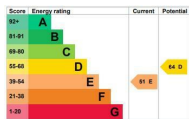
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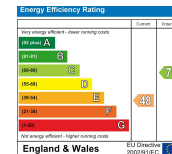
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An aerial photograph of a rural landscape. The foreground is dominated by a large, vibrant green field with a few sheep scattered across it. To the left, a dense forest of tall, green trees stretches across the middle ground. In the center-left, a farm complex is visible, featuring several buildings with grey and brown roofs, surrounded by trees. The background shows a rolling landscape of smaller green fields, some with yellow flowers, and distant hills under a clear sky. The overall scene is peaceful and idyllic.

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Our Ref:PH/SV  
Date: As postmark

**Symonds & Sampson LLP**  
**15 Swallow Court**  
**Devonshire Gate**  
**Tiverton**  
**Devon**  
**EX16 7EJ**  
**01884 218911**

Dear Sirs/Madam

**WELLAND DOWN FARM, SANDFORD, CREDITON**

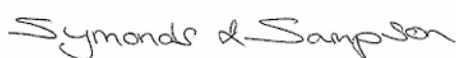
We are delighted to have received instructions to offer for sale, Welland Down Farm. Please find enclosed particulars for the farm, which we hope will be of interest to you. The farm is well-situated and offers considerable potential. There is a 5 bedroom farmhouse, 2 bedroom annexe, three stone barns (with full planning permission for conversion), modern farm buildings all set in approximately 89.33 acres (36.17 hectares) of arable, pasture and woodland.

The farm is offered for sale by private treaty as a whole or in up to 6 lots, as detailed below:

LOT	DESCRIPTION	ACRES	HECTARES	GUIDE PRICE
<b>1</b>	Welland Down Farmhouse, two barns with planning and land	4.96	2.01	<b>£895,000</b>
<b>2</b>	Barn with planning for 1-bed dwelling	0.13	0.05	<b>£75,000</b>
<b>3</b>	Modern farm buildings with land	4.29	1.74	<b>£150,000</b>
<b>4</b>	Arable and pasture land	30.47	12.34	<b>£280,000</b>
<b>5</b>	Arable and pasture land	33.03	13.37	<b>£295,000</b>
<b>6</b>	Woodland	16.45	6.66	<b>£100,000</b>
<b>Whole</b>		89.33	36.17	<b>£1,795,000</b>

If you would like further information or to arrange a viewing, please contact Sarah Vere or Paul Heard on 01884 218911 or email [svere@symondsandsampson.co.uk](mailto:svere@symondsandsampson.co.uk) / [pheard@symondsandsampson.co.uk](mailto:pheard@symondsandsampson.co.uk).

Yours faithfully,



Symonds & Sampson LLP  
Tiverton Agricultural Team