



Wormhill Farm

DARTMOOR | DEVON

Wormhill Farm

incorporating the Miniature Pony Centre

NORTH BOVEY • DARTMOOR • DEVON • TQ13 8RG

Moretonhampstead about 3 miles • Exeter about 17 1/2 miles
(Distances are approximate)

*A traditional farmstead in the foothills of
Dartmoor incorporating one of the area's most
iconic visitor attractions*

Period farmhouse with hall, dining room, drawing room, farmhouse kitchen with aga,
conservatory, study, domestic offices

4 bedrooms, 3 bathrooms (2 en suite)

Traditional range of stone buildings incorporating retail space, a restaurant and a cafeteria,
2 bedroom staff flat and office accommodation

A range of modern barns provide a play area, a stock yard and stabling

Railed parkland provides paddocks, lakes, an outdoor play area and a miniature farmyard

The Miniature Pony Centre attracted approximately 33,500 visitors in 2016 and 35,500 visitors in 2017

Set in approximately 18 acres (7.2 ha)

Available by separate negotiation

60 acres (24.2 ha) of pasture and woodland which runs down to the banks of the River Bovey



SITUATION

Wormhill Farm is situated in the eastern foothills of Dartmoor, an area designated a National Park for its spectacular landscape of open moorland with its distinctive granite tors and the unspoilt hinterland of small fields and woodlands divided by the fast flowing streams and rivers flowing down from the high moor.

Wormhill Farm lies just to the east of the open moor on the banks of the River Bovey about 3 miles from one of the moor's principal towns, Moretonhampstead. It is situated beside the B3212, a road which cuts through the centre of Dartmoor from east to west. From Moretonhampstead, the A382 runs north-south linking to the A30 dual carriageway to the north which gives good access to Exeter and the M5, and the A38 Expressway to the south, the Exeter to Plymouth road. This also links onto the M5 at Exeter.

Communications to Devon are excellent with the M5 motorway easily accessible at Exeter, which also has an Intercity rail service providing regular trains to Paddington and the Midlands. Exeter Airport has an expanding service and is situated just off the M5 on the east side of Exeter.

For shopping Moretonhampstead and nearby Chagford provide for day-to-day needs while the Cathedral city of Exeter provides a wider choice. Newton Abbot to the south and Torbay, about 15 miles away, provide further shopping and leisure opportunities.

The area is well served for schools with excellent state and private schools for girls and boys of all ages in Exeter, Newton Abbot and Torbay.

DESCRIPTION

Wormhill Farm is an attractive old farmhouse which has been modernised to provide comfortable accommodation on 2 floors. The modernisation included replacing most of the floors with attractive pine boards other than in the drawing room where the flagstones have been retained. Thus the house has retained its period feel while being improved internally to a high standard. The heart of the house is the kitchen which is a good size with ample space for a table and chairs with the Aga providing a warm comfortable atmosphere. Both the drawing room and kitchen open through into the south facing conservatory.

The house enjoys its own private gardens and has its own access independent to the visitor attraction.

The traditional outbuildings have been cleverly adapted to provide business space for a visitor attraction based upon miniature ponies. Public and staff access to the buildings is totally separate from the house, providing a useful buffer. The barns could be reused for horses or agriculture subject to planning permission.

The house is situated, together with the buildings, within about 18 acres of paddocks and lakes.



THE GARDENS

These surround the house and form protection, privacy and amenity for the house. They are partly terraced and run up the hillside from the house and are landscaped with hard features including a giant rockery and include borders, running water and a superb holly hedge. The lawn is level in front of the house. There is a summerhouse in the garden which is bound by tall, thick hedges.

FIXTURES AND FITTINGS

Items mentioned in these particulars are included in the sale, but all other items are excluded, specifically all garden statuary and ornaments, carpets and curtains, some of which may be available by separate negotiation.

THE MINIATURE PONY CENTRE

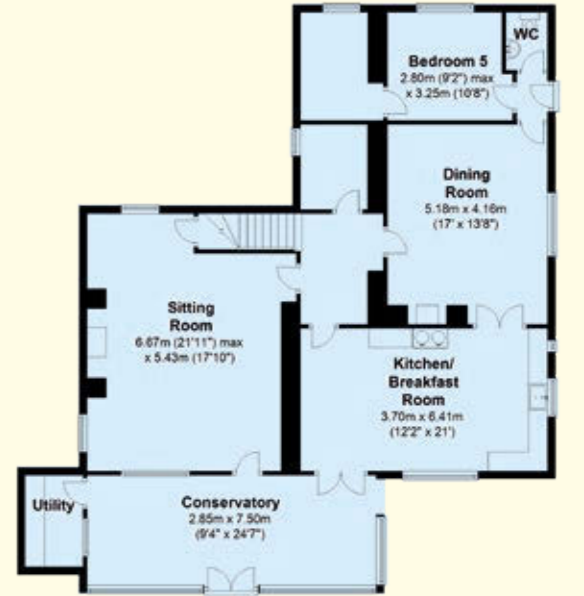
The Miniature Pony Centre is completely separate from the private house which has its own drive access. At present the house is an island of tranquility surrounded by a commercial business and its privacy can either be enhanced or reduced according to the wishes of the owners. The current owners chose to give themselves privacy.

While the existing planning permission is for a visitor attraction, the range of buildings could be reconverted to agricultural or equestrian use, subject to planning permission.





Approximate Gross Internal Floor Area:
Wormhill Farm: 252.9 sq.m. (2,721.9 sq.ft.)
 For identification only. Not to scale.



Ground Floor



First Floor

THE CURRENT BUSINESS

THE BUILDINGS

The large coach and car park, with space for about 200 vehicles, is accessed from the road by a wide splayed double gated entrance and screened by a beach hedge. The Centre is entered through the shop and reception area.

The public approach to The Miniature Pony Centre is through a detached stone slate barn used as the Reception and Shop. It is fitted out with shelving and lighting for retail use. It has double glazed doors facing the car park, night storage heating with a loft space for stock/storage and a pull down ladder access.

At the rear of this building is the Lavatory Block with separate ladies, gents and disabled facilities and mothers changing room.

The original granite and slate courtyard of barns have been adapted

for indoor play areas and a separate function room with an extension of timber framing on the west side, providing a dry store, commercial kitchen and food preparation area, self service food and sales area. Restaurant with space for 52 covers plus a covered apron providing additional seating areas.

From this restaurant area, steps lead up to the original barn and the function room, with potential for 35 covers, heated through a wood burning stove and night storage heaters. This leads through into the indoor play areas around the courtyard, which is fully glazed, facing into the courtyard. Internally, the former stabling has been fitted out for further indoor soft play with appropriate lighting.

Outside, the courtyard facilities include a covered yard about 18m x 9m with a covered viewing area and adjoining covered play area in a framed

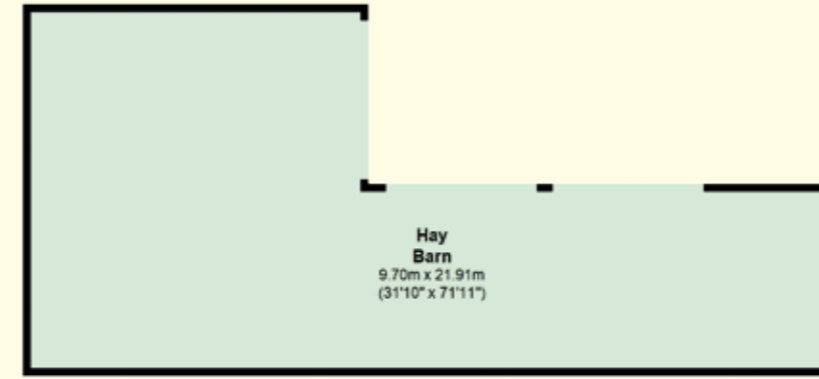
Dutch barn, raw timber and block stables.

Outside play and picnic areas run down to the lake.

There is another range of buildings above the house with separate access off the road. There is a modern hay barn which is L shaped, almost fully enclosed with timber cladding, measuring about 21m x 4.5m and incorporating an area used as a tractor shed. Detached stone barn, two storey but open at present.

TUPE

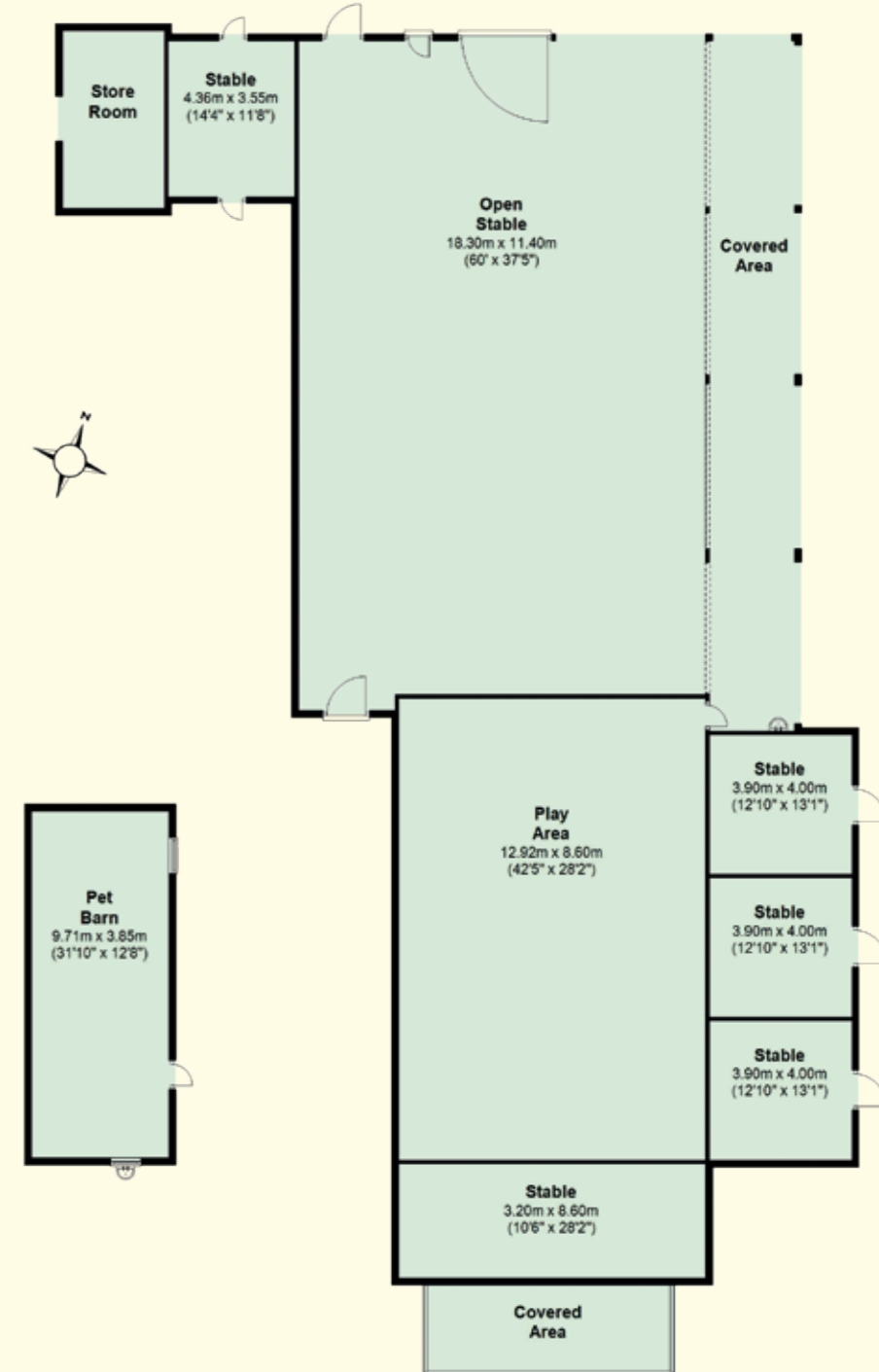
Purchasers will be required to comply with the relevant legislation in respect of current employees.



Approximate Gross Internal Floor Area:

Barns: 665.0 sq.m. (7157.6 sq.ft)

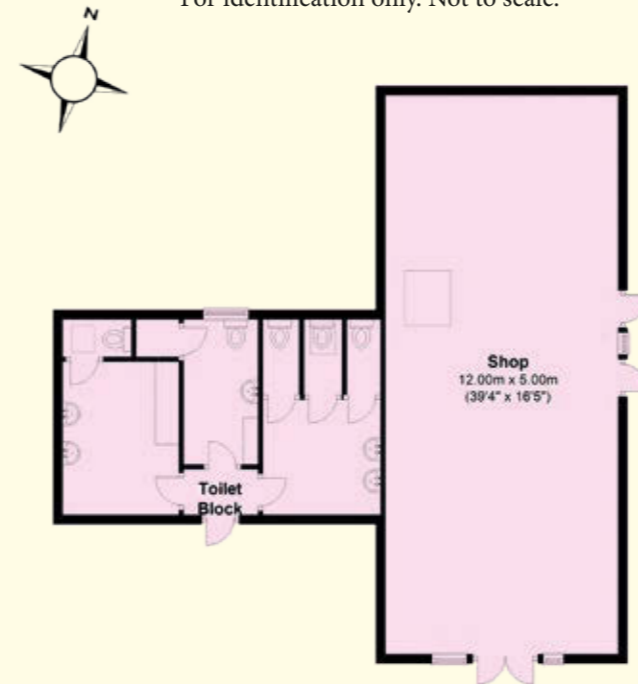
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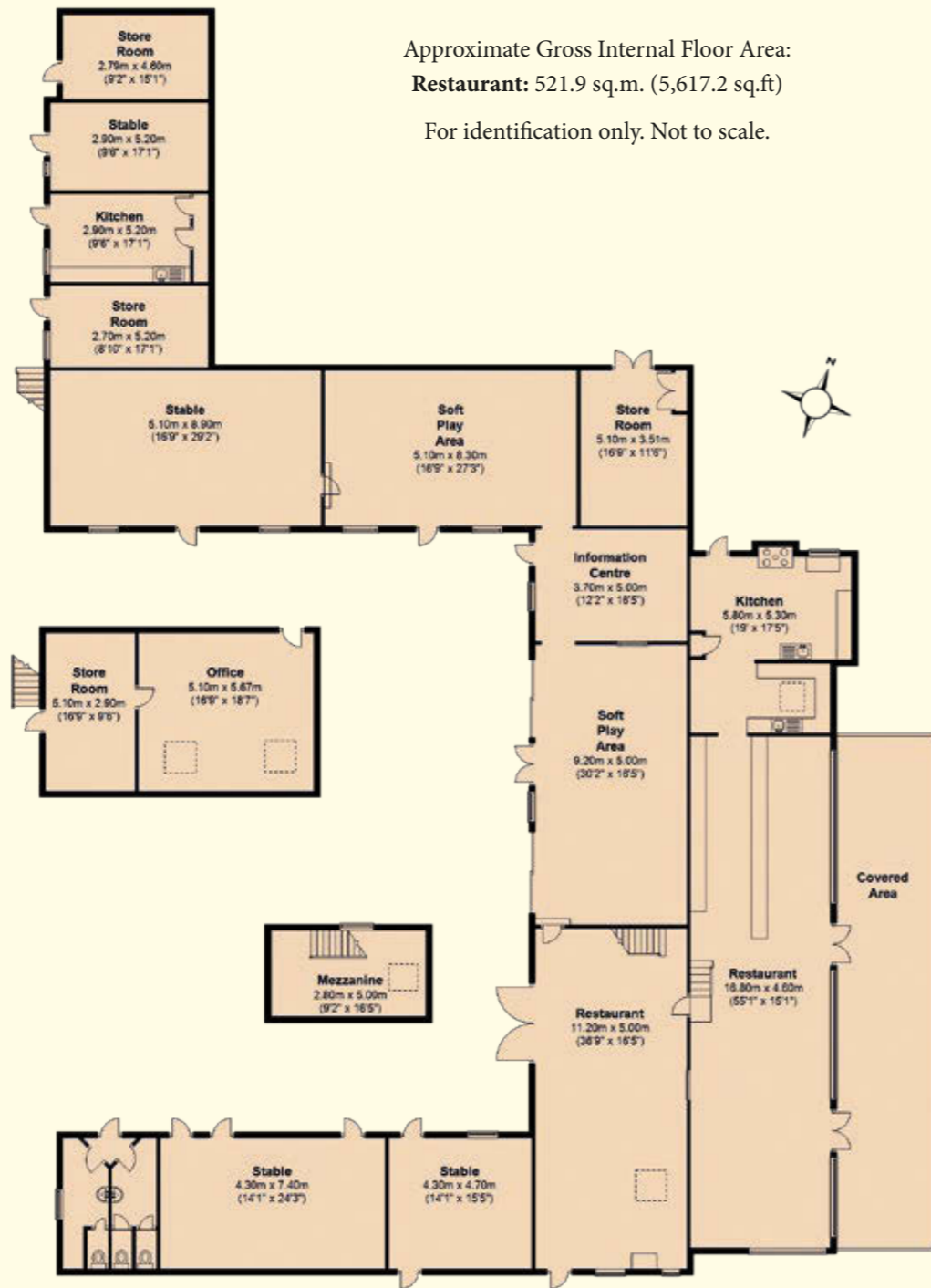


Approximate Gross Internal Floor Area:

Shop: 89.0 sq.m. (958.2 sq.ft)

For identification only. Not to scale.





THE FLAT

The flat forms the first storey of part of the courtyard of former barns. It is approached via an external staircase to a half glazed stable door leading into an entrance hall. The kitchen/sitting room has a wood burning stove and window seat. Bedroom 1 has a built in wardrobe and north facing window with roof light and bedroom 2 has built in wardrobes, and a roof light. There is a shower room.

THE OFFICE/WORKSHOP

This forms the first floor of the remainder of the range in which the flat is situated and has access from a spiral staircase at the rear, leading into an office with roof lights. Night storage heaters and connecting door through to the workshop/store with external staircase.

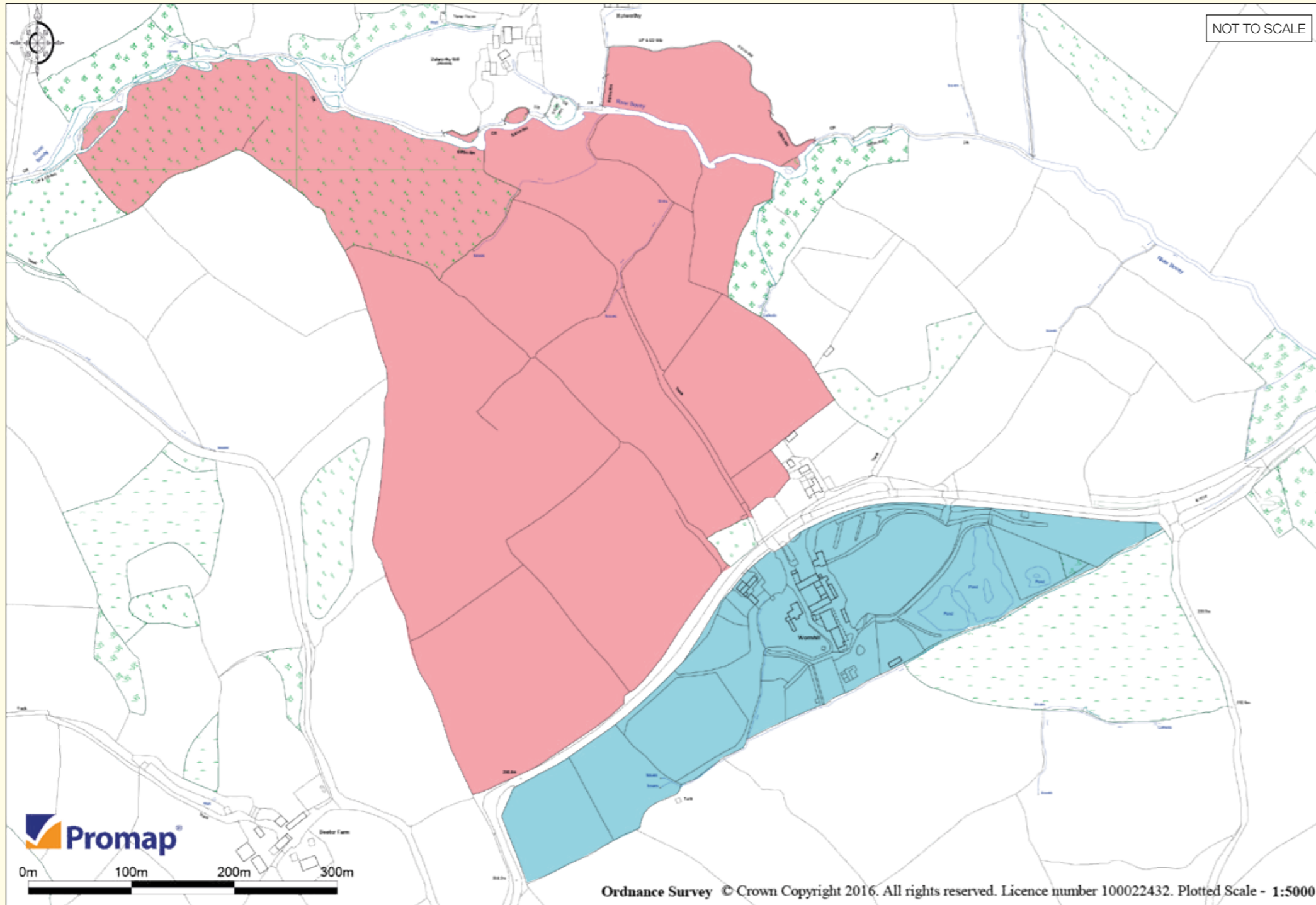
THE LAND

60 acres (24.2 ha) across the B3212 on the north side of the road is all down to permanent pasture other than 10 acres which is recently replanted woodland bordering the most attractive River Bovey. This land is available to be purchased as a separate Lot in conjunction with a purchase of the Miniature Pony Centre.

Approximate Gross Internal Floor Area:
Flat: 62.4 sq.m. (671.2 sq.ft)
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NOT TO SCALE



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WORMHILL FARM

TENURE AND BASIS OF SALE

The freehold interest in the property together with its associated business are offered for sale.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

SERVICES

Private water, mains electricity, private drainage.

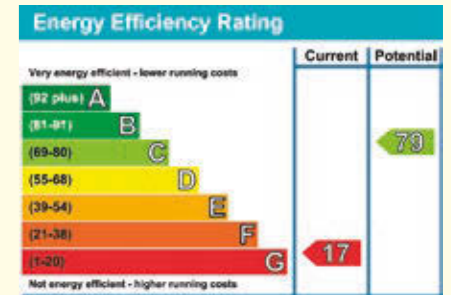
DIRECTIONS

From either the A38 or the A30, turn onto the A382 Moretonhampstead road. In the centre of Moretonhampstead turn onto the B3212 in a westerly direction. Go past the Manor House Hotel and Golf Course and Wormhill Farm and the Pony Centre will be found on the left hand side clearly sign posted.

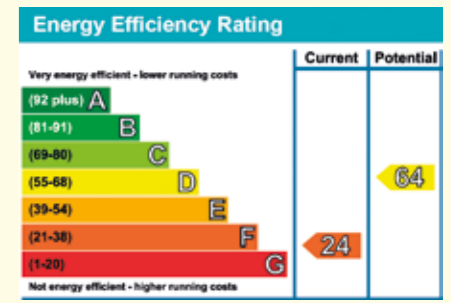


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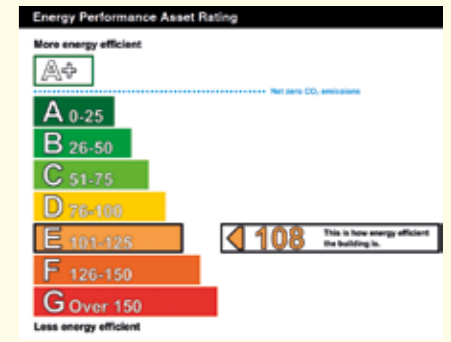
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House



Flat



Restaurant



Shop



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