



ADAMS HELE FARM HOUSE ASHBURTON TQ13 7NW



Adams Hele Farmhouse comprises a Grade II listed residence, believed to date back to the early 17th century, as recorded by English Heritage. Steeped in history and owned by the current custodians for nearly 30 years, this charming property showcases a wealth of characterful period features.

Set within approximately 1.7 acres of organic wild meadow, the farmhouse enjoys a picturesque setting, complemented by large barns and traditional stone outbuildings, offering immense potential for a variety of uses. A great opportunity for sympathetic modernisation, ready to be transformed for its next chapter, the house is being offered for sale by the Modern Method of Auction.

THE DARTMOOR OFFICE

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GUIDE PRICE : OIEO £700,000



For Sale By Auction



AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Welcome



Step into this inviting home and into the living space, where period charm meets contemporary comfort. This space epitomizes the essence of cosy elegance, offering a delightful retreat for relaxation and socialising.

The room's centrepiece is a magnificent stone fireplace, featuring a wood-burning stove, perfect for warming up on chilly evenings. The fireplace is framed by beautifully preserved stonework, adding character and historical charm.

This charming living room combines historical features with modern comforts, making it a delightful space for both everyday living and entertaining guests.



Ground Floor

A timber and glazed door from the driveway opens into the entrance hall, featuring a striking solid oak inner door that leads into the main hallway, where a staircase rises to the first floor.

The property offers two generous reception rooms:

Reception Room One – A spacious and versatile entertaining area, highlighted by a large granite fireplace housing an oil-fired stove with a back boiler (not yet commissioned). A window to the rear provides natural light, while a stainless steel sink and fitted cupboards run along one wall. Doors lead to the rear porch and an inner hall, as well as a small hallway with a glazed door opening onto the driveway.

Reception Room Two – A characterful space with exposed beams, a focal fireplace with a wood burner (currently not in use), and windows to the front, adding charm and warmth.

There is also a study, offering an ideal home office or reading nook with a window to the front elevation.

The inner hallway provides access to a modern ground-floor bathroom, featuring a white suite, including a bath with shower over, vanity sink unit, WC, and bidet. A built-in cupboard houses the hot water tank, and a window to the rear completes the space.

The rear porch offers access to the outside and includes a useful under-stairs storage cupboard.

The kitchen is fitted with a stainless steel sink, cupboards, drawers, and a gas cooker along two walls. A window to the rear provides a pleasant outlook, while plumbing is in place for both a washing machine and dishwasher.

A potential GROUND FLOOR ANNEXE comprises three separate rooms, with windows overlooking the driveway. Inner hallway giving access to the shower room and the drive.





First Floor

The first floor is accessed via the main staircase from the hall, where a window overlooks the outbuildings. A narrow staircase leads to a large walk-in loft/roof space, offering excellent storage potential.

The accommodation includes four well-proportioned bedrooms, each full of character. Bedroom One features a fireplace with a cast-iron grate, a wash basin, and an adjoining shower cubicle, with a connecting door to Bedroom Three, which benefits from dual-aspect windows and a cast-iron fireplace. Bedroom Two has a window overlooking the driveway, a tiled fireplace, and a built-in storage cupboard, while Bedroom Four enjoys full ceiling height, exposed roof beams, and a window to the drive aspect. At the top of the second staircase, there is access to the landing and an external door, along with a separate WC and a good-sized shower room, which has the potential to be converted into a full bathroom.



Outside

Adjacent to the farmhouse is a yard with traditional stone farm buildings which may lend themselves to adaption to alternative uses such as ancillary accommodation, studio/work space or holiday letting units, subject to the required consents.

There is a productive south-facing vegetable patch and various fruit trees behind the farmhouse and an adjoining paddock, ideal for grazing animals, with gated access from the lane and stunning countryside views.

The owners have managed the land organically throughout their time here, and have a wide selection of herbs and wild flowers, with increasing regard for nature, which has resulted in considerable growth in diversity and quantity of wildlife. Such as the Jersey Tiger Moth, day-flying moth, in the UK found only in Devon and Hariy Footed Flowerbees, to name a few. They also have nesting birds each year, Jackdaws, Robins and House Sparrows. Blackbirds nest in the greenhouse.







Not to scale
For identification purposes only

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Outbuildings

The driveway leads down to the property with a parking/turning area by the main entrance and continues to an inner courtyard by the outbuildings with further parking.

OUTBUILDING ONE - DETACHED STONE BANK-BARN

Ground Floor: 39' 6" x 19' (12.04m x 5.79m) divided into two areas with three window openings.

Adjoining Lean-To Greenhouse

Upper Floor: 57' x 19' (17.37m x 5.79m) with access points at either end and five window openings along one side.

OUTBUILDING TWO- STABLE BUILDING

Of Stone Construction with Hayloft over- 36' x 16' (10.97m x 4.88m) divided internally into several stables/ stalls. Cobbled brick floor.

OPEN FROTED STORE - 18' x 7' 6" (5.49m x 2.29m)

BLOCK BUILT STABLE BUILDING - 27' 6" x 15' 8" (8.38m x 4.78m) divided internally into three stables/stalls.

GARAGE - 15' 4" x 8' 10" (4.67m x 2.69m) Metal up and over entry door.

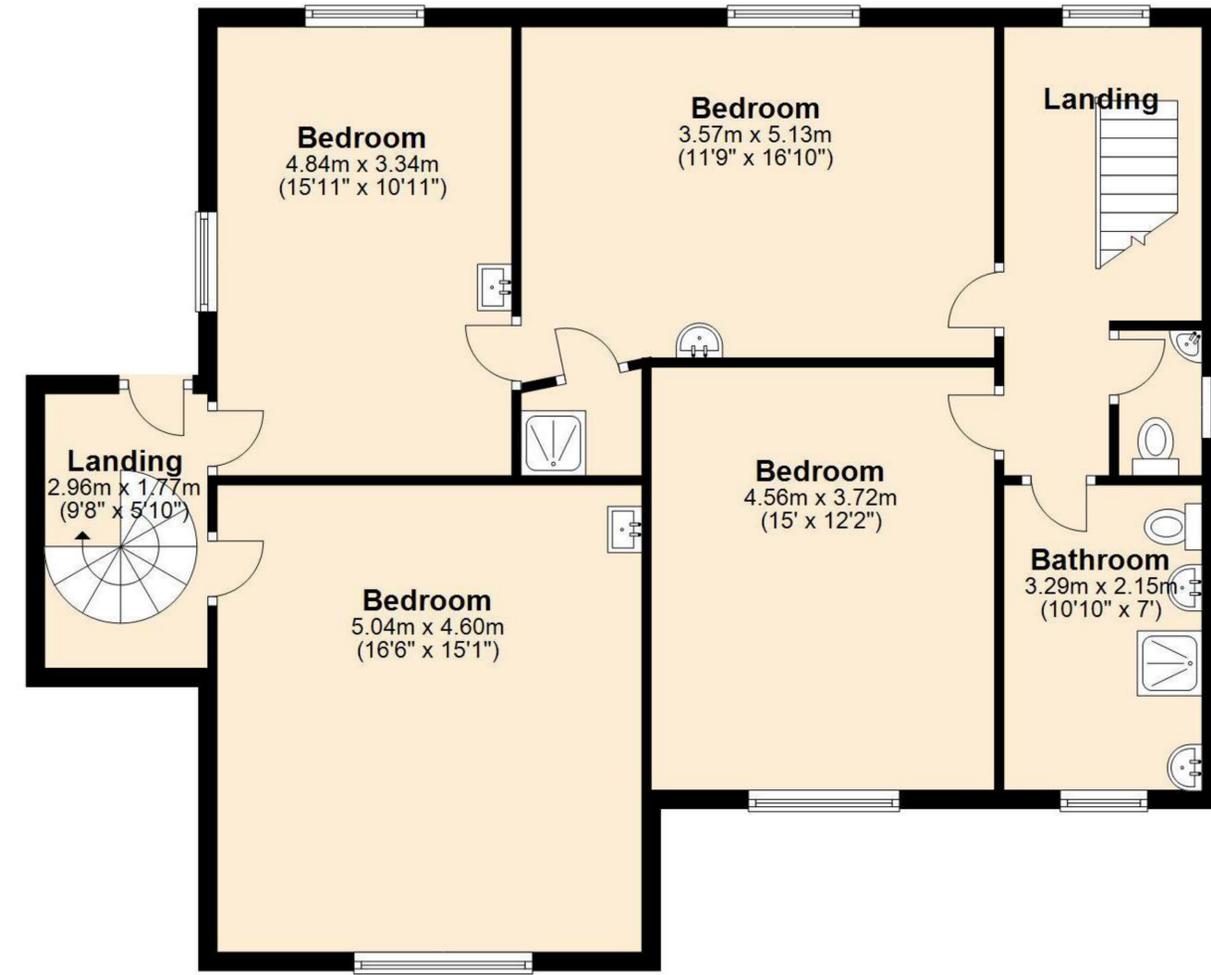


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Ground Floor
 Approx. 164.0 sq. metres (1765.7 sq. feet)



First Floor
 Approx. 101.3 sq. metres (1090.1 sq. feet)



Total area: approx. 265.3 sq. metres (2855.8 sq. feet)

Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - G

EPC - G

SERVICES

Mains water and electricity. Private drainage shared with neighbouring property. We are advised by the seller that the current drainage system requires upgrading and replacement.

BROADBAND

Ultrafast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

PROPERTY REPORT - Key Facts for Buyers

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. The Property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold auctions.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



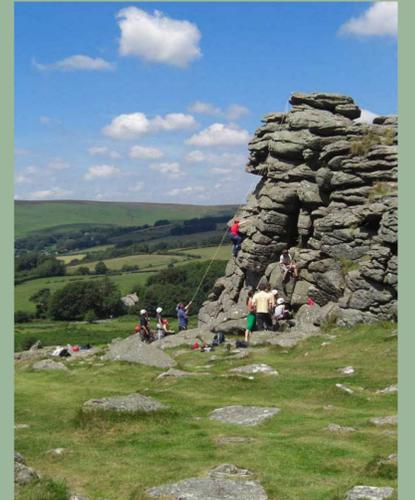
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About... Ashburton

Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers superb facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving all right on the doorstep.

The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and a mainline train service from London to Penzance.



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