

Lower Corndon Farm







Lower Corndon Farm,

Chagford, Newton Abbot, Devon, TQ13 8EE

Chagford (2 miles), Whiddon Down A30 (5.5 miles), Exeter City Centre (22 miles)

Lower Corndon Farm offers a rare opportunity to acquire a substantial Georgian country home set in around 7.4 acres of land, with excellent equestrian facilities and superb ancillary accommodation in a beautiful rural setting with the Dartmoor National Park.

- Georgian five bedroom farmhouse
- Idyllic lifestyle opportunity
- First time to the market in 60 years
- Grade II listed
- Council Tax Band F
- Two-bedroom stone barn conversion
- Additional 8.37 acres - Guide Price £200,000
- Dartmoor National Park
- Income generating
- Freehold

Guide Price £1,350,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Lower Corndon Farm and Meadow Cottage are set in a glorious rural position within the beautiful South Devon countryside close to popular town of Chagford . This impressive attached Georgian farmhouse offers extensive and versatile accommodation, combining period elegance with the practicalities of equestrian and smallholding living. The principal house extends to five/six bedrooms and three reception rooms, providing superb family accommodation with a wealth of character throughout. Period features blend seamlessly with light and spacious interiors, creating a welcoming home perfectly suited to both family life and entertaining. Complementing the main residence is the stunning detached stone barn conversion known as Meadow Cottage. Beautifully presented, this charming two-bedroom cottage offers flexible ancillary accommodation ideal for multi-generational living, guest accommodation, holiday letting potential or additional income.

The property is set within acres of gently rolling grazing land, making it particularly appealing to equestrian purchasers or those seeking a lifestyle property. The grounds include stables, field shelters and excellent pasture with water supply, all enjoying far-reaching views across the surrounding countryside.

ACCOMMODATION

The property is discretely attached and is entered via a welcoming entrance hall leading through to the inner hall. To the left is the impressive drawing room, featuring a substantial granite fireplace with wood-burning stove and French doors opening to the outside. Opposite lies the charming dining room, complete with a serving hatch through to the kitchen.

The traditional farmhouse kitchen is fitted in a classic wooden style and centred around an oil-fired AGA, with an adjoining conservatory breakfast room with French windows and enjoys views over the grounds. Also on the ground floor is a versatile study/bedroom six with ensuite bathroom, together with a spacious utility room, rear hallway, cloakroom and boot room.

On the first floor, the principal bedroom benefits from an ensuite bathroom with a nursery or potential dressing room next door. There are two further double bedrooms and a single bedroom, all with vanity units and fitted wardrobes. A family bathroom completes the accommodation on this floor.













MEADOW COTTAGE

Meadow Cottage is a beautifully presented stone barn conversion. The property has a charming kitchen, thoughtfully designed and benefiting from a garden door opening directly onto an outside seating area, ideal for al fresco dining and entertaining. On the first floor are two well-proportioned double bedrooms together with a family bathroom.

GARDEN

The gardens surrounding Lower Corndon Farm are predominantly laid to lawn, creating a delightful setting for the house and cottage alike. Mature rhododendrons, established shrubs and colourful flowering borders provide seasonal interest and privacy, whilst enjoying a wonderful outlook across the surrounding countryside. There are also a couple of useful garden sheds.

STABLES AND LAND

The equestrian facilities are a particular feature of the property and include stables with a flexible layout together with a useful feed and tack room. Much of the land is enclosed by newly installed wooden fencing, whilst the predominantly level grazing provides excellent pasture with water supply and is ideally suited to equestrian use, hobby farming or smallholding purposes. There is 7.4 acres included at this price with an additional 8.37 acres available at a Guide Price of £200,000.

SERVICES

Utilities: Mains electricity
Drainage: Septic Tank (shared with adjoining farm cottage) - believed to comply with General Binding Rules 2020
Water: Private Spring/Tank (shared with adjoining farm cottage)
Heating: Oil in the main house, Electric heating in cottage
Meadow Cottage - EPC 58 (D)
EE,Three, O2 and Vodafone mobile network likely available (Ofcom)
Standard broadband available (Ofcom)

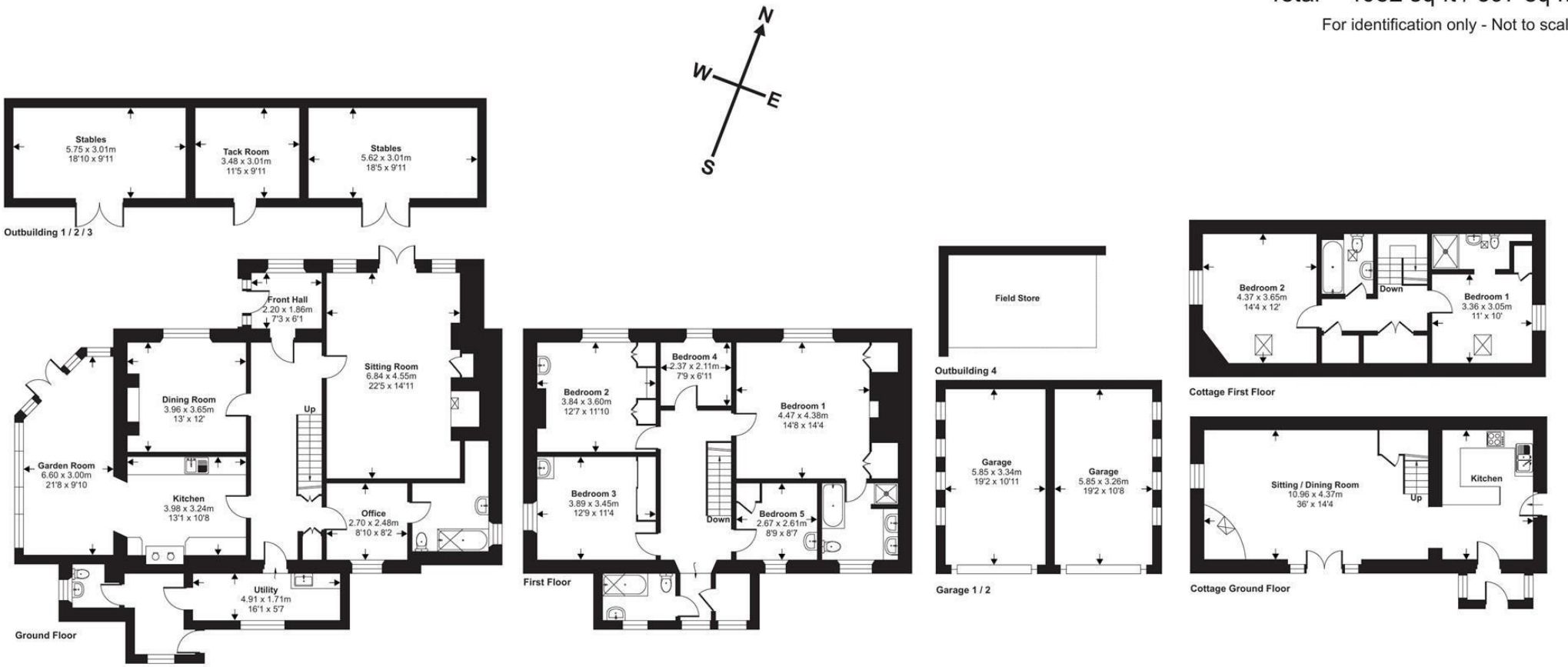
DIRECTIONS

What3words///grips.unity.stuffing

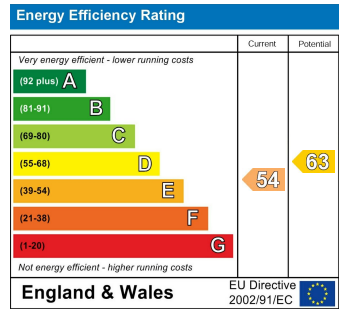
AGENTS NOTE

The property is situated within Dartmoor National Park.
The vendor has advised that the adjoining cottage has access for inspection and maintenance.

Approximate Area = 2557 sq ft / 237.5 sq m (excludes garages & field store)
Cottage = 1044 sq ft / 96.9 sq m
Outbuildings = 481 sq ft / 44.6 sq m
Total = 4082 sq ft / 397 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). ©nichecom 2026. Produced for Stags. REF: 1462788



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










STAGS