



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Middle Corscombe Farm

## Okehampton

### EX20 1SD



## Guide Price - £1,275,000



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01837 500600

# Middle Corscombe Farm Okehampton EX20 1SD



Idyllic Lifestyle Business with Proven Income – Farmhouse, Two Holiday Cottages, Campsite & Renewable Energy on 4.67 Acres near Dartmoor

- Seven-Bedroom Character Farmhouse
- Two Beautifully Converted Cottages
- Peaceful Location Near Dartmoor
- 4.67 Acres Of Gardens, Paddocks And Woodland
- Outdoor Swimming Pool
- Six-Pitch Luxury Campsite With Barn Kitchen
- Wind Turbine For Lower Bills And Extra Income
- Successful Holiday Let Business With Excellent Annual Income
- Ideal For Multigenerational Living Or Lifestyle Change
- EPC - TBC



Tucked away down a quiet country lane near Sticklepath and Okehampton, and just moments from the wild beauty of Dartmoor, this captivating rural retreat offers far more than first meets the eye. At its heart is a charming seven-bedroom farmhouse, rich in character with its mix of thatch and slate roofs, original fireplaces, and flagstone floors. But this is just the beginning. Two beautifully converted cottages – a spacious one-bedroom barn and a delightful three-bedroom home with stained glass windows – offer the perfect setup for multigenerational living, guest accommodation, or income generation.

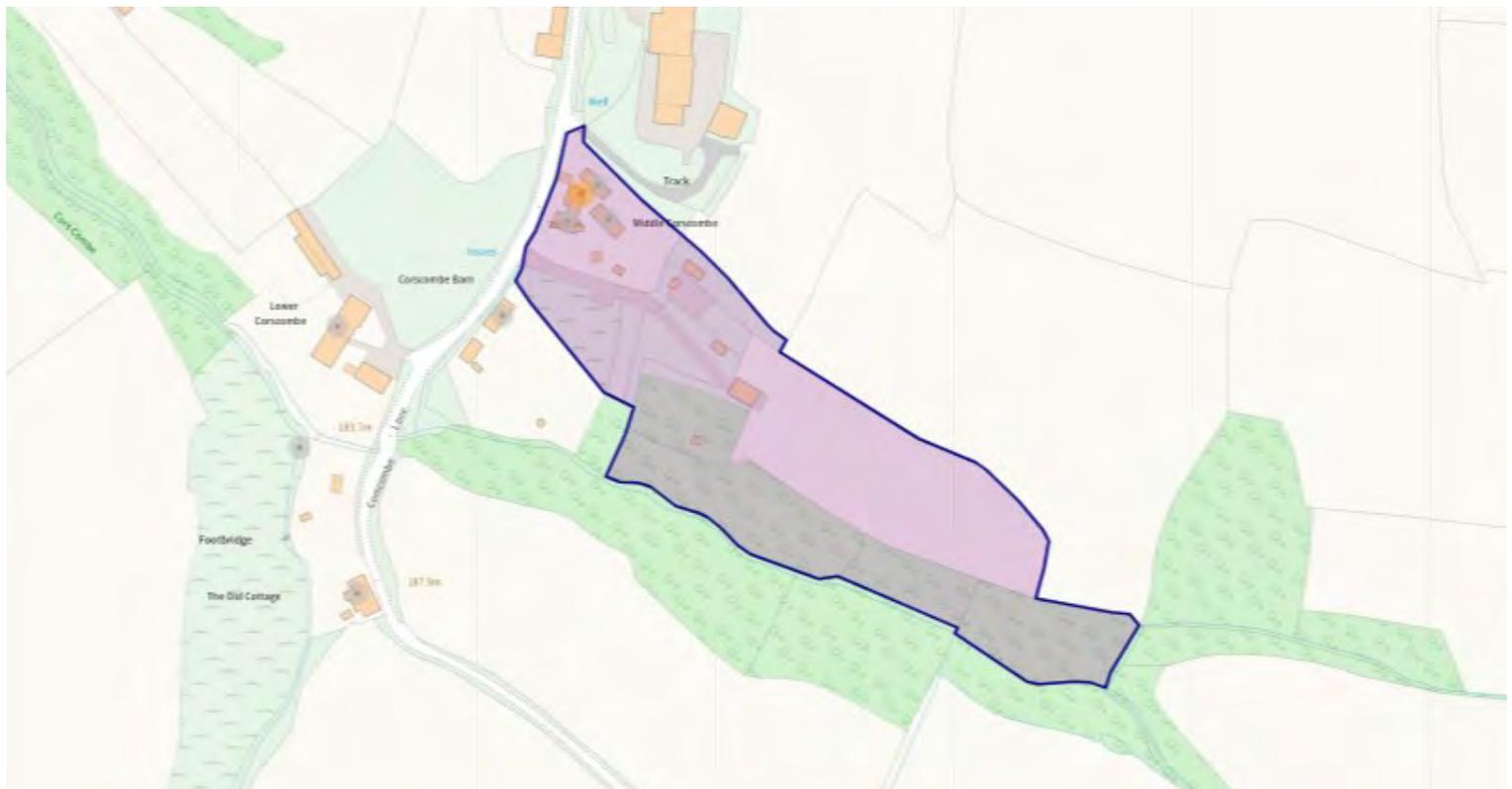


Set within 4.67 acres of idyllic gardens, paddocks and woodland, the property also features an outdoor pool, a luxury campsite with a rustic-chic barn kitchen, and even a wind turbine that keeps running costs down while adding extra income.

Already a thriving lifestyle business this is a rare chance to embrace rural living without compromise – whether you're dreaming of space for a large family, a peaceful escape, or a new way of life.

# Changing Lifestyles

Nestled in the heart of Devon's countryside, the property enjoys a wonderfully peaceful position just outside the village of Belstone and a short drive from the bustling market town of Okehampton. Surrounded by rolling fields and woodland, and with Dartmoor National Park virtually on the doorstep, it's a haven for walkers, cyclists and nature lovers. Despite its tranquil setting, the A30 is easily accessible, providing swift connections to Exeter, the north coast and beyond – making it the perfect balance of rural seclusion and everyday convenience.



# Threshing Barn, Old Stable Cottage And Camping



# Changing Lifestyles

In addition to the main house, the property includes two charming cottages: the three-bedroom Old Stable Cottage with beautiful stained glass and two bathrooms, and The Threshing Barn, a spacious one-bedroom conversion with open-plan living and a stylish wet room. Nestled within the grounds is a peaceful luxury campsite with a large barn set up as a shared kitchen and chill-out space – offering further potential for flexible family use or lifestyle income.



# Property Description;

Idyllic Lifestyle Business with Proven Income – Farmhouse, Two Holiday Cottages, Campsite, Stables & Renewable Energy on 4.67 Acres near Dartmoor

Nestled in the peaceful Devon countryside just moments from the edge of Dartmoor National Park and popular village of Belstone, this exceptional lifestyle property offers an outstanding and fully operational business with multiple income streams – ideal for those seeking a change of pace or a move towards a sustainable, countryside lifestyle.

Set in 4.67 acres of pasture and woodland, this remarkable property comprises a charming seven-bedroom farmhouse, two beautifully presented holiday cottages, a luxury glamping-style campsite, stables, an outdoor swimming pool with sauna, and a wind turbine that generates renewable energy and contributes a secondary income.

The main Farmhouse is an inviting and spacious period home part thatch and part slate roofed, oozing with character. It features original beams, charming fireplaces, stripped wooden and flagstone floors and has been carefully maintained to serve as a homely but adaptable living space. The accommodation includes 7 bedrooms, 4 reception rooms and 4 bathrooms currently arranged to allow dual use making it perfect for large family occupation or continued holiday letting.

Adjacent to the farmhouse are two separate holiday cottages:

- Threshing Barn – a large, two storey 1200sqft, one-bedroom barn conversion offering an open-plan living/bedroom space, stylish kitchen/diner, and wet-room style shower room. This property is particularly popular with couples seeking a countryside retreat. It also benefits from French doors opening onto a private balcony with stunning views towards Belstone Tor. The Threshing Barn also boasts its own private garden.
- Old Stable Cottage – a stunning three-bedroom character cottage bursting with charm, including period features and beautiful stained glass. It boasts slate flooring, a wood burner, and its own private garden. It offers two bathrooms and plenty of space for family holidaymakers or longer-term guests with its own private gate and driveway.

The holiday accommodation has delivered a strong and consistent income, with the last 12 months producing in excess of £60,000. The cottages alone bring in approx. 110 bookings per year.

For the glamping and camping enthusiast, a beautifully landscaped area has been created with six established camping pitches, each spaced for privacy and surrounded by wildflower meadows and woodland. Guests enjoy access to a large converted barn that provides a shared kitchen and chill-out space, creating a sociable and premium campsite feel. The camping area is fully off-grid and includes an alfresco cooking area, as well as quirky toilets and showers, offering a back-to-nature experience with added comfort. The site licence allows unlimited camping and 5 touring pitches providing further potential to develop the business

A real highlight is the outdoor swimming pool and sauna, providing a luxury addition for both guests and owners, and the wind turbine, which offers environmental benefits alongside reduced utility costs and income from feed-in tariffs.

Tucked away down a quiet country lane between Sticklepath, Belstone and Okehampton, this superb property is moments from the rugged beauty of Dartmoor, while offering easy access to the A30, Exeter and the coast. The 3 dwellings and campsite produce a high level of income, further details are available on request.

This is a rare opportunity to acquire a complete, income-generating rural business in a magical setting – ideal for those seeking a turnkey venture with lifestyle appeal and genuine growth potential.

# Changing Lifestyles





Floor 0 Building 1



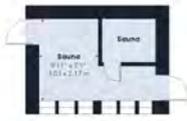
Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 1 Building 4



Floor 0 Building 5



Floor 1 Building 5

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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