



Bond
Oxborough
Phillips

Changing Lifestyles

Middle Corscombe Farm Okehampton EX20 1SD



Guide Price - £1,300,000



Changing Lifestyles

01837 500600

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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 And Sauna
- Luxury Campsite With Barn Kitchen And Bathrooms
- 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.

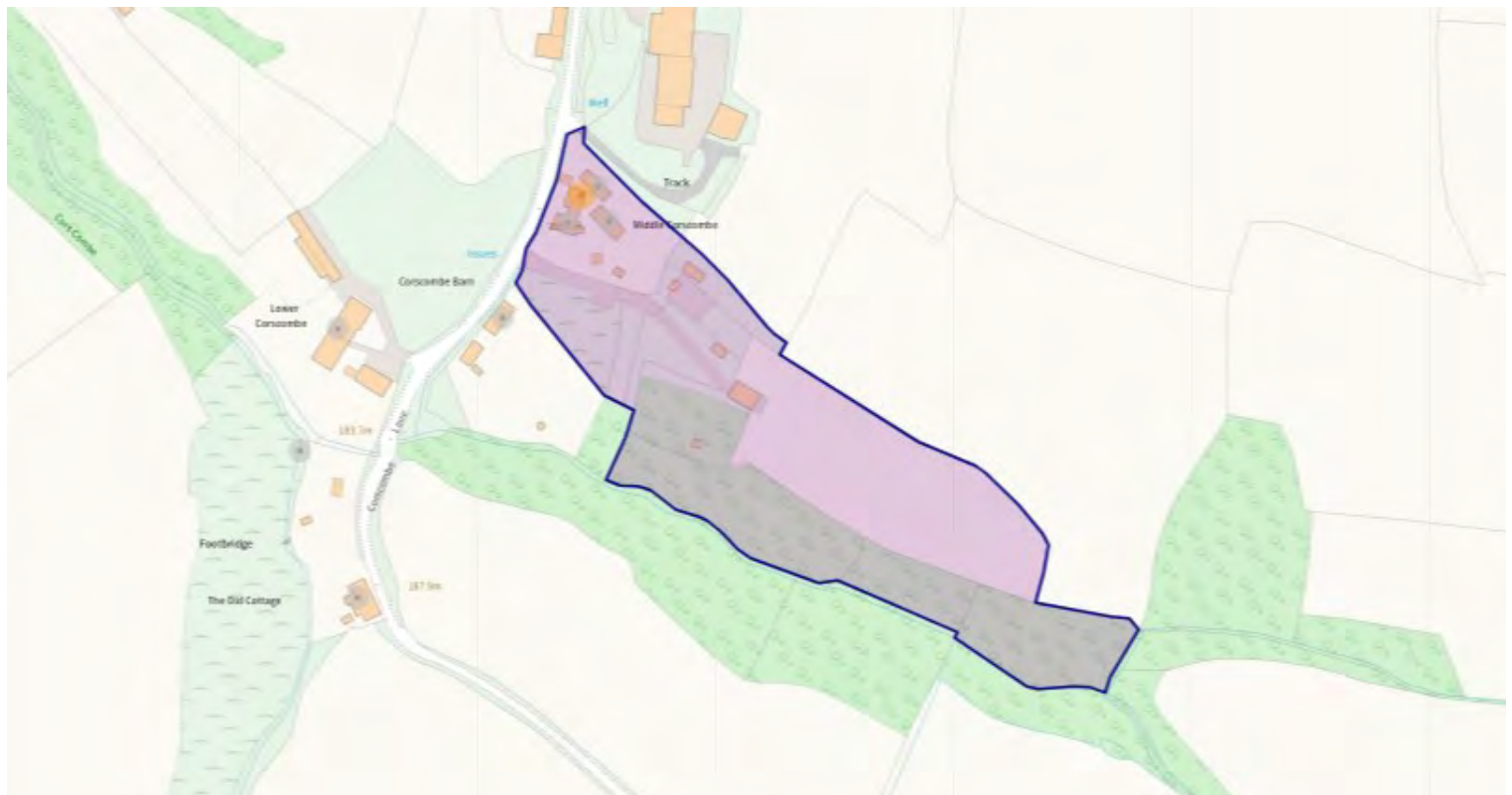


Set within 4.67 acres of idyllic gardens, paddocks and woodland, the property also features an outdoor pool, a luxury campsite with a rustic-chic barn kitchen, and even a wind turbine that keeps running costs down while adding extra income.

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.

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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



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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 and 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;

Charming 7-Bedroom Country Home with Two Cottages, Pool, Sauna, Woodland & Pasture – Ideal for Extended Family Living near Dartmoor

Set in a secluded position near the villages of Sticklepath, Belstone and Okehampton, this enchanting country home offers a rare opportunity to enjoy multigenerational living, with the added benefit of privacy, flexibility and space — all within a stone's throw of Dartmoor National Park.

At the heart of the property lies The Farmhouse – a beautifully characterful seven-bedroom home with a mix of thatched and slate roofing, classic fireplaces and handsome flagstone floors. It is a true family home, yet also versatile in layout, with potential to create self-contained sections for older children, grandparents or guests. Accompanying the main residence are two additional dwellings:

- The Threshing Barn is a 2 Storey 1200sqft, wonderfully converted one-bedroom barn with vaulted ceilings, a modern wet room, an open-plan kitchen/diner, lounge and bedroom area, plus its own private balcony with far-reaching views of Dartmoor — perfect as a separate annexe for a relative or independent teenager.
- The Old Stable Cottage, a characterful three-bedroom home with its own private driveway and lovely period details including stained glass windows, could suit elderly family members, visiting friends, or even be used as a long-term rental for additional income.

Together, the three homes offer multigenerational living at its best — allowing for independence and togetherness in equal measure.

The grounds extend to 4.67 acres of gardens, paddocks and woodland bordered by a meandering stream, creating a haven for children to play, gardeners to explore, or those with equestrian or smallholding interests. There is also a range of stables and outbuildings, offering excellent storage or further development potential (subject to consents).

For those who enjoy entertaining and relaxation, the property features a outdoor swimming pool complete with its own sauna, surrounded by mature planting and hedging for privacy.

A further delight is the small luxury off grid camping area: pitches tucked away in a peaceful corner of the land, each offering tranquillity and beautiful surroundings. The site benefits from its own outdoor kitchen, showers, and toilets, all housed in a sympathetically converted barn that also serves as a social and cooking space — perfect for hosting guests or running a unique glamping experience.

Sustainability is also a key feature here — the property includes a wind turbine that not only helps power the home and reduce energy bills but also contributes a modest additional income stream.

With the wild beauty of Dartmoor National Park on the doorstep, and Okehampton's shops, schools and rail station just a short drive away, this is an ideal location for families wanting a balance of rural life with everyday convenience.

A Lifestyle Business Opportunity

For those seeking a change in pace or a work-from-home lifestyle, the property also presents an established and highly successful holiday letting and camping business. The three dwellings and campsite have produce a high level of income, further details available on request. The site licence allows unlimited camping and 5 touring pitches providing further potential to develop the business

Bookings are currently managed via a combination of Cottages.com and direct enquiries, totalling around 110 annual stays. The additional benefit of the wind turbine helps reduce operational costs and generates extra income, adding to the overall sustainability of the venture.

Whether you want to continue running a lifestyle business, use the accommodation flexibly for extended family, or simply enjoy the peace and space of this magical setting, the choice is yours.

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Floor 0 Building 1



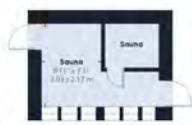
Floor 1 Building 1



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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