



Ryme Intrinseca Farm





SITUATION

The farm is situated in the large rural parish of Beaworthy, 4 miles from the villages of Ashwater and Halwill with shops catering for day-to-day needs. More comprehensive facilities can be found in the thriving market town of Holsworthy with its Livestock Centre and range of market town facilities including doctors and veterinary surgeries.

The A39 is 14 miles away at Bude which allows access to explore the majestic North Cornish coastline with numerous sandy beaches and leisure amenities. The A30 can be accessed at Sourton Down, 14 miles away, with a train station in Okehampton town which links to Exeter. Exeter is approximately 41 miles distant with access to the M5 motorway network, mainline railway station serving London Paddington and international airport.

DESCRIPTION

Ryme Intrinseca (from Latin "In the Parish") has been owned by the current vendors for the last 30 years and has been subject to considerable expenditure and improvement to create an impressive stock-rearing farm worthy of an early inspection.

The unrestricted bungalow was originally built in 1985 of cavity block construction beneath an interlocking tiled roof. The property was successfully extended in the 1990s with the addition of a large utility/boot room and conversion of a garage into a comfortable self-contained annex at the other, ideal for a dependent relative or supplemental income.

The main bungalow accommodation is illustrated on the floorplan and briefly comprises an attractive contemporary kitchen, utility/boot room, sitting room, dining room, conservatory, 4 bedrooms (1 en suite) and family bathroom.

OUTSIDE

Approached over its own access drive (shared with just two other properties) and flanked by its own ground, the impeccably presented farmstead has a concrete yard at the rear with further parking to the



front. There is an attractive, private and level lawned garden to the rear enjoying views over the surrounding farmland.

Three useful and adaptable steel portal barns and workshops are arranged around the yard, with cattle handling facility, providing extensive storage and stock housing, interlocked with pole & GI barns.

From the yard at the rear, there is access to the main run of gently sloping land divided into practically shaped enclosures which have been completely fenced and gated to a high standard within the last 12 months, with mains fed water (separately metered from farmhouse supply) to troughs providing extensive water points throughout the farm. The land has been laid down to permanent pasture and has the benefit of a small area of amenity woodland, with the eastern boundary abutting the banks of the River Claw.

The land and property extend to 67.75 acres (or thereabouts)

SERVICES

Mains water (metered), private drainage (sewage treatment plant), mains electricity. Double glazed throughout, bulk oil-fired central heating. Solar panels (owned). Full EPC document available on request. Broadband: FTTP. For mobile phone coverage please visit Ofcom website. Please note the Agents have not inspected or tested these services.

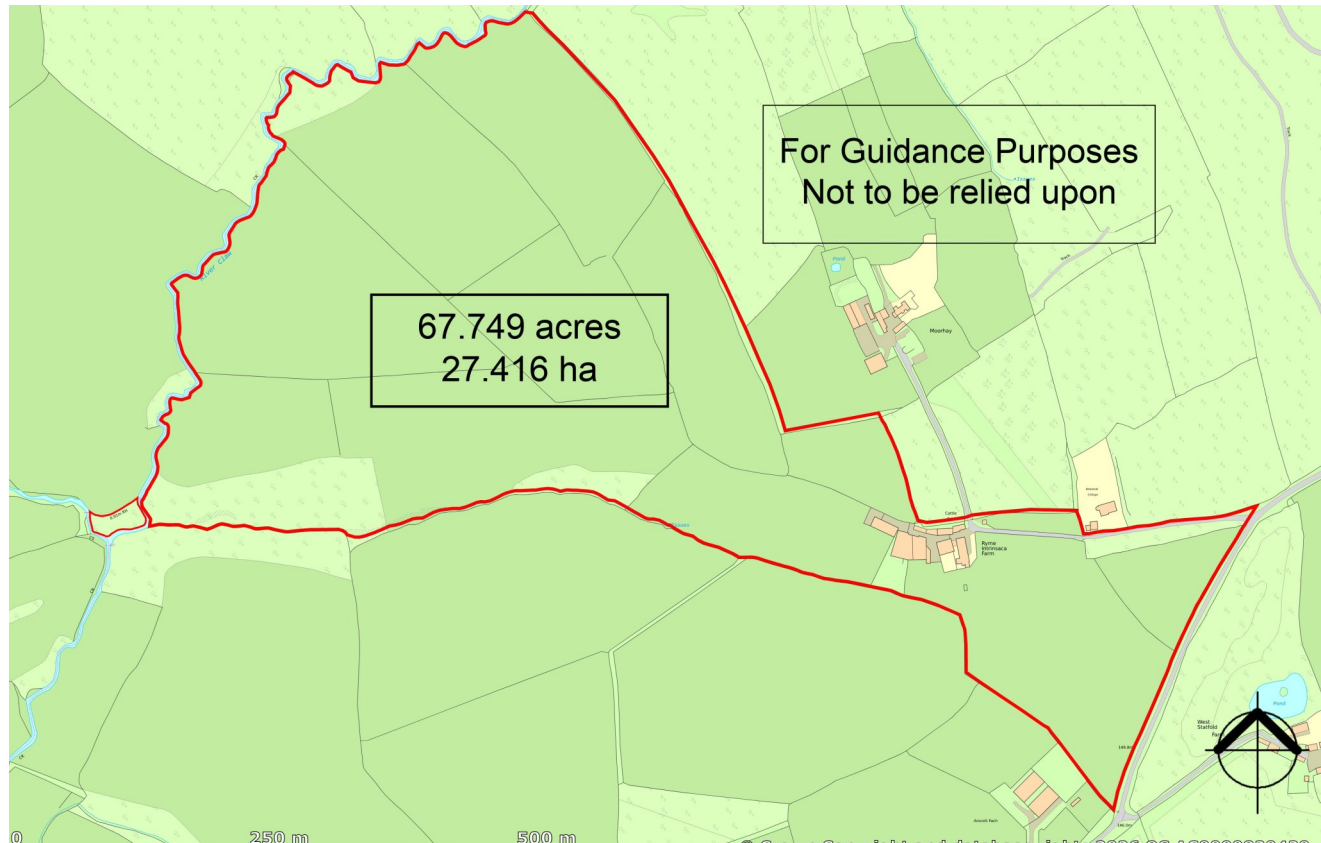
VIEWINGS

Strictly by prior appointment with the vendors appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav Postcode: EX21 5DL

What3Words: ///lightly.goodnight.mildest



Ryme Intrinseca Farm, Ashwater, Beaworthy, Devon, EX21 5DL

Holsworthy 7 miles – Bude (A39) 16 miles – Okehampton (A30)
15 miles – Exeter (M5) 41 miles

- No Onward Chain
- Spacious, Well Presented 4/5 Bedroom Bungalow
 - Adaptable Range of Outbuildings
 - Completely Re-Fenced & Gated
- Accessed Over Privately Owned Lane
 - Impressive Panoramic Views
 - 67 Acres In All
 - EPC D & Council Tax D



**A quietly located, stock-rearing farm presented in
excellent heart with detached bungalow and
annexe, all set in a convenient ring fence**

Guide Price £1,150,000 Freehold

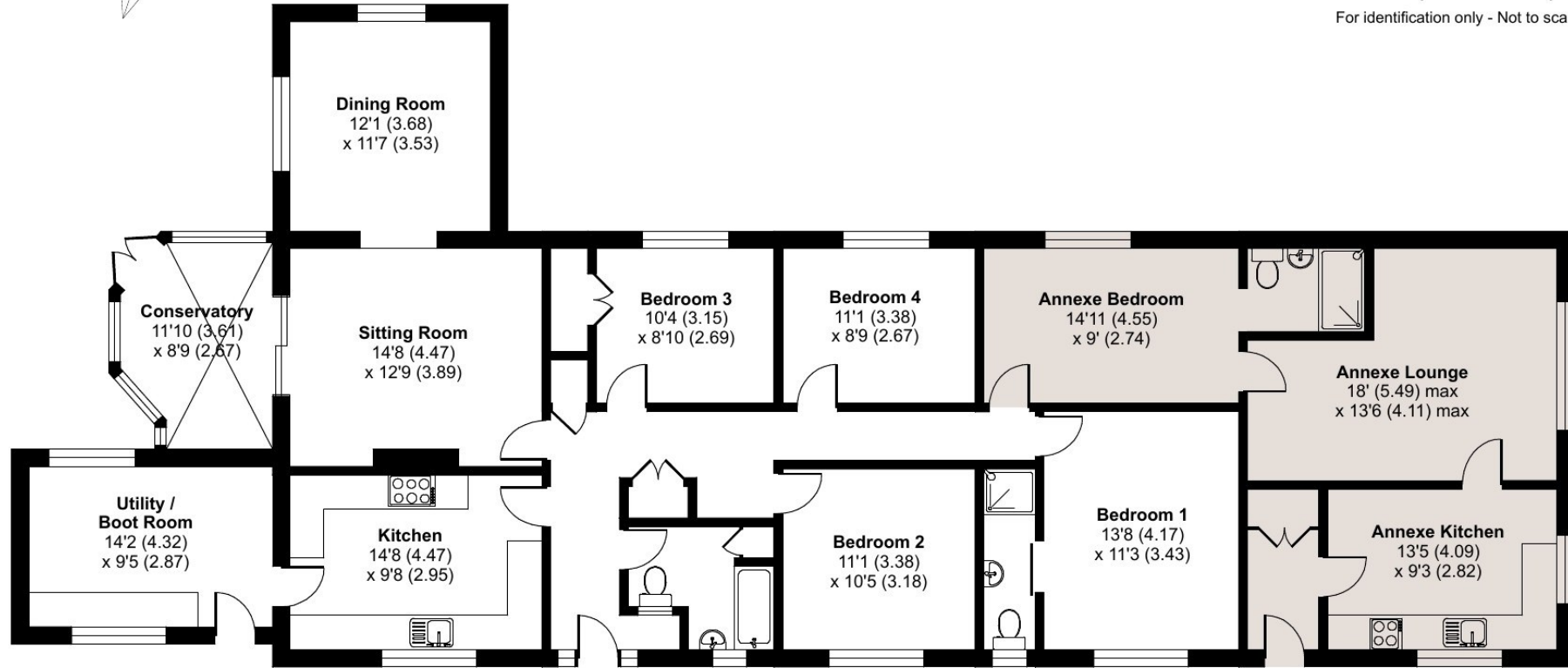


DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS



Approximate Area = 1549 sq ft / 143.9 sq m
Annexe = 558 sq ft / 51.8 sq m
Total = 2107 sq ft / 195.7 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1478242

For more information or to arrange a viewing, please contact us:

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