



North Molton

NANCEKIVELL&CO



East Marsh Farm, North Molton, South Molton, Devon, EX36 3HQ

PRICE GUIDE £1,500,000

- 22 ACRES SURROUNDING PASTURE • 3 BED HOLIDAY COTTAGE LAND
- EASY ACCESS TO A361
- STABLING GYM POOL & TENNIS COURT
- LARGE AGRICULTURAL BUILDING
- STONE OUTBUILDINGS
- CLOSE TO EXMOOR NATIONAL PARK
- BIOMASS & SOLAR



A BEAUTIFULLY SITUATED 6 BEDROOMED SOUTH FACING FARMHOUSE WITH A SUBSTANTIAL DETACHED 3 BED HOLIDAY COTTAGE, TENNIS COURT, 20 M ENCLOSED SWIMMING POOL, CINEMA AND MUSIC ROOM, GYM, STABLING, GARAGING , GARDENS AND GROUNDS, SOLAR AND BIOMASS, LARGE AGRICULTURAL BUILDING, FURTHER STONE OUTBUILDINGS, STREAM FRONTED PADDOCKS EXTENDING TO MORE THAN 20 ACRES ALL SET IN A SHELTERED QUIET VALLEY BETWEEN SOUTH AND NORTH MOLTON AT THE BASE OF THE EXMOOR FOOTHILLS WITH EASY ACCESS TO THE A361.

VIEWING

Strictly and only by prior appointment through the Vendor's sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

From the A361 approaching from Tiverton turn right signposted North Molton at the Bonners Bridge South Molton junction and follow this road for approx 450 metres where turn right up Burcombe Hill. At the top of the hill the main entrance to East Marsh will be found on the right hand side clearly marked. Follow this driveway 800 metres down to the property.

ACCESS

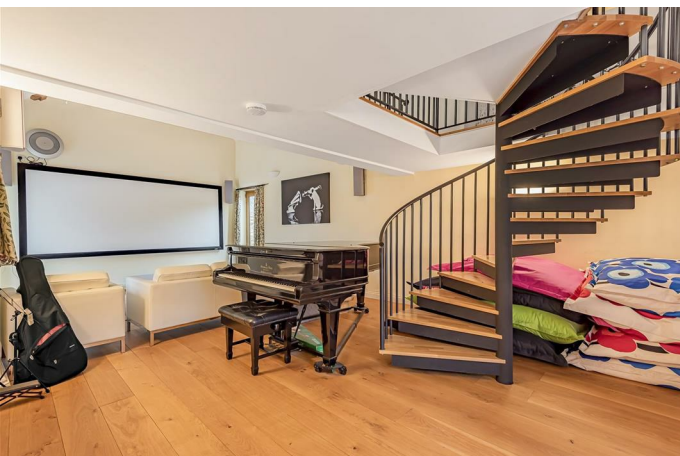
The courtyard access is available from Burcombe hill just below North Molton, being a tarmac driveway terminating in the courtyard adjacent to the main house. There is a secondary access track approaching from Bonners Bridge just off the A361. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers. Both the main access and the secondary access are marked in green on the attached plan.

THE FARMHOUSE

This is a beautifully renovated property of considerable age charm and character which has been sympathetically updated to include a 199kw Biomass heating system and a 4kw solar PV array. The farmhouse sits in a sheltered South facing position surrounded by its own land adjacent to the Cottage, Traditional Farm buildings and the Garaging Stabling Gym buildings. The property also has the benefit of an artificial grass tennis court to the South and a heated enclosed 20m x 5m swimming pool to the rear as well as further vegetable garden and lawn area. Internally the house could easily accommodate a dual occupancy configuration as there are two separate staircases to the first floor. The house offers the opportunity to enjoy the Devon dream, possibly working from home, in a thoroughly modernized well proportioned property with easy access to the A361 at nearby South Molton and the Main Line train Station at Tiverton with the fastest train to London taking approx 2 Hours.

CINEMA AND MUSIC ROOM

Works both as a music room housing the vendors' grand piano, guitars, other practice equipment and vinyl records as well as a spectacular cinema. The cinematic system was put together to a very high specification by a home theatre specialist and allows high definition video from Blu-Ray discs, DVDs, TV or internet streaming to be projected onto the 3.5m (11ft 6in) wall-mounted screen accompanied by 8-speaker hi-fi surround sound. Included in sale: Sony VPL-VW200 6,220,800 pixel SXRD High Definition projector with 400W xenon lamp, Prismasonic anamorphic lens, Sony STR-DA5300ES Multi Channel AV Receiver supporting Dolby TrueHD sound, 8x Linn Komponent loudspeakers, QED Silver Anniversary in-wall audio cabling, Vantage HD digital image processor, SMX Pro-Line 128" x 55" (2.33:1) cinematic screen, Sony BDP S300 Blu-Ray disc player and a Lenovo laptop.





THE COTTAGE

This property alone is a stunning barn conversion again completed to a very high standard with vaulted main room and three bedroomed accommodation laid out over two floors, with a private seating and outdoor dining area to the rear. The internal layout is well proportioned and being a barn conversion is unique as per the photographs. The occupancy of this dwelling is restricted to holiday use only. The property sits in a courtyard just opposite the house and adjacent to the parking and turning area, Stables and Gym.

THE TRADITIONAL STONE BUILDING AND BIOMASS SYSTEM

This building, constructed of Stone and Slate, sits at the western end of the farmhouse and has been utilised to house the substantial 199kW ETA woodchip boiler as well as the associated accumulator tanks and wood chip storage bunker. The Biomass system was installed and registered with Ofgem in 2014. It provides heat to the two houses as well as to the swimming pool. The system is registered under the Non-Domestic Renewable Heat Incentive scheme and the annual payments received have been sufficient to cover the costs of all the woodchip fuel used as well as system maintenance.

STABLING GYM AND GARAGING

This is a series of buildings set to the East and South of the main house, incorporating a room currently utilised as a gym, a range of stabling currently used for general storage and a covered traditional stone and slate open-sided "linhay" barn used as a 3 car port all set around a courtyard area with easy access to the main house and cottage.

THE TENNIS COURT

Beautifully presented and well landscaped, set to the front of the Main house, discreetly hidden by trees and approached over a wooden raised walkway to a single fenced court with small wooden storage building. The court surface is sand filled artificial grass and has recently been comprehensively renovated. The court is enclosed by green mesh fencing and is fitted with 8 retractable metal halide floodlights which can be raised to approx. 4m in height.

THE 20m x 5m SWIMMING POOL

Set to the rear of the main house with a semi rigid enclosure as well as a safety cover, with an adjacent wooden pool chalet including shower and changing facilities. The pool can be heated year round with heat from the RHI Biomass system. This is a lovely addition to the property set in a private area. The pool is sanitized with a chlorine-free ozone system. Adjacent to the pool is a paved area for a hot tub.

GARDENS AND GROUNDS

To the front of the main house is a well presented rose garden with further sandstone patio and small fountain and flower borders, whilst to the rear and surrounding the pool is lawn and a kitchen garden incorporating fruit cage, fruit trees, raised vegetable growing area and recently replaced galvanised steel equipment shed. For a number of years the vendors have used an excellent local contractor to keep the gardens and grounds. The vendors intend to pay the contractor for a further three months work after completion of the sale.

THE MODERN FARM BUILDING

Situated to the West of the main dwelling house, this is a large clear span 90ft by 75ft building currently used for agricultural purposes, which provides huge amounts of garaging and storage should this be required.





THE LAND

The land associated with the property sits on all sides and as well as the garden and grounds described there are pasture paddocks which run down to a stream well below the property to a further paddock in a very peaceful and secluded setting. A further currently arable field which runs back up to the farmhouse and tennis court completes the land to the front of the property. To the East and North are further paddock which sit adjacent to the main driveway on both sides from which as you ascend the road allow an extensive southerly view over unspoilt rural Devon undulating farmland. The whole land area extends to approx 22 BPS Acres. The land and modern farm building are currently let out under a Farm Business Tenancy which ensures their upkeep and provides income. The Farm Business Tenancy runs until 1/3/2021 although the vendors believe it may be possible to agree use of the fields and barn sooner if required. The vendors also believe it would be possible to renew the Farm Business Tenancy over the modern barn and some or all of the farmland should this be of interest.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to, and with the benefit of, all matters contained in or referred to in the property and the registered title, together with public rights of way, wayleaves, easements and other rights of way which cross the property.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only with the boundary edged in blue.

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

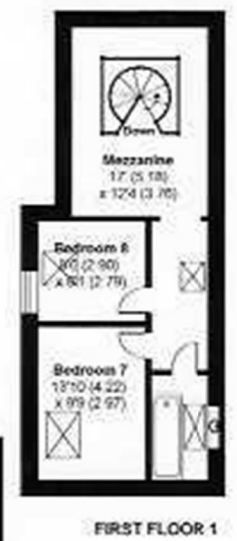
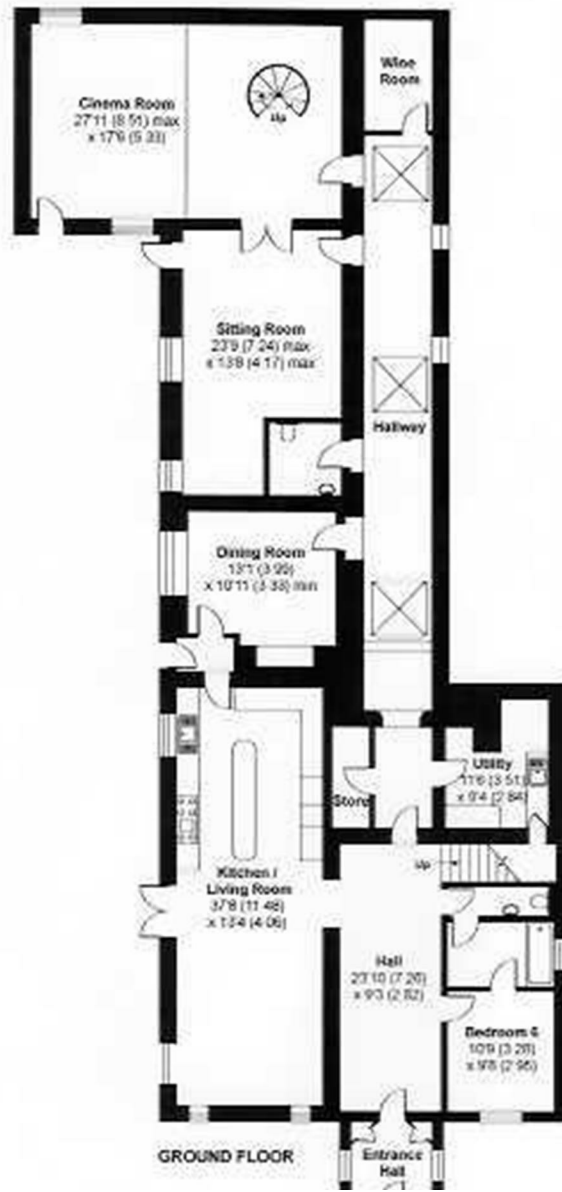
Solar PV, Biomass boiler providing hot water and heating for the main house and cottage, Mains electricity, Mains water supply, and private septic tank drainage.

TENURE

The property is freehold and will be offered for sale with vacant possession.

WARNING

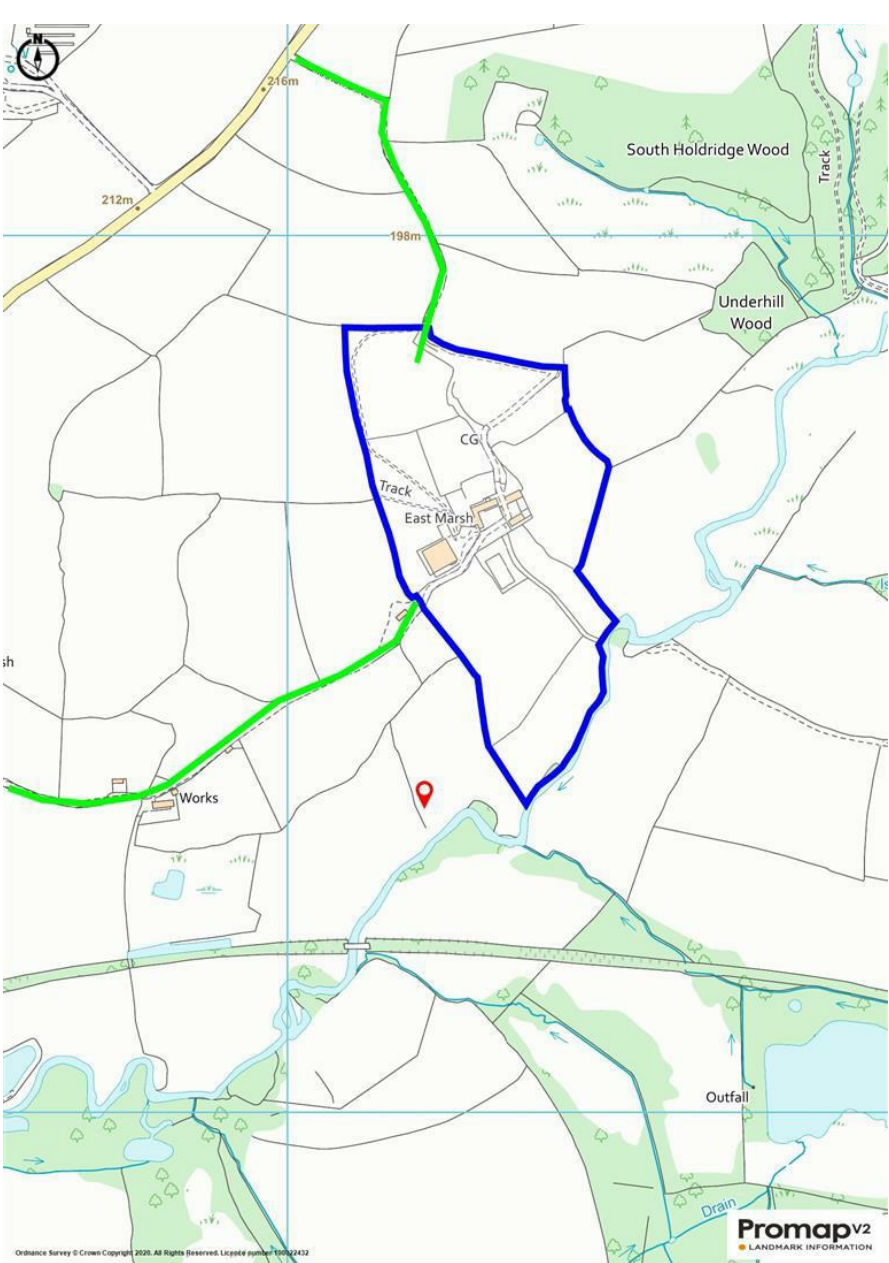
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of any farm buildings.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		63	67
EU Directive 2002/91/EC			



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.