



Chittlehampton

NANCEKIVELL&CO





# Greendown Farm & Cottages, Chittlehampton, Devon, EX37 9QR

OFFERS OVER £1,000,000

- Period 5 Bed Farmhouse
- Significant holiday let income
- 2 Bed Cottage
- Views To Exmoor National Park
- 3 Bed Cottage
- Large Agricultural Building
- 40 Acres Land
- Classic Courtyard Setting





AN OPPORTUNITY TO PURCHASE A SMALL DEVON FARM WITH LOVELY EXTENDED VIEWS UP TO THE NEARBY EXMOOR NATIONAL PARK COMPRISING A SOUTH FACING PERIOD 5 BED FARMHOUSE TWO SEPARATE COTTAGES 3 BED AND 2 BED ALL SET AROUND A COURT YARD INCLUDING FURTHER STONE BARNS, A LARGE 20,000 ft<sup>2</sup> CLEAR SPAN AGRICULTURAL BUILDING SURROUNDED BY JUST OVER 40 ACRES OF AGRICULTURAL PASTURE LAND RUNNING DOWN TO A STREAM BOUNDARY INC GARDENS & POND. THE FARMHOUSE AND BOTH COTTAGES ARE IN GOOD ORDER AND HAVE BEEN GENERATING SIGNIFICANT INCOME FROM HOLIDAY LETTING.

### **INSTRUCTIONS**

Instructions have been received from the Official Receiver to dispose of Greendown Farm, Cottages, buildings and land .

### **VIEWING**

Strictly and only by prior appointment through the Vendors 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.

### **GENERAL DESCRIPTION**

This is the first time Greendown farm has been on the market for well over 50 years. The property offers the opportunity a purchase the classic small Devon farm with South facing Farmhouse 2 cottages producing good letting revenue a large clear span agricultural building together with 40 Ares of surrounding land all set at the end of a concrete driveway with wonderful extended views up to the nearby Exmoor National Park.

### **DIRECTIONS**

From the M5 Motorway at Junction 27 follow the A361 trunk Road to South Molton where take the B3227 towards Umberleigh, after approx 4 miles at Four White Gates Cross (There are four White Gates) turn left and follow the road down into a shallow valley and up the other side where the Entrance to Greendown Farm will be found clearly marked on the Left hand side.

### **THE FARMHOUSE**

The farmhouse is believed to have been constructed in the late 1800's and provides comfortable accommodation with some lovely period features including an inglenook fireplace & exposed beams. There are two staircases allowing the property to be subdivided to create a One bed annexe if required and fine Southerly views across a pond and away to the land belonging to the property. To the front and side is a garden mostly laid to lawn and enclosed by a low stone wall with cast iron railings to the courtyard. This is a very pleasant property offered in good decorative standard with a long established revenue stream from holiday letting.

### **OAK COTTAGE**

Facing West forming part of the courtyard this is a 3 bed stone and slate Cottage\ Barn conversion offering open plan downstairs living approached through a conservatory style entrance hall\ boot room. There is a central staircase leading up to up to a mezzanine floor with the three bedrooms all again offered in good decorative order and with a long history of holiday letting income.



### **SHIRE HORSE COTTAGE**

An attractive stone built cottage set within the courtyard with open plan downstairs living and a staircase leading to the first floor with two bedrooms and a bathroom. This cottage again has a long established history of holiday letting income.

### **COURTYARD BUILDINGS**

These are the balance of the buildings to the rear of the Main dwelling linking the two cottages including a Linhay open fronted store shed /garaging, farm office, games room currently used as studio accommodation (No Planning Permission) together with a separate outhouse housing a boiler and the washing facilities.

### **THE FARM BUILDINGS**

These are set at the end of the driveway and are made up of an impressive range of clear span buildings with a pt concreted floor covering over 20,000 ft Planning permission was recently applied for but refused for residential development from agricultural use.

### **THE LAND**

The agricultural pasture associated with the property extends to just over 40 acres with approx 8 acres lying adjacent to the shared concrete entrance drive running down to a stream boundary, a further 20 or so acres to the front and South of the property forming the view from the main house with the balance of the pasture land running away to a stream boundary on the eastern side. There is a pond below the farmhouse and the land is subdivided by wire fencing or Devon banks into four good sized separate paddocks.

### **HOLIDAY LET INCOME**

The Farmhouse and both cottages have been successfully let producing a significant income for many years. The agents can provide further information ref this significant revenue stream.

### **FLOOR PLANS**

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

### **PLANNING**

The Farmhouse and Farm Cottages have no restrictions on occupation and can be used for full unrestricted residential use. There is a further converted studio barn formerly a games room that does not have residential planning consent. The clear span agricultural buildings have received a recent refusal for Pt q ( Ag to Res) from the Local Planning Authority.

### **ACCESS**

Access is available from the adjacent council road down an initially shared concrete driveway. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

### **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 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.







### **LETTING AGRICULTURAL LAND**

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this property and re-letting the land out to produce an income, please contact Peter Nancekivell on 07970 288996.

### **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.

### **METHOD OF SALE**

The property will be offered for sale by private treaty.

### **SERVICES**

Mains electricity, Mains water supply, Private drainage.

### **SPORTING & MINERAL RIGHTS**

The sporting and mineral rights in so far as they are owned are included with the freehold.

### **TENURE**

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

### **THE PROPERTY OMBUDSMAN**

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

### **WARNING**

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

### **IMPORTANT NOTICE**

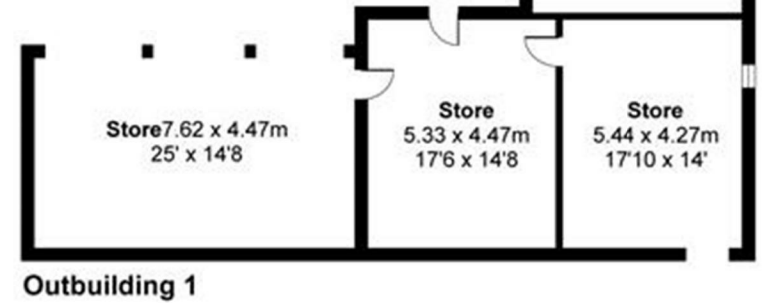
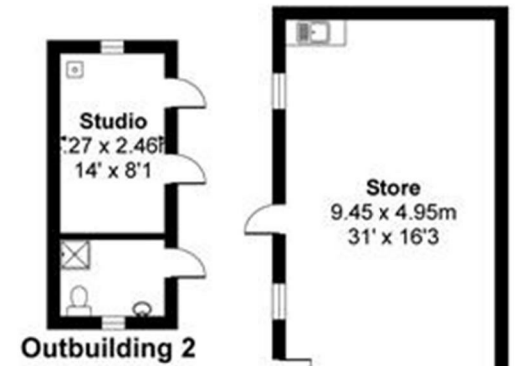
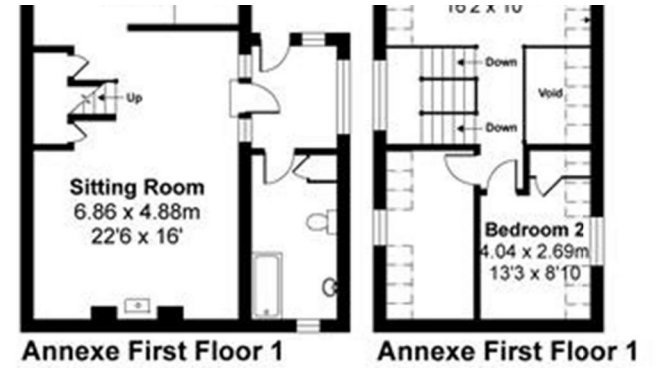
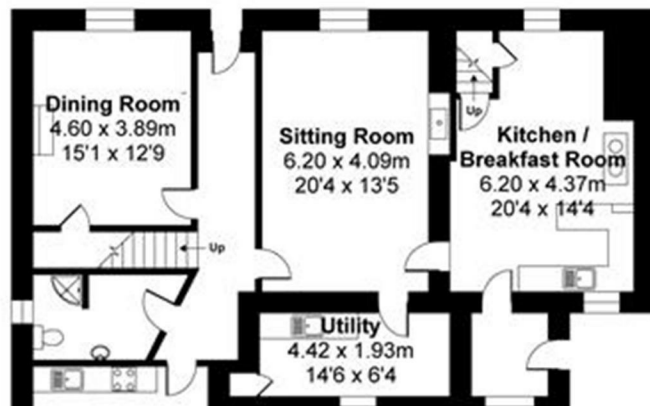
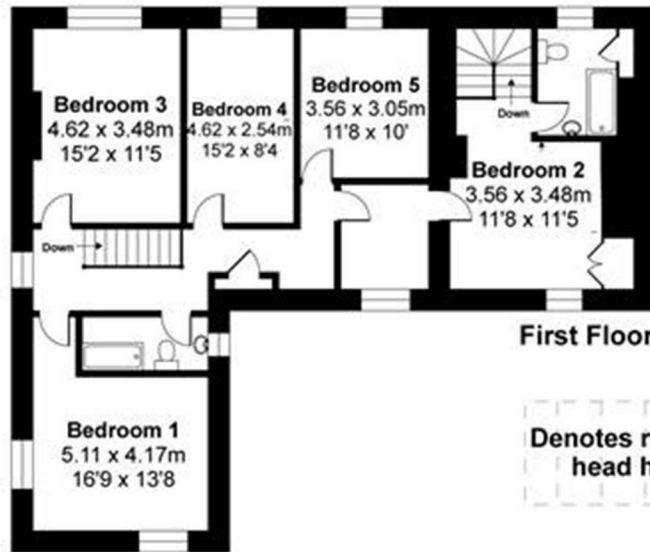
Nancekivell & Co, their clients and any joint agents give notice that:

- (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.

### **AGENTS NOTE**


There is a separately owned barn conversion to the North which shares the access driveway.




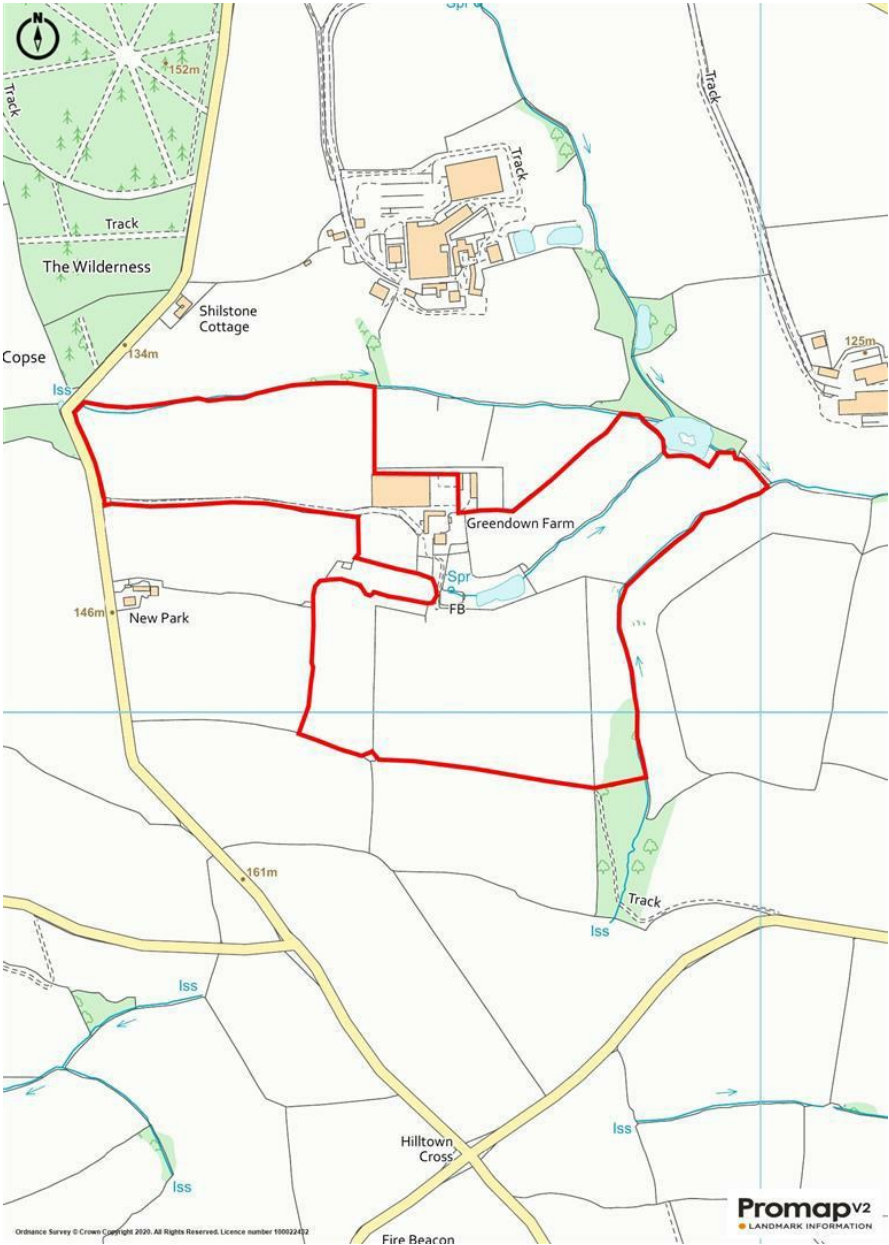






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>58</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>26</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.