







# Slew Farm, Twitchen, North Molton, South Molton, Devon, EX36 3LR

GUIDE PRICE £1,150,000

- AOC 3 BED DWELLING
- 105 ACRES AGRICULTURAL LAND
- 45ft by 30ft AG BUILDING/STABLES
- SUPERFAST BROADBAND
- EDGE EXMOOR NATIONAL PARK
- INC 11 ACRES WOODLAND
- PERFECT EQUESTRIAN COUNTRY
- EASY ACCESS TO A361





SITUATED JUST OUTSIDE THE EXMOOR NATIONAL PARK THIS IS A 3 BEDROOMED STONE AND SLATE AOC FARMHOUSE WITH A 45FT BY 30FT AG BUILDING/ STABLES AND A TOTAL OF 105 ACRES OF LEVEL OR GENTLY SLOPING AGRICULTURAL PASTURELAND INC 11 ACRES OF WOODLAND ALL WITH QUIET ROAD ACCESS AND MAINS OR NATURAL WATER SUPPLIES. THE PROPERTY HAS BEEN IN THE SAME OWNERSHIP SINCE 1920 AND IS CONSIDERED IDEAL FOR EQUESTRIAN PURSUITS WITH WONDERFUL RIDING COUNTRY RIGHT ON THE DOORSTEP.

#### **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.

#### **DIRECTIONS**

W3W///lawyer.stables.appetite From South Molton proceed East along the A361 through Bish Mill take the next left signposted Twitchen, at Combsland cross turn Left and stay on the road past the Black Cock Inn. Stay on this road bearing left signposted Twitchen up Sheepwash hill past Bickingcott Cross up the hill and after a further 0.5 mile Slew farm will be found on the right hand side.

#### **THE AOC DWELLING**

This is a comfortable and well laid out two storey house with potential to enlarge subject to pp set in the most wonderful location just outside the Exmoor National Park with lovely views up to open moorland and endless miles of walking and riding countryside. The property sits at the end of its own driveway surrounded by its own land with the buildings across the yard with easy access to all the paddocks. The property has been in the same family since 1920 when it was purchased from the Lord Poltimore and has not been offered to the market since. Outside there is ample car parking and turning to the front of the house and a lovely level garden area to the rear with further gardens and grounds with a pond to the front.

#### **THE FARM BUILDINGS**

These are located just across the yard from the house and comprise a 45ft by 15ft steel framed agricultural building with a concrete floor which could easily be re-adapted to create stabling. There is also a minor dilapidated stone building.





### **THE LAND 105 Acres**

The land is initially set surrounding the house and yard all being level or very gently sloping whilst across the quiet lane is a further block including some naturally regenerated woodland. Above this set either side of a another quiet lane is the balance of the land which is made up of good sized permanent pasture enclosures with mains and natural water supplies. The land is entered into a 5 yr Countryside Stewardship Scheme full details from the agents. Virtually all the land is level or very gently sloping and sits at an altitude of around 800 ft above sea level all with good council road access.

### **LOCAL AUTHORITY**

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

### **FLOOR PLANS**

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

### **SERVICES**

Mains electricity, Mains water supply, septic tank drainage, superfast broadband.

### **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.

### **TENURE**

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

### **IMPORTANT NOTICE**

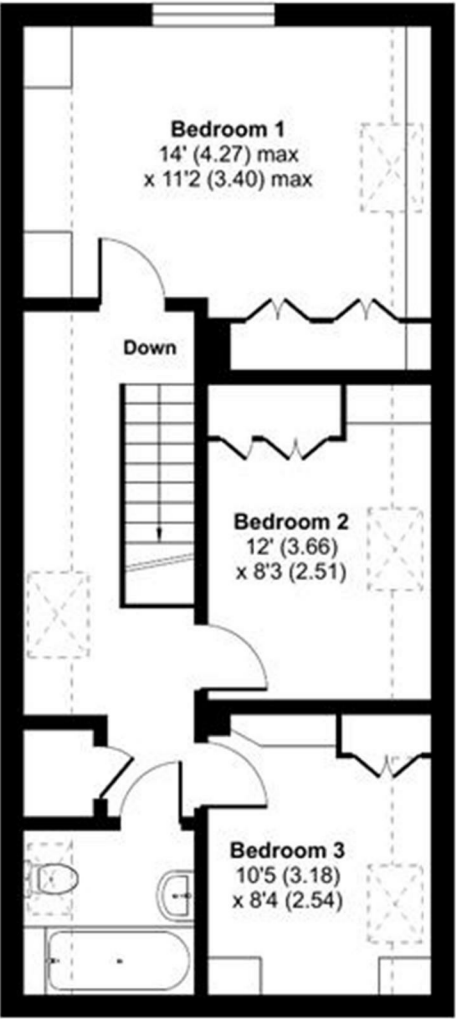
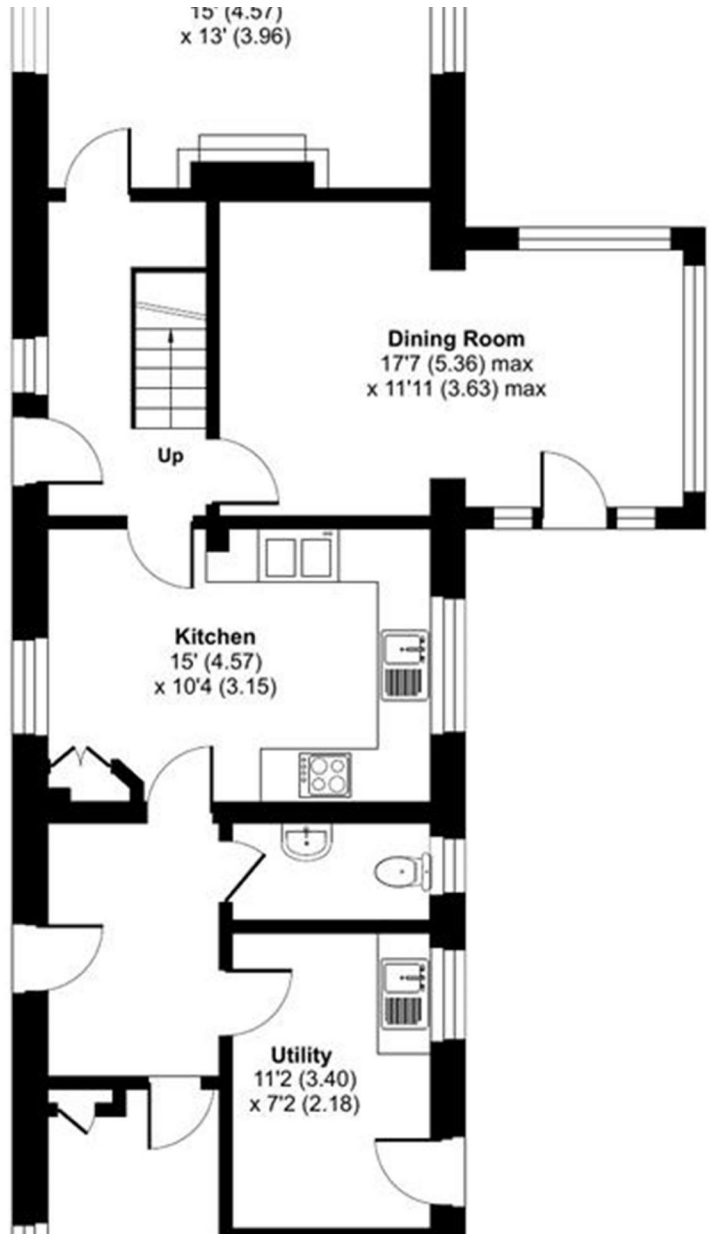
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- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.










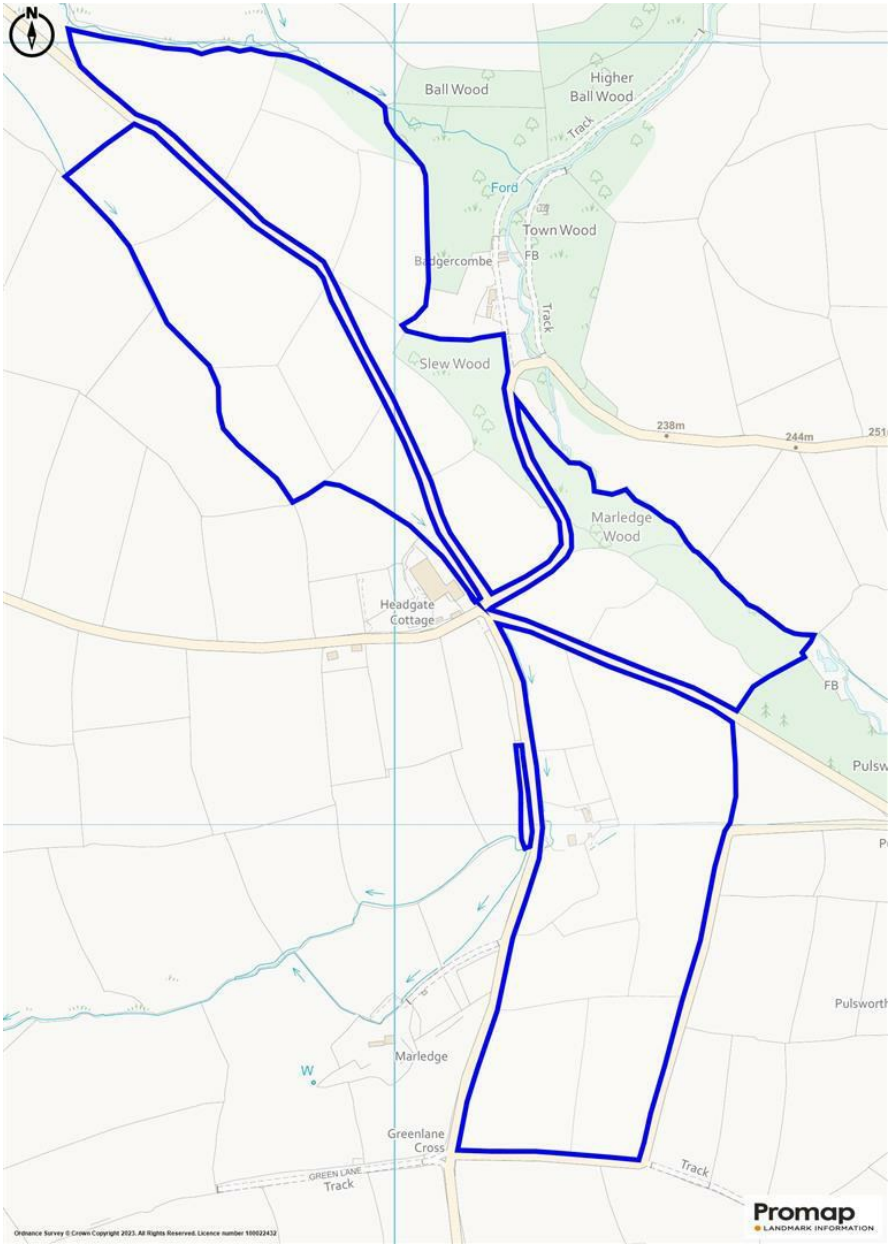
FIRST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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.