







## Muxworthy, Brayford, Barnstaple, EX32 7QP

GUIDE PRICE £1,850,000

- 130 Acre Exmoor Hill Farm
- Healthy Exmoor stock rearing land
- Refurbished 3 Bed Farmhouse
- Ring fenced pasture land
- Range of Stone buildings
- South Facing Farmhouse
- Range of Modern Farm Buildings
- End a of Council Lane





SITUATED ON THE SOUTH WESTERN SLOPES OF EXMOOR NATIONAL PARK THIS IS A 130 ACRE HEALTHY STOCK REARING HILL FARM COMPRISING A STONE AND SLATE FARMHOUSE , FURTHER STONE BUILDINGS FORMING A COURT YARD, A GOOD RANGE OF MODERN FARM BUILDINGS WITH SILAGE CLAMP ALL SET WITH A SOUTH AND WEST ASPECT AT THE END OF ITS OWN COUNCIL LANE.

### **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**

What3Words: ///scribble.gentle.punters

### **THE FARMHOUSE**

Understood to have formerly been part of the Acland Estate, a landed family which owned large swathes of land across Devon in the 17th and 18th centuries. The Old Farmhouse comprises a detached period property which presents attractive stone elevations, which replacement double glazed windows beneath a slate roof. The property is contained within a courtyard style arrangement of traditional stone and slate roofed buildings, which may offer potential for further enlargement of the accommodation or for conversion to other ancillary uses (subject to planning permission). These are currently arranged as stores, tack room and stabling with potential for garaging, studio, workshops etc. In addition, there is a large 7 bay former cattle shed, a substantial timber pole barn, a yard, potential garden and pasture, mainly arranged as two connecting fields, in all understood to amount to around 9.26 acres. There is currently an equestrian bias and potential to ride out on local lanes and over privately-owned wood and farmland, with appropriate consent from the owners. The existing accommodation is arranged over two storeys and includes on the ground floor; Entrance Hall, Sitting Room, Kitchen/Dining Room. There are two staircases leading to the first floor; Landing, three Bedrooms (two En-suite) and Family Bathroom. Two planning consents have recently been achieved, the first under Exmoor National Park planning reference 62/14/22/001, allowing change of use of outbuilding to form a study to the main farmhouse. This has been activated and there is a study/fourth bedroom off the sitting room, which is largely in place but requires finishing. A second consent under Exmoor National Park planning reference 62/14/22/002 allows alteration to domestic store, to extend the living accommodation in the farmhouse, to provide a dining room and utility room and removal of wooden utility area to the front of the house. These alterations have also been largely undertaken but currently comprise two separate rooms, with new slate roof ready to be knocked through into the original core of the house or for some other use. Therefore, to summarise, the Old Farmhouse is a largely modernised two storey period property with some finishing required to the recent conversions, with a fantastic range of buildings, suitable for a variety of uses (subject to planning permission), with a useful parcel of land in a glorious rural and tranquil setting.







### **COURTYARD BUILDINGS**

Adjoining the east end of the property is an L shaped RANGE OF STONE BUILDINGS, with part new slate roof and part corrugated iron. This incorporates a hay barn, two loose boxes and an access passageway. This building is attached to a stone and slate barn with mezzanine floor, adjacent to this is a useful workshop building with part cobbled floor, previously used as a tack room and a small detached former 'Piggery' building now utilised as dry storage.

### **THE FARM BUILDINGS**

The farm buildings which are situated to the east and north of the farmhouse briefly comprise the following, seven bay cattle/forest shared approximately 105 by 85 ft. And a further adjoining open fronted implement shared measuring approximately 73' x 14'. Four bay steel framed and GI removed Dutch barn 60' x 24' with timber stock board walling. A concrete yard area with a concrete floor and silage clamp. Seven bay steel framed and fibre cement roof lambing shed measuring approximately hundred feet by 54 feet. On the approach to the farmstead in the bottom of the valley is a five bay timber pole shed measuring 75 x 24 with an adjoining Hay store measuring 27' x 14'. The buildings are all in reasonable order and neatly located behind the farmstead with easy access from the buildings into the main farm lane.



### **THE LAND 130 ACRES**

The land associated with the farmhouse is ring fenced and accessed of a council road which travels up to the farmyard. Predominantly West facing and rising up to an maximum altitude of around 1200 ft above sea level the bulk of the land is gently sloping dropping off steeply into sheltered coombe to the North and West of the property some of which is wooded. All the land is down to permanent pasture and is known locally as good stock rearing country predominately used for Hill Sheep and Cattle farming. The land sits inside the HLS grant area and there may well opportunities for planting and other diversification uses under the developing agri support schemes. All the land is fenced with Devon banks and or wired and there is a useful central access track running up from the farmstead servicing the higher grounds.

### **FLOOR PLANS**

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

### **LOCAL AUTHORITY**

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

### **LETTING AGRICULTURAL LAND**

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

### **RIGHTS OF WAY**

There are no Public Rights of Way crossing the land other than the council road which terminates at the farmstead.







### **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.

### **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.

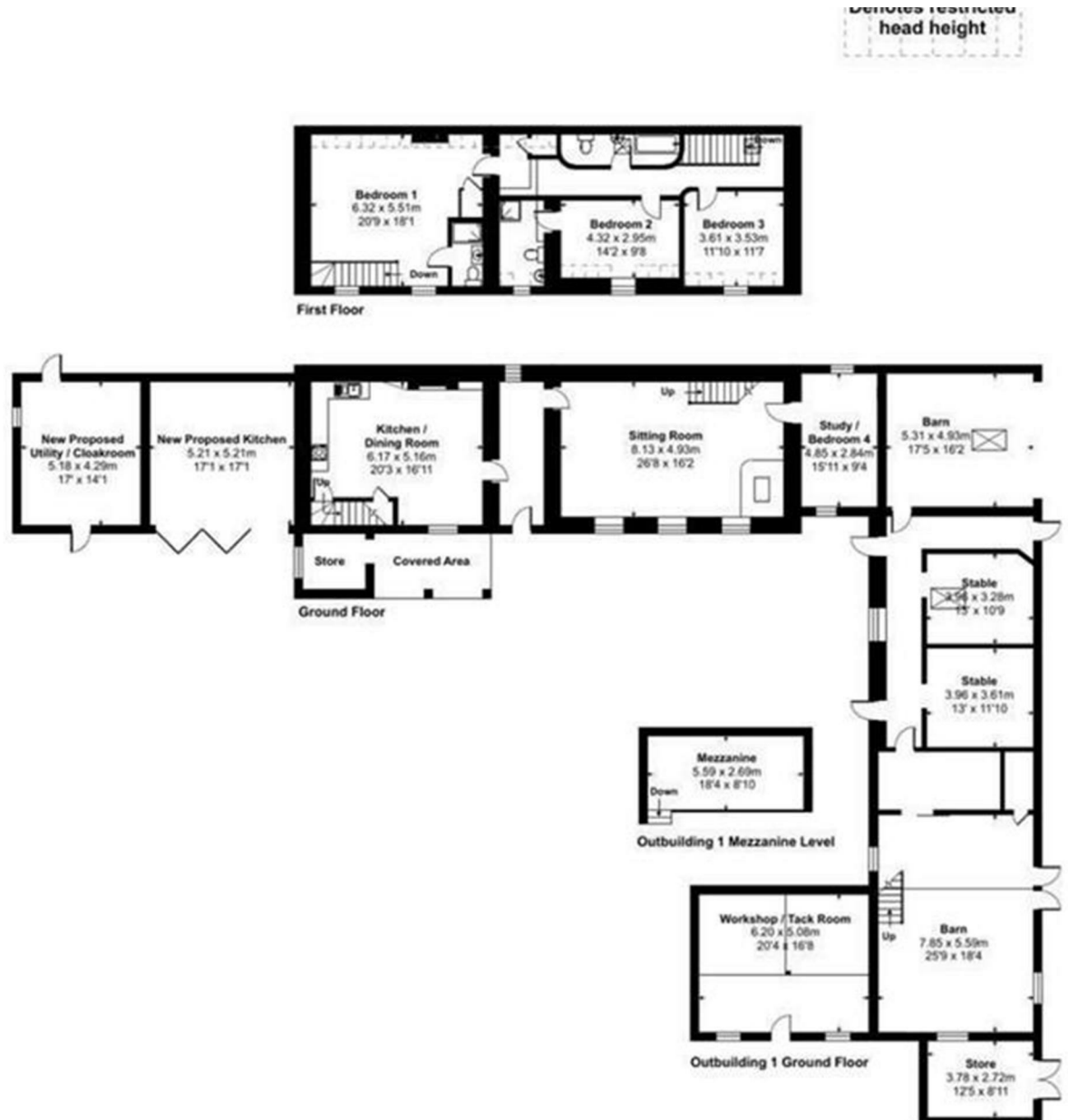
### **TENURE**

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

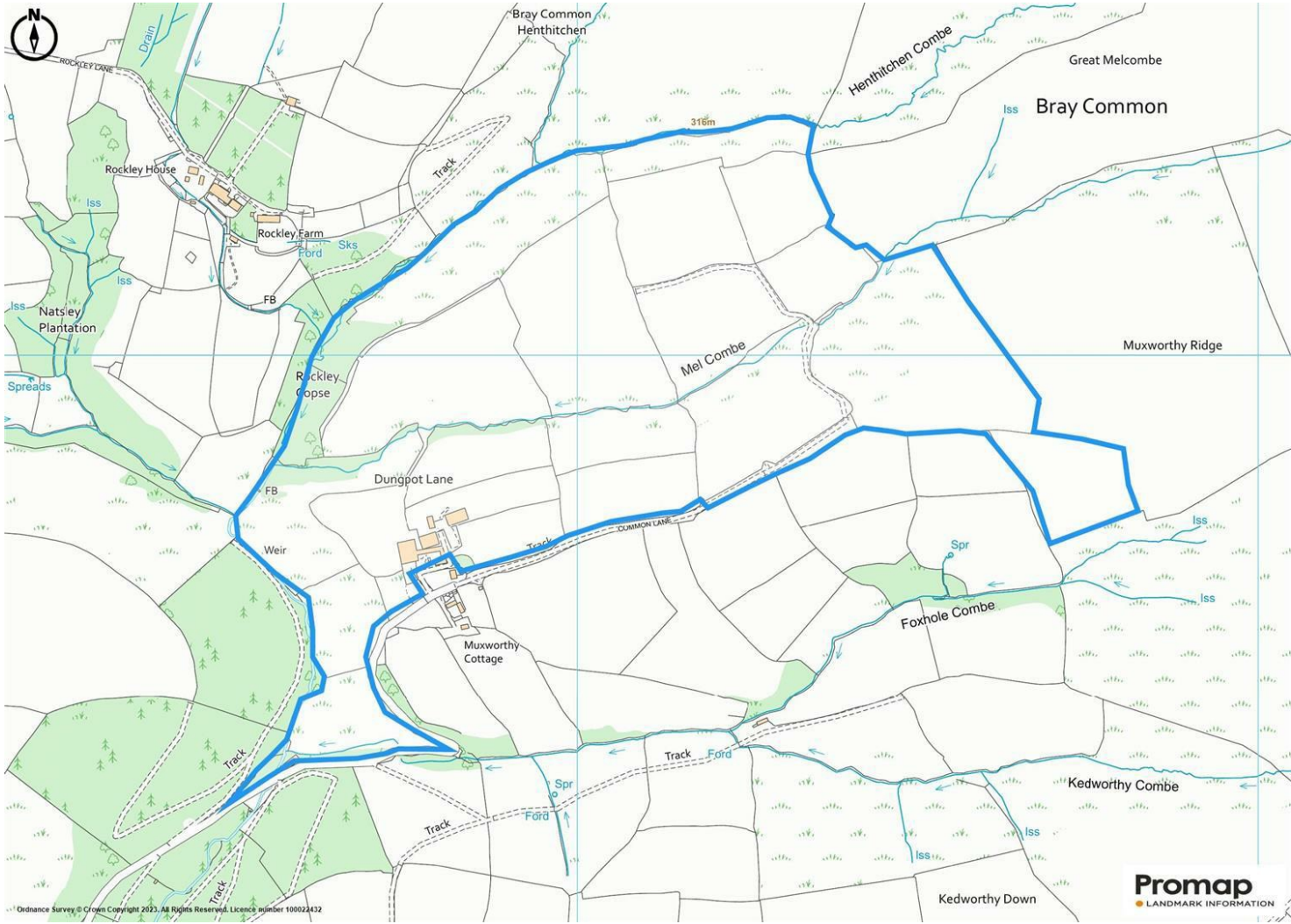
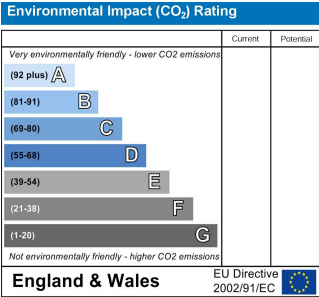
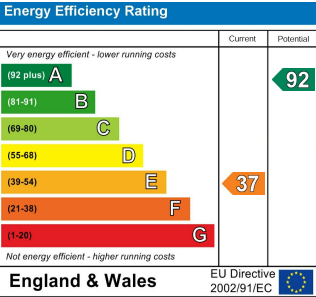
### **WARNING**

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









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