







## **Brockenbarrow Farm, Challacombe, Barnstaple, Devon, EX31 4TY**

GUIDE PRICE £2,275,000

**A WELL LOCATED 290 ACRE EXMOOR HILL FARM WITH A SOUTH FACING AG TIED 3/4 BED FARMHOUSE, EXTENSIVE RANGE OF AGRICULTURAL BUILDINGS AND A RING FENCED BLOCK OF PREDOMINANTLY LEVEL AGRICULTURAL PASTURE LAND.**

- 290 ACRES HEALTHY PASTURE
- 4/5 BED AG TIED DWELLING
- OVER 1,000 m<sup>2</sup> FARM BUILDINGS
- EXMOOR NATIONAL PARK





A 290 ACRE HEALTHY EXMOOR HILL FARM WITH A 4/5 BED AGRICULTURALLY TIED SOUTH FACING DWELLING HOUSE, EXTENSIVE RANGE OF MODERN FARM BUILDINGS AND A RING FENCED BLOCK OF PASTURE LAND ALL SET JUST INSIDE THE WESTERN EDGE OF THE EXMOOR NATIONAL PARK.

#### **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.

#### **DESCRIPTION**

Brockenbarrow farm sits in an enviable location just inside the Western edge of the Exmoor National Park, the regional centre for North Devon Barnstaple is 10 miles to the South West whilst the market town of South Molton and Access to the A361 is Approx 10 Miles to the South. Brokenbarrow has been farmed by the current owners for nearly 20 years and is for sale due to retirement which allows the opportunity to purchase this good sized healthy stock rearing ring fenced holding which benefits from a range of over 1000 m2 of modern farm buildings and a comfortable two storey 4/5 bed ag tied family dwelling house.

#### **DIRECTIONS**

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#### **THE FARMHOUSE**

The South facing ag tied farmhouse has comfortable accommodation on two floors a particular feature being the large lounge which was created by an extension on the rear of the original building. The accommodation is well laid out as per the attached floor plan and there is a pleasant garden with a parking area to the front.

#### **THE FARM BUILDINGS**

These are conveniently located just to the rear and North of the Farmhouse sheltered by a line of coniferous trees made up of a series of connected livestock buildings of steel timber and fibre cement construction with a concrete yard to the East. Within the buildings are stabling and tack room whilst to the West is a pollytunell which has been used for lambing along with a good sized open fronted implement shed. Finally behind the buildings is an earth banked silage area approached over a hardened track. The buildings which have over 1,000 m2 floor area are well laid out and perfectly suited for this type of holding.





### **THE FARM LAND 290 ACRES**

Situated within a ring fence being predominantly level and all down to permanent pasture is set at an altitude of just over 1,000 ft above seal level and can be described as a typical Exmoor hill farm suitable for Beef and Sheep livestock rearing. The land is subdivided by wire fences and there is a good track which leads up to the land from the farmyard. Incorporated within the land is a well known ancient Monument or Barrow whilst the furthest Northern block has a steeper valley running down to a stream.

### **FLOOR PLANS**

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

### **EPC**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8696-7624-4470-1379-8902>

### **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.

### **TENURE**

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

### **SPORTING & MINERAL RIGHTS**

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

### **RIGHTS OF WAY**

There are Public Rights of Way crossing the land.

### **SERVICES**

Mains electricity, private water supply, septic tank drainage.

### **METHOD OF SALE**

The property will be offered for sale by private treaty.

### **DESIGNATIONS AND AGRI ENVIRONMENTAL SCH**

The property is situated inside the Exmoor national park and has been entered into an Agri environ scheme which produces circa 11k per annum.

### **MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.







### **LOTING**

It may be considered that the House Buildings and approx 50 Acres could be sold separately provided there was a buyer in place for the balance of the agricultural land.

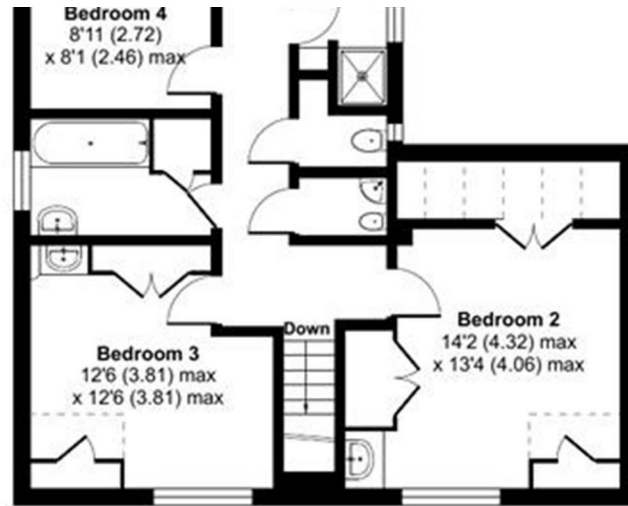
### **IMPORTANT NOTICE**

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

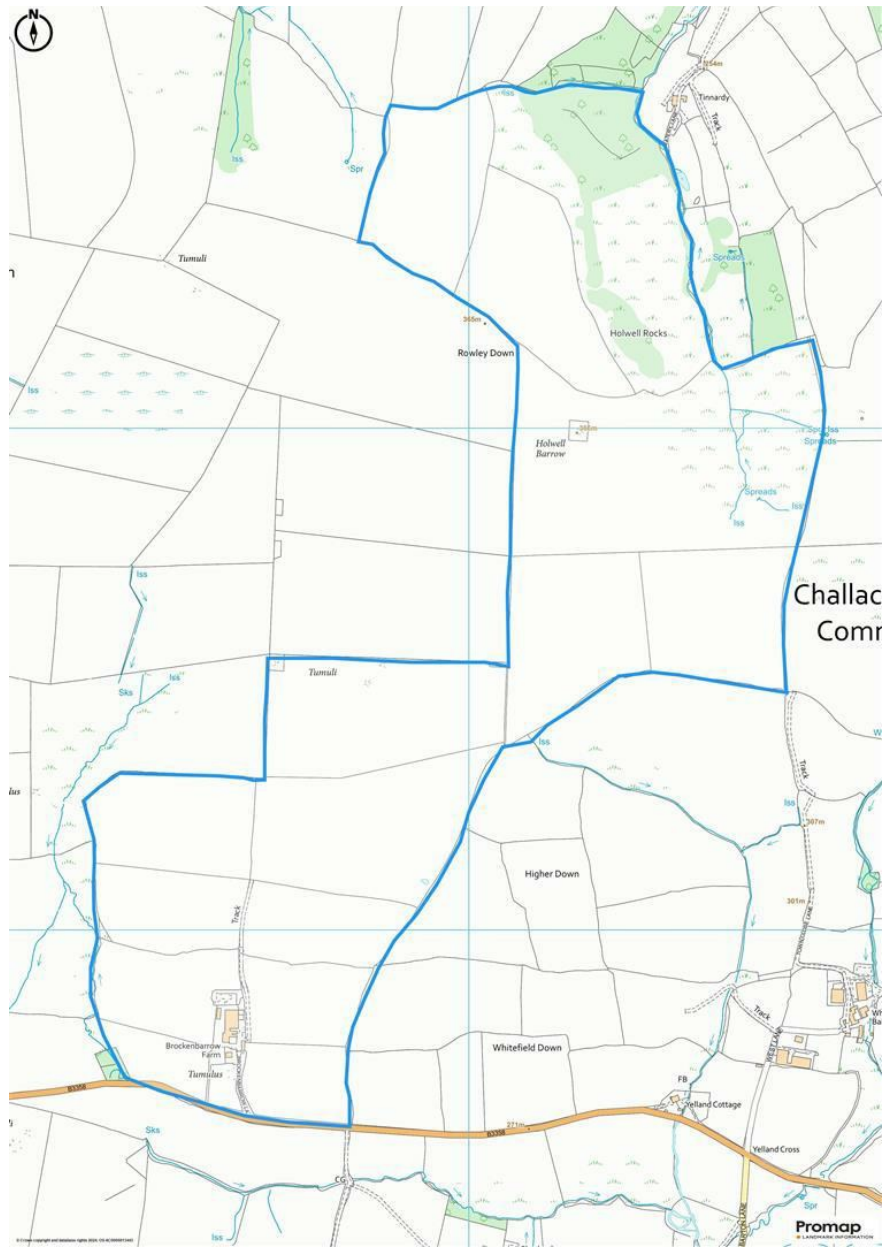
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.









**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		75
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.