



East Buckland

NANCEKIVELL&CO



Westacott Farm, East Buckland, Barnstaple, Devon, EX32 0TA

GUIDE PRICE £2,250,000

A RARE OPPORTUNITY TO PURCHASE A 155 ACRE RING FENCED GRASSLAND FARM SET AT THE END OF ITS OWN DRIVEWAY. THE FARMHOUSE (7 BEDROOMS 3 FLOORS) 2 BED SINGLE LEVEL BARN CONVERSION, 1 BED LOWER GRANARY AND FARM OFFICE ARE SET TO THE SOUTH OF AN EXCELLENT RANGE OF AGRICULTURAL FARM BUILDINGS IDEALLY LOCATED BETWEEN BARNSTAPLE AND SOUTH MOLTON WHILST NEIGHBOURING THE INDEPENDENT WEST BUCKLAND SCHOOL.

- 155 Acres ring fenced pasture
- Exmoor National Park 5 Miles
- West Buckland School 1 Mile
- South Facing 7 bed Main residence
- The Granary a 3/4 Bed detached secondary residence
- Adjacent Office Building
- 3,000 m2 Modern Agricultural Farm Buildings
- Landscaped Ponds



INTRODUCTION

The farm has been owned by the same family for over 50 years and has the rare attraction of a well presented 459 sq m 7 bedroomed farmhouse on 3 storeys with a West facing garden room together with The Granary which is a two storey 210 sq m barn conversion with level rear access offering accommodation over two floors with a gorgeous balcony looking out over the grounds, ponds and farmland to the South. There are further stone buildings that have been used as offices whilst behind the dwelling is an excellent range of Agricultural buildings covering over 3,000 m2 in floor area. The land is set surrounding the property with the Farmstead lying at the end of its own driveway known as Westacott Lane and comprises a mainly level block of 155 Acres of pasture with troughs and some mini cattle grids for ease of access. Finally there are two large ponds just below the house and the possibility of a second entrance from the South. This is an attractive property offering a wide variety of uses the likes of which is rarely available in such an accessible location in glorious North Devon.

SITUATION

Westacott Farm lies in a peaceful rural location close to the Exmoor National Park between Barnstaple and South Molton at an altitude of around 190m above sea level with easy access to the recently upgraded A361. M5 Junction 27 & Tiverton Parkway rail Station are 45 mins drive to the East Whilst Barnstaple and South Molton are approx 20 Mins & 15 Mins to the West and South. The independent West Buckland School is just to the North West.



THE FARMHOUSE

The non Listed Farmhouse faces due South and overlooks its own land with terracing garden and grounds below. It is well appointed with 7 bedrooms the accommodation set over 3 floors centrally heated and double glazed with particularly spacious accommodation including a West facing garden room with bifold doors looking out on to a terrace. The house has just under 460m2 floor area over the three floors and includes a well fitted kitchen, large welcoming hallway and spacious accommodation with a garage just across the yard to the West of the property.

THE GRANARY & LOWER GRANARY

This is a well designed two story 200m2 barn conversion offering the possibility of dual family occupation. Situated over two floors with level access from the rear this barn conversion offers 3/4 bed accommodation with a balcony overlooking the farm land and ponds below. Planning permission was granted from the local planning authority being North Devon Council in 2023 ref <https://planning.northdevon.gov.uk/Planning/Display/77171> for the amalgamation of the staff quarters below into the dependant relative accommodation above to create a large South facing property with garaging.





THE OFFICES

These are located just across the yard from the above and comprise a series of office areas and kitchenette ideal as a work from home base. Consent was granted in 2016 ref <https://planning.northdevon.gov.uk/Planning/Display/61618> for this use.

THE FARM BUILDINGS

Some of the finest farm buildings in the area centred around a 42m by 40 m clear span agricultural building of concrete portal frame with fibre cement and block and brick wall construction. This building leads to a 40m by 26 m (Max) steel portal framed building which adjoins the former larger building on its western side and includes a covered silage clamp to the North. To the East lies another very useful building 20m by 18m of steel framed construction with fibre cement and yorkshire boarded cladding and roofing which is used as a cubicle house and further silage clamp. Just to the rear and across the extensive yard lies a 8m by 6m farm office /Canteen building of timber frame with timber cladding and galvaprime roof WC & wash hand basin. Just to the South and West of the main block of buildings are two separate field shelters of timber and brick construction. Finally there is a 13m by 5.5m open fronted stone and clay tiled roof set against the track which could be utilised as a secondary entrance to the front of the Farmstead from the South passing the ponds.



THE FARM LAND 155 ACRES

All down to permanent pasture and accessed by tracks and some mini cattle grids with mains water troughs in every field this is a lovely run of productive pasture easily managed in good heart lying at an altitude of around 190 m above sea level. The enclosures which are mainly level are easily accessible from the Farmstead and are subdivided into 14 enclosures with further direct road access on the Northern boundary to allow access for larger farm machinery if required. The Eastern boundary drops down against woodland and includes the two large ponds just below the farmstead.

THE PONDS

On the Eastern boundary of the farm is a pond area which sits well below the main farmhouse and has some new planted trees adjacent forming a pleasant attractive landscape which perfectly compliments the farmhouse and land.

SERVICES

Mains water, mains Electricity, private septic tank drainage.

ACCESS

Direct access from the public highway up the tarmacadamed private drive which also serves a retained cottage at the road entrance and then winds its way gently up to the farmhouse between Devon banks before entering the extensive farm yard and approach to the rear of the farmstead.

TENURE

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





PLANNING & LAND REGISTRY

The relevant planning permissions are North Devon Council ref 61618 & 77171. The Land registry Title number is Part DN 632540

LAND MANAGEMENT

The land is not entered in any Schemes currently.

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. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included in the sale.

FIXTURES AND FITTINGS

All fixtures and fittings, specifically referred to within these particulars are included in the sale.

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///crumble.knees.agree

WARNING

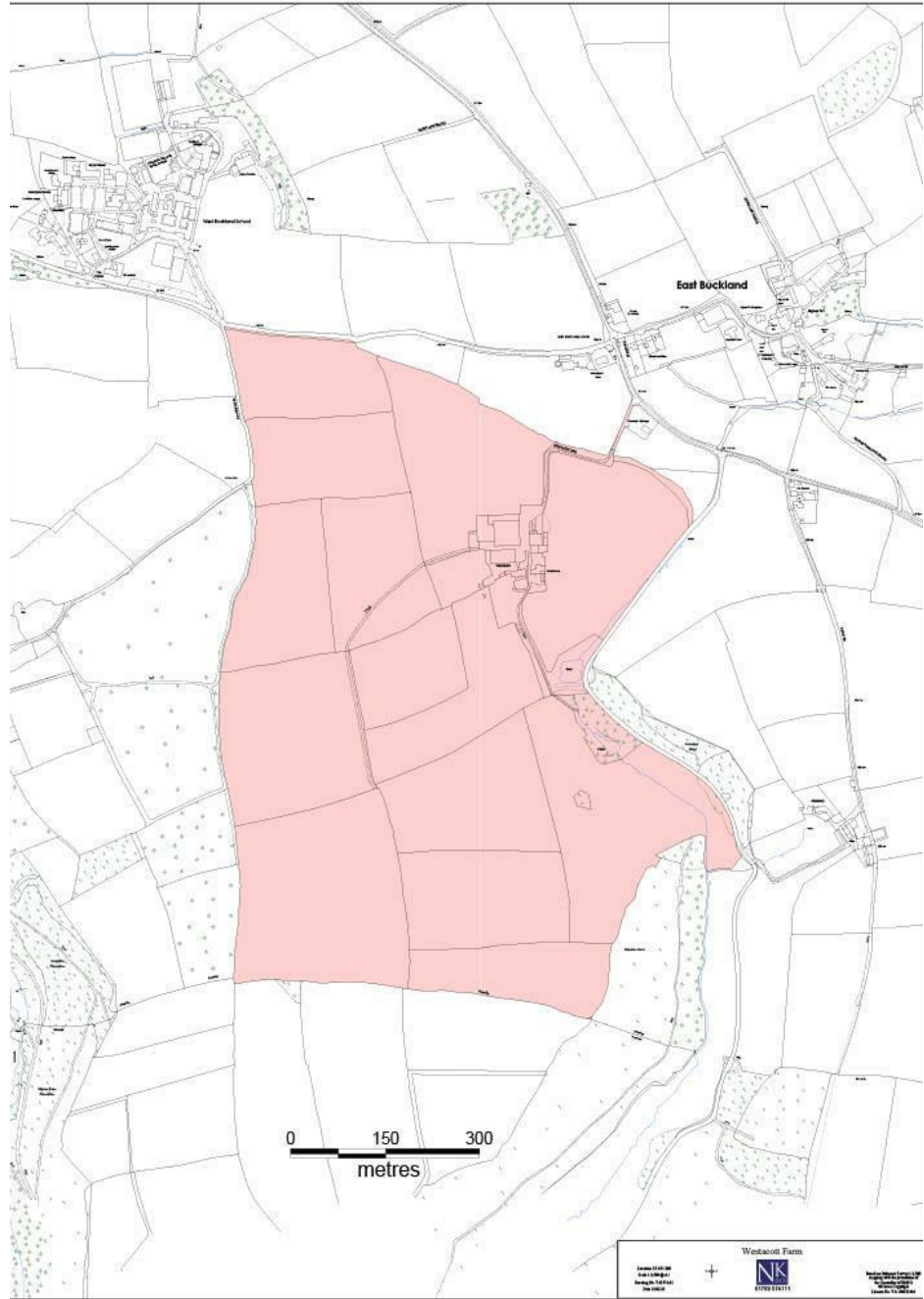
Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

IMPORTANT NOTICE

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- (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.
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Westacott Farm, East Buckland, Barnstaple, EX32

Approximate Area = 4950 sq ft / 459.8 sq m (excludes void)

Limited Use Area(s) = 169 sq ft / 15.7 sq m

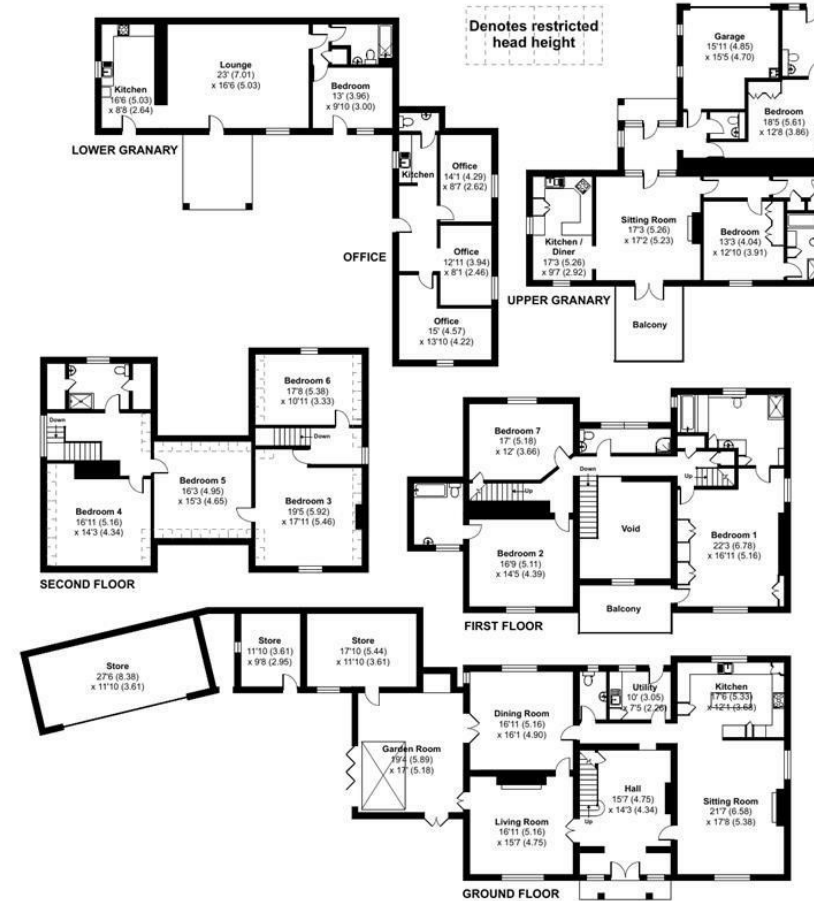
Stores = 515 sq ft / 47.8 sq m

Office = 570 sq ft / 52.9 sq m

Granary = 2275 sq ft / 211.3 sq m

Total = 8479 sq ft / 787.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Nancekivell & Co. REF: 1148327

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	62
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	62
(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	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.

