



NANCEKIVELL&CO





# Anstey Farm Dulverton, Somerset, TA22 9RU

GUIDE PRICE £1,150,000

- Discreet Private Setting
- Nestled in the Exmoor Foothills
- Dulverton 7 Mins
- Consent for two Holiday Lets
- Range of Trad and Mdn Outbuildings
- M5 J27 25 / Tiverton Parkway 25 Mins
- 36 Acres Pasture and Woodland
- Private Entrance Driveway





A DISCREETLY LOCATED SOUTH FACING 4 BED FARMHOUSE SET AT THE END OF ITS OWN DRIVE SURROUNDED BY 35 ACRES OF PASTURE AND DECIDUOUS WOODLAND INC PP FOR TWO HOLIDAY LODGES ON THE SOUTHERN FOOTHILLS OF THE EXMOOR NATIONAL PARK. DULVERTON IS 7 MINS AND J27 M5/TIVERTON PARKWAY ARE 25 MINS DRIVE. THE PROPERTY IS CONCEALED WITH NO NEIGHBOURING PROPERTIES IN SIGHT AND THERE ARE NO FOOTPATHS OR BRIDLE WAYS TRANSECTING THE PROPERTY. A RARE FIND IN A LOVELY LOCATION.

#### **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.

#### **THE FARMHOUSE**

Discreetly set in the centre of the holding and unseen by any neighbouring properties this is a two story 4 bed farmhouse with a large conservatory to the front of the property opening out on to a well stocked pretty garden. The house sits in a slightly elevated position with views of your own land from the ground and first floors. The property is approached over a private concrete driveway passing the pasture land and through the gardens up to the main dwelling. The house has rendered elevations under a slate roof. It has been extended historically and now offers four-bedroom accommodation with two bathrooms, a farmhouse style kitchen, open to a sitting area, separate sitting room and large conservatory to front, as well as a downstairs shower room, utility room with stairs to the first floor and a study on the ground floor. The windows are double glazed with a mix of timber, aluminum and UPVC.

#### **ADJACENT FARM BUILDINGS**

To the front of the house is a level garden, mainly to lawn and with a large patio by the conservatory. The garden overlooks the farm buildings and also the entrance drive, to which it slopes down to, with feature pond with bridge and informal garden area stretching around to rear garden. Rear garden has attractive shrubs and flowers and includes a greenhouse, a stone/block/slate outhouse (6.43 x 3.48) used as a freezer room and potting shed. Adjoining woodshed (5.0 x 3.84), pump house and also the concrete reservoir for the water at the rear of the house. The drive continues past the rear of the house and links back to the farm buildings via the garage/workshop (18.12 x 4.74).







### **THE FARM BUILDINGS**

There is a good range of useful buildings located away from and below the farmhouse including two 40 ft general purpose buildings, further storage and a stone building which were once used for stabling close to the main house. the buildings comprise Timber/BP General Purpose Building 18.6 x 13.82 Now used for various storage and with earth floor., Concrete Block/BP Outbuilding in two sections 12.90 x 7.73 Former cubicle shed, now used for storage, 12.90 x 7.73 Machinery Store, Two Bay GI Shed 11.37 x 4.79 including lean to one end

### **THE LAND AND DECIDUOUS WOODLAND**

Extending in total to some 38.8 Acres and completely surrounding the property there is approx 15 Acres of naturally regenerated woodland of Beech, Hazel Ash Oak and Birch to the north of the property set either side of the disused Barnstaple to Taunton railway ( closed by Beeching in 1968) which forms an attractive feature of the property with the railway cutting providing a natural corridor for all manner of Local wildlife Flora and Fauna. There are then a series of pasture paddocks either side of the farmstead extending to approx 18 acres the balance of the land area being gardens buildings and driveway.

### **ACCESS**

Access is available from the quiet council road to the South . Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

### **DIRECTIONS**

W3W///surcharge.feels.barstool. From J27 M5 drive to Tiverton and stay on the A361 turning right signposted Knowstone stay on this road passing through Roach Hill and eventually the junction on to the old B3227 after 2.5 miles. Drive straight across and then left into Oldways End. Stay on the village road and drive to Hawkwell Cross ( Blakes Coaches) here turn right and the entrance to Anstey will be found on the left hand side after a short distance.

### **FLOOR PLANS**

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

### **LOCAL AUTHORITY**

West Somerset Council <https://www.somersetwestandtaunton.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.







### **PLANNING**

The property has the benefit of the attached planning permission which allows two Holiday lodges to be sited on the site of two poultry houses as per the following Appeal reference APP/W3330/W/21/3280061 25.11.2021 Planning Permission granted for two holiday lodges/log cabins on the site of two former free-range poultry houses.

### **SERVICES**

Mains electricity, Private & Mains water supplies, septic tank drainage

### **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.

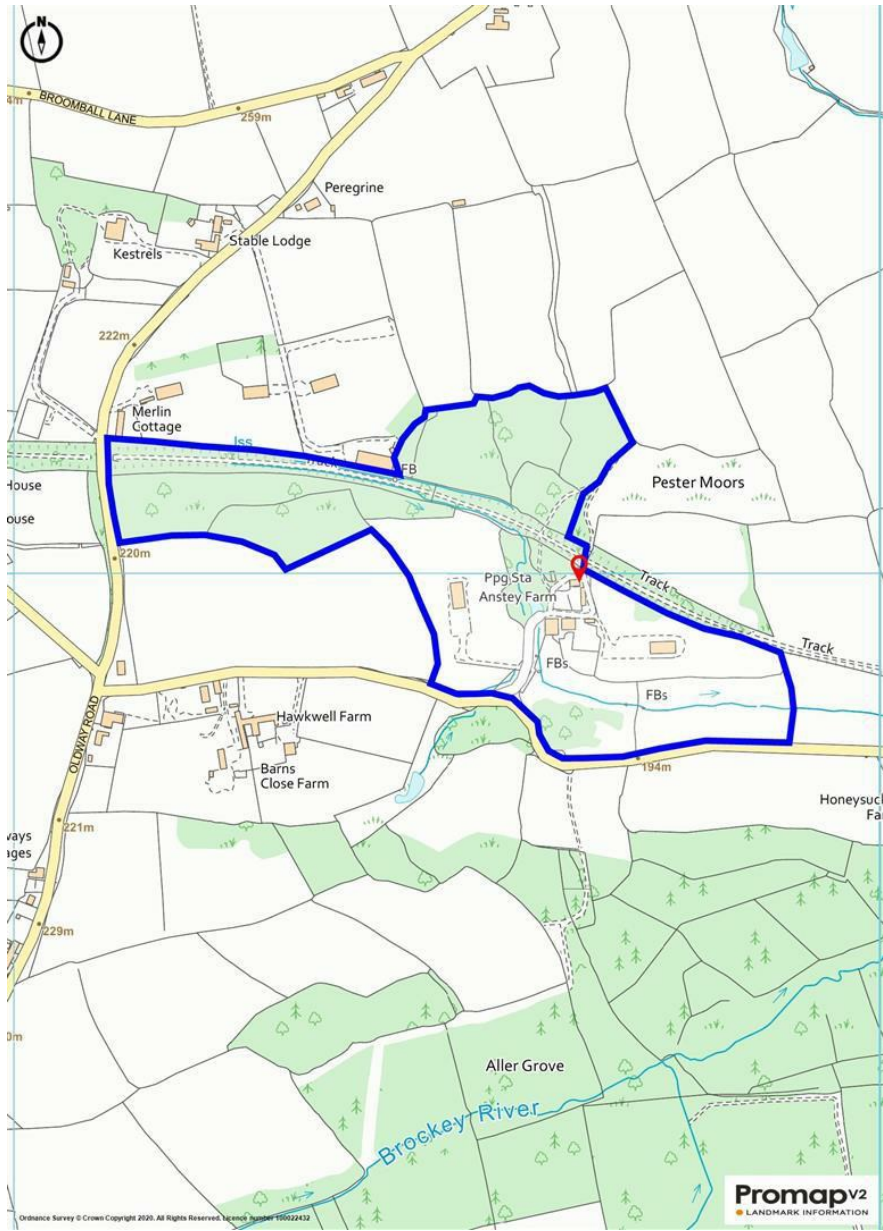
### **IMPORTANT NOTICE**

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.





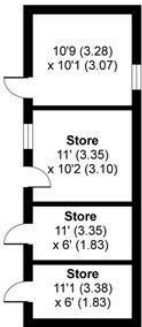




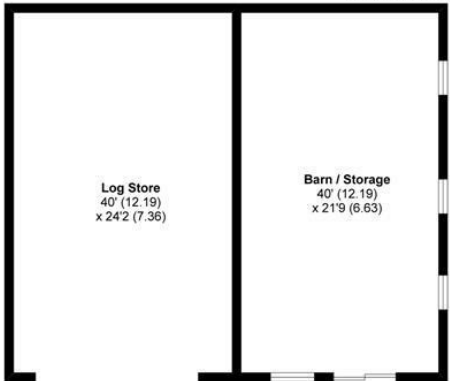


# Anstey Farm, Dulverton, TA22

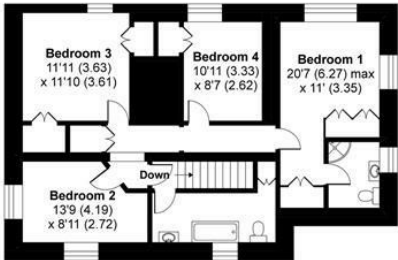
Approximate Area = 2217 sq ft / 205.9 sq m  
 Outbuilding = 2252 sq ft / 209.2 sq m  
 Total = 4469 sq ft / 415.2 sq m  
 For identification only - Not to scale



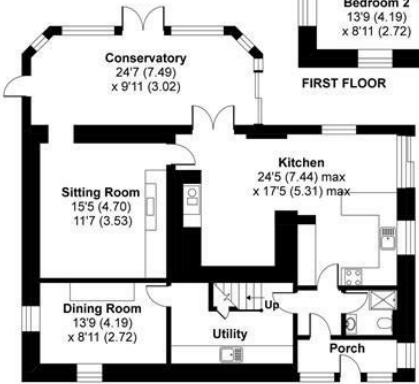
OUTBUILDING 2



OUTBUILDING 1




FIRST FLOOR




GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Nancekivell & Co. REF: 629722

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</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>	<b>25</b>	
(1-20) <b>G</b>		
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		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(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.

