





Cleave Farm, Weare Giffard, Bideford, Devon, EX39 4QX

GUIDE PRICE £1,500,000

AN 81 ACRE FORMER DAIRY FARM COMPRISING A 4 BED DETACHED STONE AND SLATE FARMHOUSE, AN EXTENSIVE RANGE OF FARM BUILDINGS EXTENDING TO OVER 7,000 M2, WIND TURBINE AND A LEVEL OR GENTLY SLOPING BLOCK OF PREDOMINANTLY GOOD QUALITY ARABLE LAND ALL SITUATED IN THE HEART OF GLORIOUS NORTH DEVON.

- 4 Bed period farmhouse
- 81 Acres Good Quality Agricultural Land
- Extensive range of former dairy farm buildings
- Wind Turbine
- Stone Farm Building with Potential
- Great Torrington 3m and Bideford 4m
- Glorious rural surroundings
- Class Q conversion potential



INTRODUCTION

The farm has been in the same ownership for two generations and was formerly a 500 cow Dairy holding in an area known for its productive good quality farmland. There is a 400 m² comfortable period farmhouse set in a yard with an adjacent extensive range of over 7,000m² of farm buildings some of which may have potential for class Q conversion along with the traditional stone buildings. The land sits at an altitude of around 80m to 100m above sea level is predominantly level the bulk of which is currently used for arable cropping. There is huge potential at this site for alternative uses subject to planning and the whole is set in a quiet location close to Great Torrington and Bideford both on the River Torridge the Farm being surrounded by glorious unspoilt North Devon rolling countryside.

SITUATION

Cleave farm sits above Weare Gifford an ancient Village on the River Torridge, Great Torrington 3 Miles South and the Market Town of Bideford on the Taw and Torridge Estuary 4 Miles to the North. The whole area is served by the A39 which leads to Barnstaple and the A361 North Devon Link road and eventually to Junction 27 M5. The well known Villages of Clovelly is nearby on the North Coast overlooking the Bristol Channel as is Appeldore and Westward Ho.

THE FARMHOUSE

Extending to over 400m² over two floors provides comfortable 4 bed accommodation double glazed and centrally heated constructed of stone and slate. The kitchen has updated appliances and a Rayburn whilst the lounge has a stone fireplace and exposed timber beams. Just outside there are a range of useful traditional buildings with potential. The accommodation briefly comprises entrance hallway with stairs to first floor accommodation and door into the dining room with attractive stone fireplace and wooden beams. Also accessed from entrance hall is the sitting room with Inglenook fireplace, oil burning stove and exposed beams. Fully fitted farmhouse kitchen with an extensive range of fitted units with up to date appliances and Rayburn. To the side of the house is a further hallway used as an office with utility room having a Belfast sink and boiler, cloak room and WC with wash hand basin. Rear porch leading to outside. On the first floor there are four Good sized bedrooms and a large family Bathroom.

THE FARM BUILDINGS

These comprise an extensive range of former dairy farm buildings with over 7,000 m² of floor area which were formerly used for a 500 cow dairy herd. Some of the buildings which are listed below may have some conversion potential subject to planning. The buildings briefly comprise: 635 m² Covered feed area, 1,590 m² Cubicle house, 290 m² Cubicle house, 250 m² Calf house, 250 m² Calf house, 280 m² Fodder store, 420 m² Loose House, 500 m² Feed shed, 300 tonne open silage pit, 905 m² Milking parlour, 460m² Covered feed yard and passage, 185 m² Traditional Barn, 890 m² Calf house, 890 m² Calf house, earth banked slurry store and precast concrete open silage clamp with effluent store. The buildings are of mainly Steel portal frame construction some with concrete floors and Yorkshire boarding cladding. The dairy parlour houses a 36 by 72 'Dairymaster' system.





THE FARM LAND 81 ACRES

Situated adjacent to the farmstead is a good quality block of mainly arable land set at an altitude of around 80 to 100m above sea level comprising well drained loamy soil the whole area known for its productive farmland. There are good hardened tracks serving the land as well as access from adjacent quiet council roads, the bulk of land is predominantly level or very gently sloping and is classified as Grade 3 Good to moderate quality.

SOLAR PANELS

There is an extensive covering of solar panels on the farm building roofs.

THE WIND TURBINE

This is located just to the North of the farmstead and currently has a rent passing of just over £7,500 per annum based on an upwards only index linked review.

PLANNING & LAND REGISTRY

There have been no recent planning applications other than the more recent farm building consents and the Land registry title number is DN 584298.

Local Authority

<https://www.torridge.gov.uk/>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only. There are no footpaths which cross the property. The area marked pink is a separate cottage and Agricultural Building known as the granary which is also for sale through Nancekivell and Co.

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///dweller.propelled.finders

AGENTS NOTE

There is a semi detached cottage with Agricultural building shown marked pink on the attached plan which is available by separate negotiation through the sole agents nancekivell and Co.



**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.





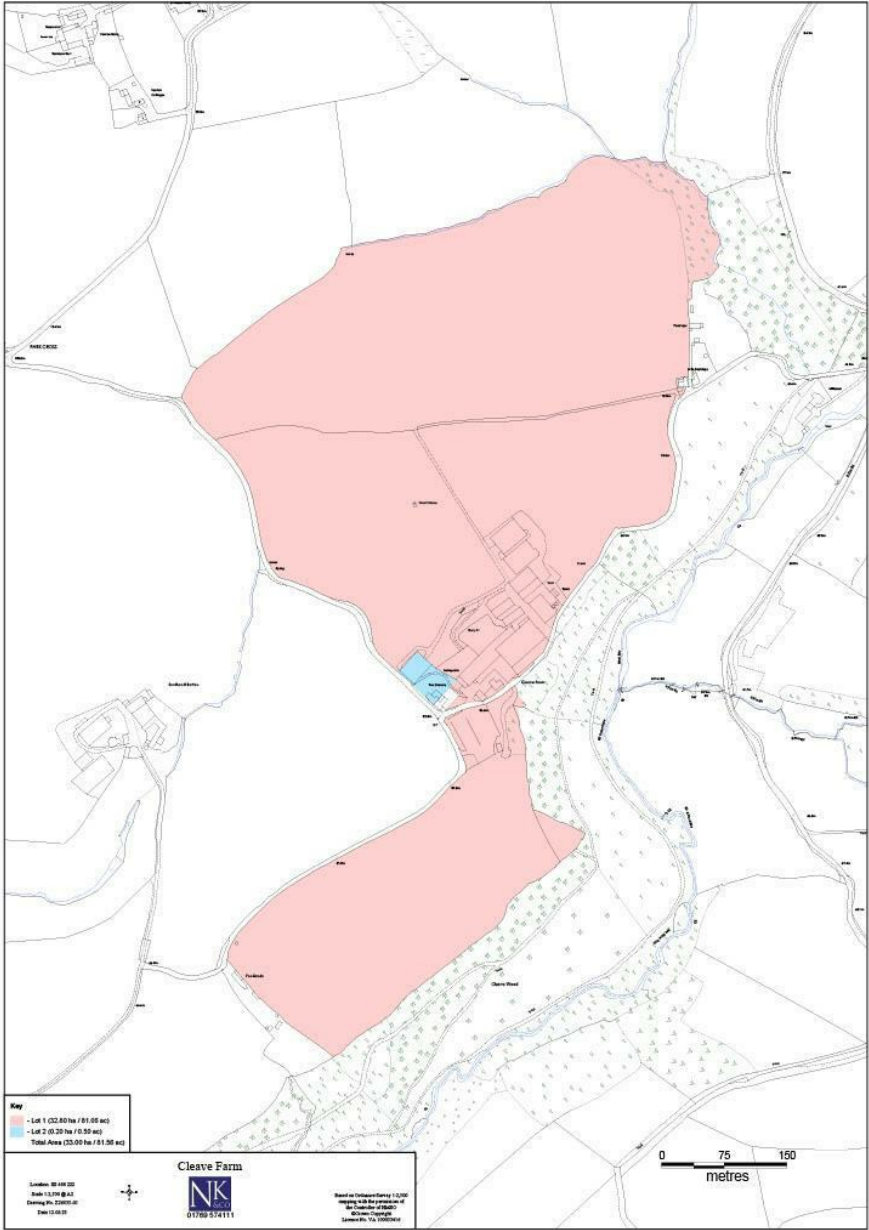
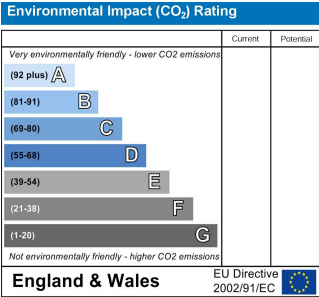
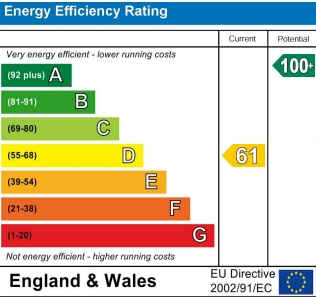
Farmhouse Floor Plan

Cleave Farm
Weare Giffard
Bideford
Devon
EX39 4QX

Total:
4664 sq ft / 433.2 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



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