



PRESBURY FARM
CHITTLEHAMHOLT, UMBERLEIGH
NORTH DEVON EX37 9NU





PRESBURY FARM CHITTLEHAMHOLT

- **Large 4 Bed Farmhouse**
- **Excellent Potential**
- **Range Modern Buildings**
- **Range of Traditional Buildings**
- **3 Ponds**
- **158 Acres**

Introduction

Presbury Farm comes to the market following the Vendor's decision to retire from farming, the property having been occupied by the same family for the past 97 years. The sale of Presbury Farm affords potential purchasers a rare opportunity to acquire an outstanding residential and commercial livestock holding situated within unspoilt countryside with magnificent views over the Taw Valley. The farmhouse, built in 1880, is a typical example of a Rolle Estate property.

Directions

If approaching from the north Presbury Farm can be found on the left hand side approximately 4 miles after the village of Umberleigh, upon entering the hamlet of Kingford, turn left at the first available road signed Chittlehamholt which crosses the Taw River and also crosses the railway line and Presbury Farm will be found on the left hand side within 0.25 miles of the main A377. If approaching from the south on the main A377, you will pass through the hamlets of Colleton and Colleton Mills and continue to follow the A377, passing the Portsmouth Arms and entering the hamlet of Kingford, take the first right hand turn signed for Chittlehamholt, crossing the Taw River and the railway line and Presbury Farm will be found after a short distance on the left hand side.

Situation

Presbury Farm is well located, being 0.25 miles from the main A377 Barnstaple to Exeter road. The property is within North Devon, easily accessible, surrounded by its own land and within the Taw Valley, being at the heart of the Devon countryside surrounded by green fields and rolling hills.

Presbury Farm is in a rural setting, yet easily accessible to the surrounding districts and being within convenient driving distance of Umberleigh 4 miles, Chulmleigh 6 miles, South Molton 8 miles, Barnstaple 13 miles and Exeter 30 miles. The pretty town of Chulmleigh offers a good range of shops, local amenities including a small supermarket, medical centre, dental practice, primary and secondary schools. Barnstaple and South

Molton provide a wider range of shopping, recreational and educational facilities. Nearby independent schools include West Buckland, Blundell's and Maynard School. There are excellent recreational facilities in the area including walking, riding, cycling and a number of golf courses. With the beaches and coast of North Devon within a short distance, and with Exmoor National Park to the north and Dartmoor to the south Presbury Farm is well located within the North Devon district. The North Devon Link Road (A361) is within easy reach and connects the M5 motorway at Junction 27 where there is Tiverton Parkway with direct trains to London Paddington. Airports are located at Exeter and Bristol.

Description

Presbury Farm represents an outstanding residential and commercial holding occupying an exceptional and accessible position. The house carries a Grade II listing due to its character and external appearance and comprises a substantial traditional farmhouse offering well proportioned family accommodation. Currently the house is partially split into two units but could easily be reconfigured to provide a 4/5 bedroom family house with potential to create an exceptionally attractive and highly individual family home.

Adjacent to the farmhouse are an extensive range of traditional buildings which provide excellent opportunities for a variety of uses or diversification subject to permission. In addition an extensive range of modern farm buildings are well suited to any livestock enterprises. The farm is currently all permanent pasture and with good access from the farm buildings.

The Farmhouse

Presbury Farmhouse is an attractive stone built farmhouse with brick dressings, the windows have brick quoins and lintels under a tiled roof. Occupying an enviable position with views across the Taw Valley. The house is Grade II listed. The accommodation is arranged over two floors as follows:

Ground Floor

Rear door to **Boot Room** with a sink and further door to a **second Utility Room** with a stainless steel single drainer.

Door to main farmhouse **Kitchen** with tiled floor, kitchen units, Belfast style sink, oil fired Aga providing hot water supply for the house, large sash window and two walk-in cupboards.

Main Hall, giving access from the front door to all the ground floor rooms. The front door has a stone and brick built slate roof porch.

Dining Room, sash windows both with shutters, Parquet wood floor, tiled fireplace. Secondary **Hallway** with further door to second **Kitchen** containing modern fitted units, stainless steel single drainer, hob with extractor fan.



Door to a further **Utility Room** and back door to the side of the farmhouse.

Sitting Room with tiled fireplace, picture rail, sash window.

Downstairs WC with handbasin and a side door to the front garden.

First Floor

From the main hall, main stairs to the first floor with understair cupboard, large landing on the first floor.

Bedroom 1 double with handbasin

Bedroom 2 double with handbasin

Large family **Bathroom** with handbasin, bath, built in airing cupboard. Separate WC adjacent to which is a walk in cupboard.

Secondary stairs leading to **Bedroom 3** double, and **Bedroom 4** double. A second **Bathroom** with bath, shower, handbasin, WC.

Outside

A stone paved path gives access around the house to a generous lawned front garden bordered with shrubs and providing extensive views into the Taw Valley. Adjacent to the house is a concrete built single garage.

The Farm Buildings

Situated adjacent to the farmhouse are an extensive and versatile range of traditional farm buildings being principally stone and brick built under slate roofs. Beyond the traditional buildings are a range of modern farm buildings.

Traditional Buildings

Former **Parlour**, containing bulk tank room, parlour area and a former covered **Collecting Yard** with access to both the fields and the concrete yards. A former dwelling, currently used as a **Workshop** situated adjacent to the farmhouse, being brick and stone under a slate roof with a cobblestone floor providing further storage on the first floor. **Stable** with cobblestone floor providing extensive accommodation for a variety of uses with an adjoining open fronted **Lean-to** to the rear of the building. Adjacent to the Stable is the **Root House** and further extensive storage areas. The **Barn** is an extensive stone cob building under a galvanised sheeted roof with large double wooden doors on each side, concrete floor with an adjacent storage area with loft above at one end.

Modern Farm Buildings

Workshop (32' x 32') steel framed with fibre cement roof and profile clad sides.

4 bay steel framed **Livestock Building**, currently used for loose housing of cattle with a central feed area. Concrete panels to one side with wood and space boarding also. Steel framed former **Silage Barn** (60' x 50') with concrete floor and concrete panelled sides adjoining which is a further **Stock/Storage Building** (50' x 50') steel frame, concrete floor, block wall and sheeted sides. Steel framed Lean-to (110' x 38') fibre cement roof, block and board sides used for storage and livestock. In the lower yard a 4 bay steel framed **Stock Building** (60' x 60') with central feed passage, fibre cement roof, block wall and space board above, currently with cattle pens each side, a door connects to paddock at the rear. The lower yard adjacent to this building has a manure ramp, a steel framed **Cattle Building** (60' x 60'), fibre cement roof, block and concrete panel sides with space boarding above, concrete floor and a separate feed storage area along one side. A wooden former **Cubicle Building** containing 32 cubicles, wooden frame with a profile roof currently used for storage.

The Land

The land is well placed around the farmhouse and farm buildings with the road between the two main blocks of land providing a good link to the farmyard and bordered by the river on the south side. All down to permanent pasture at the current time but arable crops have been successfully grown in recent years. The land in total extends to approximately 158.5 acres and provides a productive commercial holding. At the rear of the buildings a small enclosed duck pond is situated. To the northeast of the farm buildings are two stone barns within the pasture field, one being redundant and one currently used for storage. There are areas of woodland as indicated on the farm plan within these Particulars. There are also a series of ponds situated at the centre of the holding. These ponds often carry good numbers of duck and fish without any formal management and would provide some potential for sporting purpose

General Remarks

Tenure and Possession

The property is freehold with the benefit of early possession available of all parts, subject to any rights of holdover which may be required.

Services

Mains electricity to the farmhouse and buildings. The house, land and buildings have the benefit of borehole water supply together with spring supply also. Septic tank drainage.





Outgoings

Council Tax on Presbury Farmhouse is currently Band D on part and Band C on part.

Fixtures and Fittings

All fixtures and fittings, unless specifically referred to within these Sale Particulars are otherwise expressly excluded from the sale of the freehold and will be removed by the vendor or their agents prior to completion.

Basic Payment Scheme

Basic Payment entitlements for the relevant area of land will be included in the sale. The vendors agree to use their best endeavours to transfer the entitlements to the purchaser subject to receiving written instructions.

Sporting Rights

Hunting and Shooting Rights are in hand

Local Authority

North Devon District Council, North Walk, Barnstaple, North Devon. EX31 1EA

Tel: 01271327711

www.northdevon.gov.uk

Devon County Council, County Hall, Topsham Road, Exeter, Devon. EX2 4QD

Tel: 0845 155 1015

www.new.devon.gov.uk

Easements, Wayleaves and Rights of Way

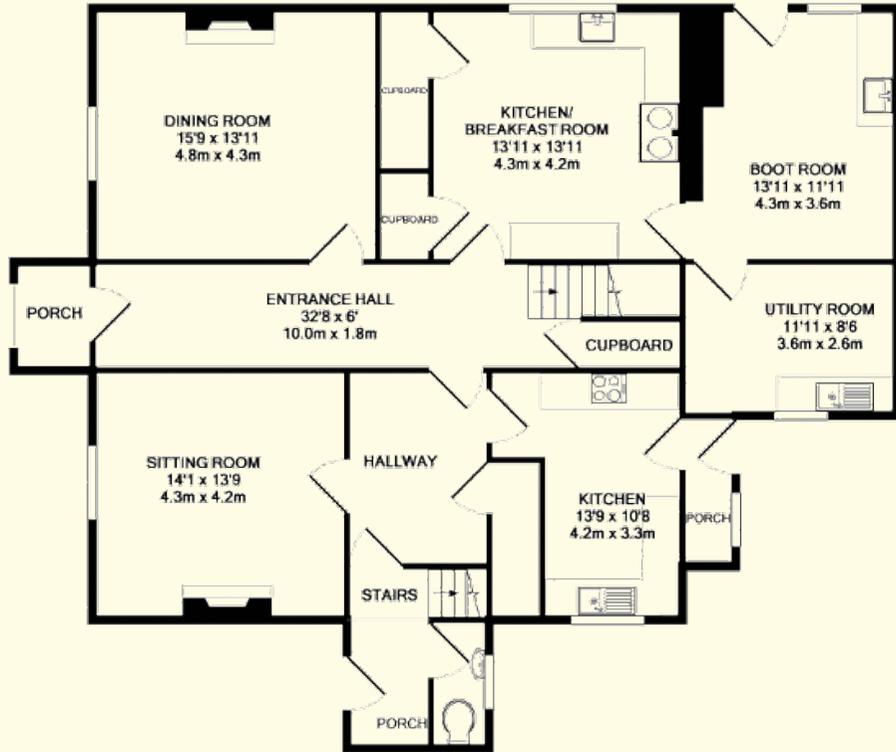
The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the Registered Title together with all public or private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Town and Country Planning

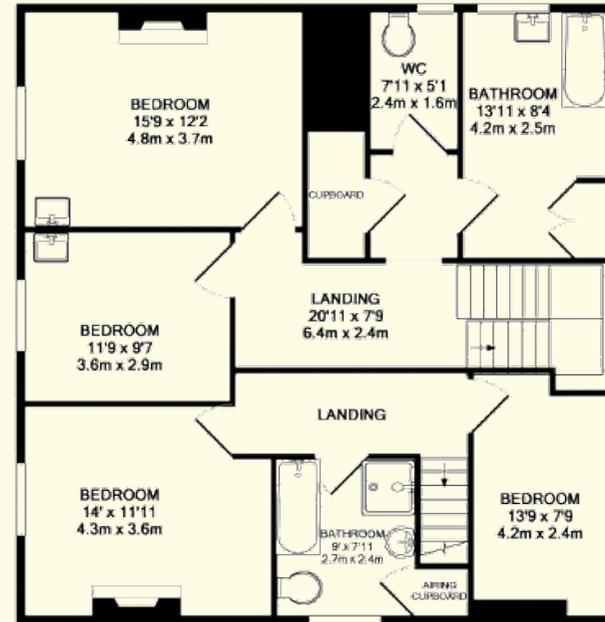
The current use of the farm buildings is agricultural although there may be scope for prospective purchasers to consider alternative uses within the farm buildings, subject to obtaining the necessary planning consent from North Devon Planning Authority.

Viewings

Strictly by appointment with Exmoor Farmers Livestock Auctions. Prior to making an appointment to view we strongly recommend you discuss any particular points that 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.



GROUND FLOOR
APPROX. FLOOR
AREA 1452 SQ.FT.
(134.9 SQ.M.)

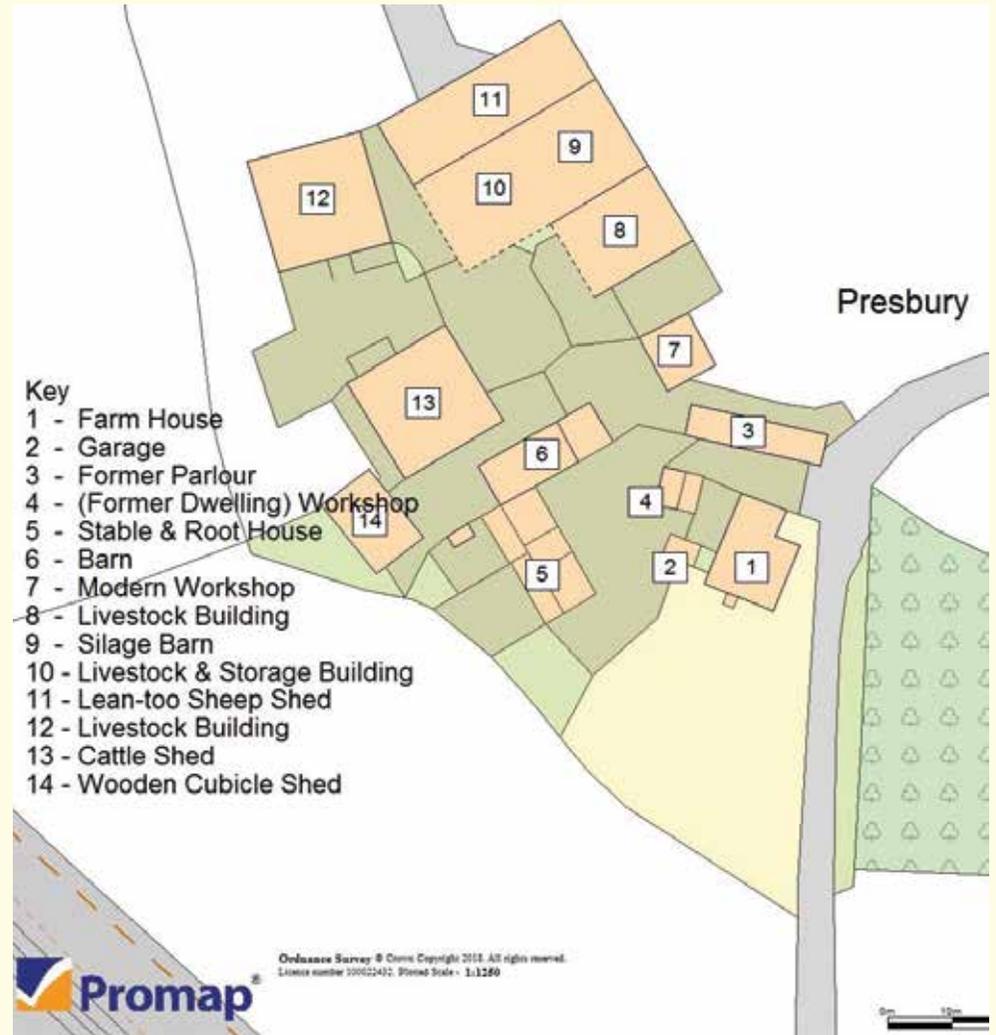


1ST FLOOR
APPROX. FLOOR
AREA 1068 SQ.FT.
(99.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2520 SQ.FT. (234.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

All persons wishing to view the property do so entirely at their own risk. Neither the vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property.

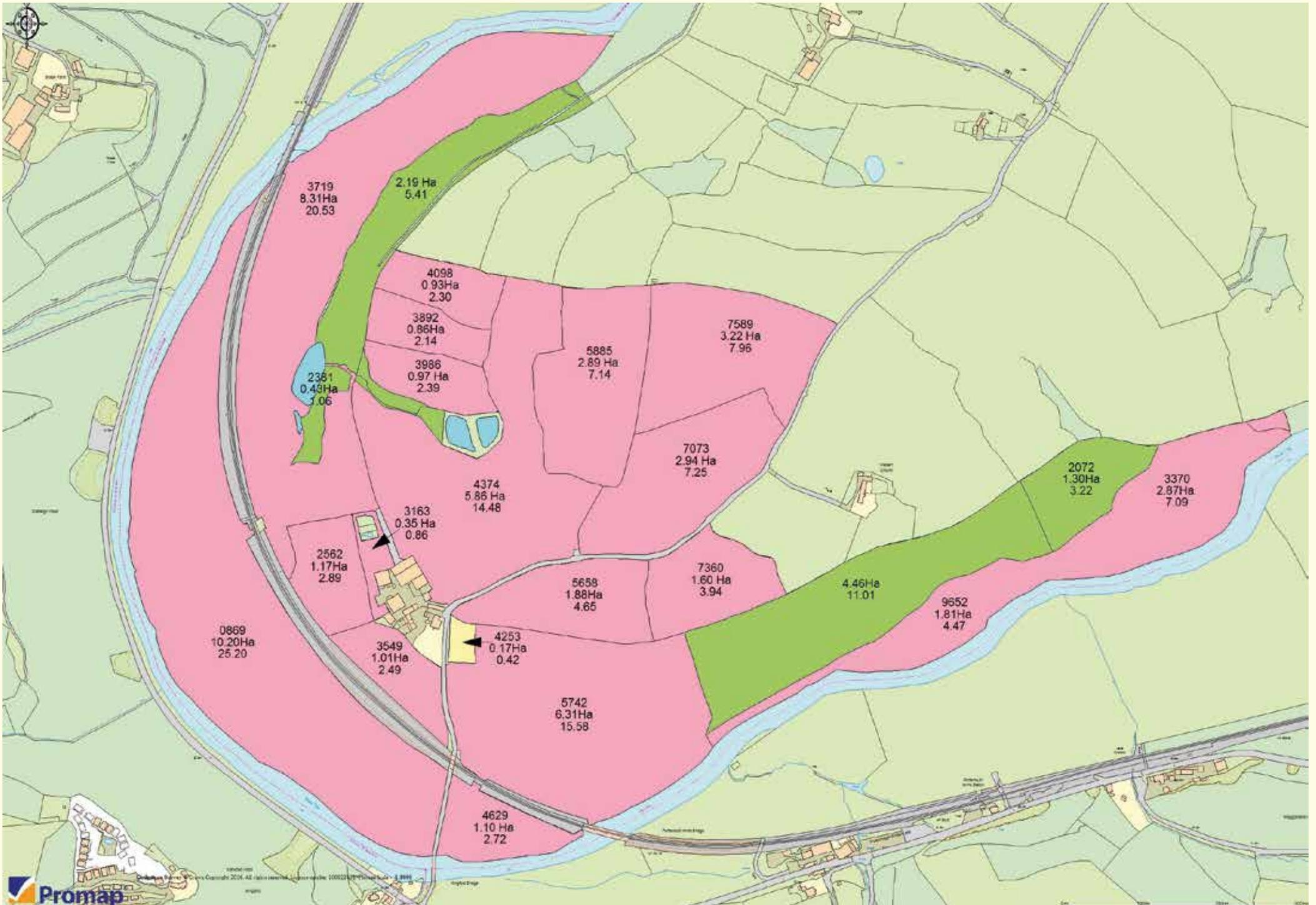
Exmoor Farmers Livestock Auction for themselves and for the vendors of the property whose agents they are give notice that:

- these particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers should seek their own professional advice.
- all descriptions, dimensions, areas, reference to condition, necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. The field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those to be produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

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