STITCHPOOL FARM

North Molton - Devon

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North Molton - South Molton - Devon - EX36 3EZ

North Molton 3 miles; A361 5 miles; South Molton 6 miles; M5 (J27) & Tiverton Parkway 29 miles

An attractive Livestock and Equestrian Holding also affording significant development potential benefiting from a traditional farmhouse, a well appointed holiday cottage, an extensive range of adaptable farm buildings and productive pasture land, extending in total to about 141.84 Acres.

Available as a whole or in up to 5 lots

3 8 4 142 acres

Viewing by appointment only through the joint sole selling agents:-

Greenslade Taylor Hunt, 23 Broad Street, South Molton, EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

Exmoor Farmers, Cutcombe Market, Wheddon Cross, Minehead, TA24 7DT

Tel: 01643 841841 Email: exmoorfarmers@exmoorfarmers.co.uk

INTRODUCTION

A well situated traditional holding lying close to the Exmoor National Park and affording considerable residential, equestrian and development appeal centred upon a substantial Grade II listed farmhouse, now in need of renovation, with an attractive holiday cottage, an excellent range of adaptable farm buildings and the adjoining productive pasture land. Stitchpool provides lifestyle options in an outstanding rural setting extending in total to about 142 Acres. Offered for sale as a whole or in up to 5 lots.

OVERVIEW

Stitchpool Farm represents a most attractive residential holding enjoying an outstanding rural position with fine countryside views. The property has been in the ownership of the current vendors' family for over 70 years and this sale thereby affords prospective purchasers a rare opportunity to acquire an unspoilt and adaptable rural property package. Currently operating as a livestock unit, utilised primarily for the grazing of cattle and sheep, the farm also boasts an excellent range of equestrian facilities and significant development potential.

The holding is centred upon a substantial detached Grade II Listed Devon longhouse, believed to date originally from the early 1600's, with later 18th and 19th century alterations. The farmhouse provides spacious five bedroomed accommodation which, despite now requiring complete renovation, undoubtedly offers the potential to create a superb country residence enjoying an outstanding rural setting. A separate holiday letting cottage provides a useful additional income source.

An extensive range of traditional and modern farm buildings afford agricultural and equestrian appeal, including stabling, a horse walker and an outdoor school. In addition, planning consent has been obtained for the conversion of a detached barn to create a four bedroomed dwelling, with further permitted development approval for the change of use of the sheep shed into four residential dwellings (each 2 beds). The farmstead is well positioned within its own land, primarily comprising level and gently undulating productive pasture well suited to a variety of agricultural, equestrian, conservation or other amenity uses.

The holding extends in total to about 141.84 acres, and is offered for sale as a whole or in up to 5 lots, as detailed within these sale particulars.

LOT 1:

THE FARMHOUSE, STABLE COTTAGE, TRADITIONAL FARM BUILDINGS & PASTURE LAND EXTENDING TO ABOUT 19.85 ACRES

Stitchpool Farmhouse:

A detached five bedroom Grade II listed traditional farmhouse, currently divided into two parts, of stone and cob construction beneath a slated roof. The house would now benefit from modernisation and refurbishment throughout.

The main farmhouse is entered via a covered entrance porch which leads into a utility room and hence through to the kitchen. An inner lobby has enclosed stairs rising to the first floor, with a part refurbished sitting room containing a large inglenook fireplace. To the rear is a former dairy, adapted to a downstairs shower room. On the first floor of this part are two good-sized bedrooms and a bathroom. A granary is situated over the utility room, currently accessed via external stone steps.

The adjoining cottage is entered from the front elevation leading into a hallway, with stairs rising to the first floor. The hallway opens to a kitchen/breakfast room, with a small utility room to the rear and a dining room with an inglenook style fireplace. On the first floor of the cottage is a landing serving three bedrooms, with steps leading down to a bathroom.

Positioned on the southern side of the main farmyard, the house is set in large lawned gardens, with a garden store, ample parking and an attached car port.

Stable Cottage:

An attractive and well-appointed three bedroom traditional barn conversion of stone and slate construction, currently used as holiday letting accommodation. A covered decked area with a built-in BBQ and hot tub, lead into the entrance hall/utility room, with stairs rising to the first floor. A large kitchen/sitting room provides a lovely open plan living area, with a downstairs double bedroom providing en-suite wet-room style facilities. On the first floor are two further double bedrooms and a family bathroom.

The cottage is currently let through holidaycottages.co.uk, where it is rated 5 star, with the ground floor fully wheelchair accessible.

The Traditional Farm Buildings:

These comprise a traditional courtyard arrangement of stone and slate roofed traditional farm buildings affording tremendous opportunity for either continued equestrian and agricultural uses, or potential redevelopment to alternative uses (subject to obtaining any necessary planning/listed building consent):

Northern Range:-
Adjoining stable cottage, these currently comprise **6no. Stables** on the ground floor, *approx. 21m x 5m overall*, with a loft over the whole.

Western Range:-
These contain **6no. Loose Boxes** and a **Tack/Feed Room**, *approx. 27m x 5.1m overall*, with a loft over.

Adjacent to the south is a further traditional range containing **3no. Stables**, a **Workshop** and **Store**, *approx. 13.7m x 4.9m overall*, with a loft over. A lean-to adjoins to the southern elevation.

Adjoining this range to the west is a stone and slate roofed former **Threshing Barn**, *approx. 10.8m x 5.8m,* with double steel doors.

Land contained within Lot 1:

the land contained within Lot 1 comprises a block of productive pasture lying adjacent to the main entrance drive. Divided into convenient sized field enclosures with mature natural hedgerows providing good shelter, the land is primarily level or gently undulating. Lot 1 extends in total to about **19.85 Acres** (8.03 Ha).

LOT 2:

BARN WITH FULL PLANNING CONSENT, EQUESTRIAN FACILITIES & LAND EXTENDING TO ABOUT 12.75 ACRES

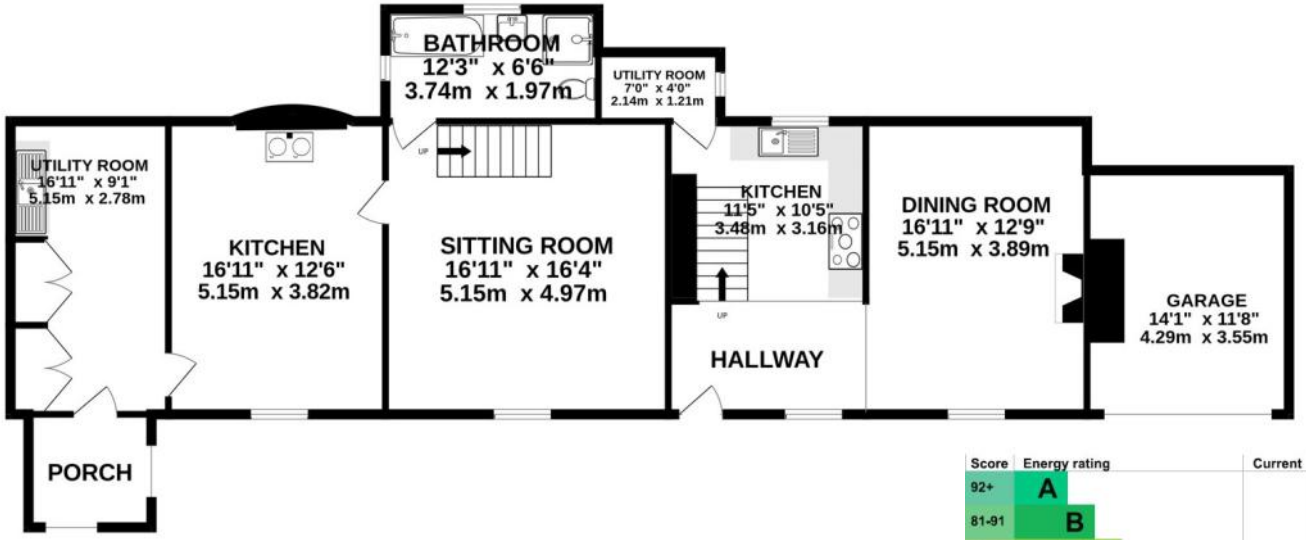
Barn with Planning Consent:

This comprises a stone and profile steel roofed former waggon house, *approx. 11m x 6m*, with an adjoining three bay timber framed and profile steel roofed former cattle shed, *approx. 11.7m x 8.6m*.

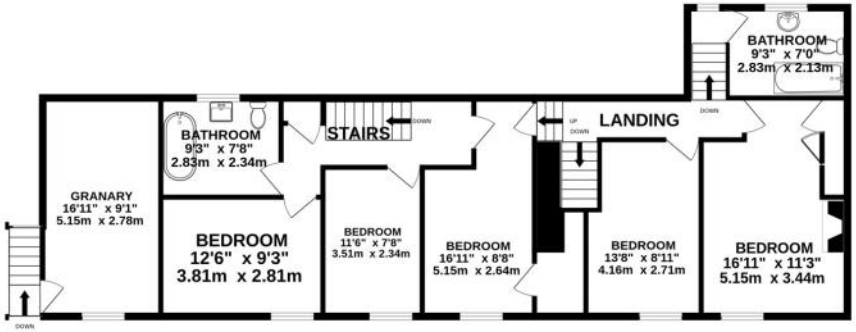
The above range benefits from full planning consent (North Devon Council Application No. 79673) obtained in July 2025 for conversion into a detached dwelling, with the potential to create a highly individual and architecturally interesting four bedroomed family home. The approved plans allow for its conversion to a spacious single storey

STITCHPOOL FARMHOUSE & COTTAGE

GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



family dwelling comprising the following accommodation:-

Kitchen/Dining Room, Lounge with bi-folding doors to outside, an Inner Hall, Four Bedrooms and a **Family Bathroom**. *For the accommodation layout please refer to the attached proposed floorplan.*

The Equestrian Facilities:

Lying to the west of the above is a four bay steel framed building, beneath a cement fibre roofed building containing **10no. Loose Boxes**, a **Tack/Feed Room** and central concrete access passage. (*approx. 18.28m x 10.7m overall).*

Monarch Equestrian five bay **Horse Walker**.

All weather **Outdoor School**, *approx. 40m x 20m,* with a sand base and post and rail fencing.

In addition to the above there are 2no. Biomass Boilers located within this lot, one currently providing heating for the farmhouse and Stable Cottage and the second one has in recent years been used as a log drying facility.

Land contained within Lot 2:

This land lies immediately to the north of the equestrian facilities, and comprises two attractive enclosures of productive pasture. Lot 2 extends in total to about **12.75 Acres** (5.16 Ha).

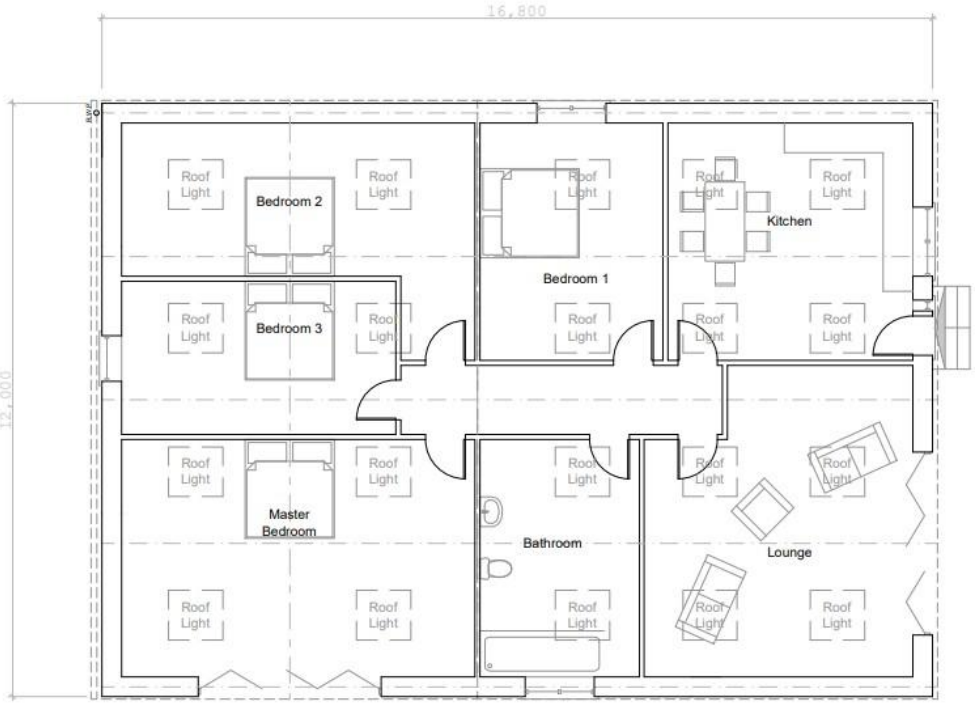
LOT 3:

DEVELOPMENT SITE & LAND EXTENDING TO ABOUT 5.25 ACRES

Lying immediately to the west of Lot 1 are two modern farm buildings comprising a five bay **Lambing Shed**, *approx. 22.8m x 15.8m*, opening to a seven bay **Cattle Shed**, *approx. 43.4m x 11.9m*.

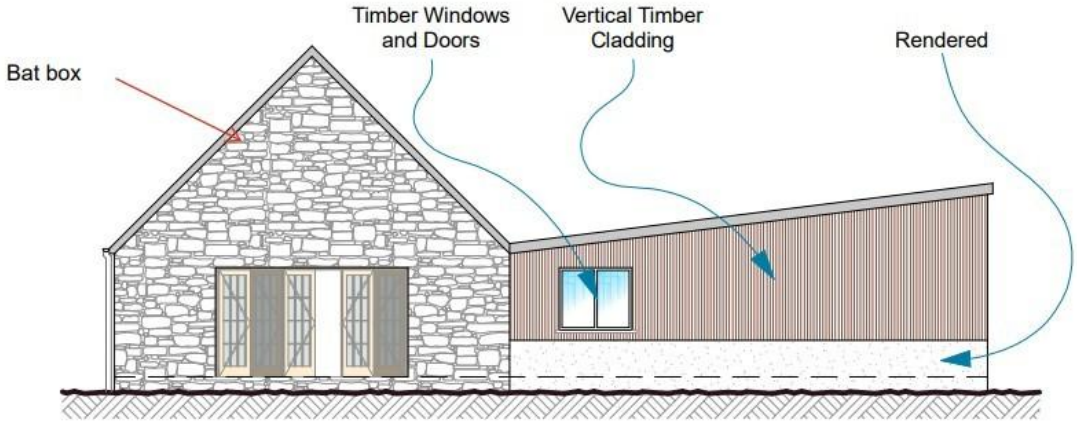
The sheep shed currently benefits from of Class Q prior approval (granted November 2024 - North Devon Council Application No. 78791) for conversion into 4no. two bedroomed residential dwellings and associated parking. Enjoying lovely views over the surrounding countryside, the property offers a most attractive and individual development opportunity. The cattle shed adjacent will need to be removed as a requirement of the planning consent.

There may be potential, subject to obtaining the necessary consent, to amend the planning to a smaller number of larger units or to apply for full planning permission for removal and replacement of the barn under the fallback/betterment provisions.

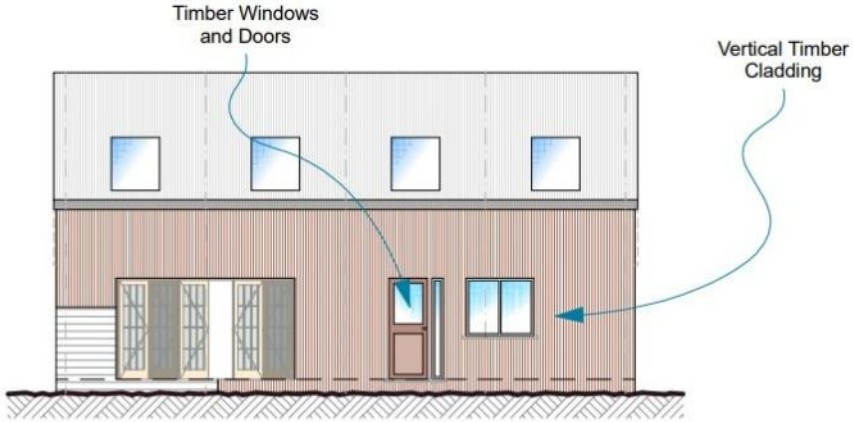


Proposed Ground Floor Plan
Scale: 1:100

LOT 2 - Proposed Plans



Proposed South East (Side) Elevation
Scale: 1:100



Proposed North East (Front) Elevation
Scale: 1:100

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

The adjoining land primarily comprises productive pasture. Subject to any necessary consents, this area may be eminently suited to the creation of orchards, paddocks or other amenity areas to compliment the residential enjoyment of the property. Lot 3 extends in total **5.25 Acres** (2.12 Ha).

LOT 4:

PASTURE LAND EXTENDING TO ABOUT 64.16 ACRES

A excellent large block of primarily level and highly productive pasture land enjoying good frontage and access from the council road which forms the eastern boundary. The land is divided into convenient sized field enclosures with devon hedgebank boundaries. A small stream runs along parts of the western boundary providing some natural watering. Lot 4 extends in total to about **64.16 Acres** (25.96 Ha).

LOT 5:

PASTURE LAND EXTENDING TO ABOUT 39.83 ACRES

Situated immediately opposite Lot 4, is a further attractive block of productive pasture with excellent council road access. This lot is again divided into convenient sized fields and is primarily level or gently sloping. Lot 5 extends in total to about **39.83 Acres** (16.12 Ha).

TENURE AND POSSESSION

The property is offered for sale by private treaty with the benefit of full vacant possession of all parts upon completion, subject to any rights of holdover which may be required.

METHOD OF SALE AND LOTTING

The property will be offered for sale as a whole or in up to five lots, as detailed within these sale particulars. In the event of the property being sold in lots adequate provision may need to be made for appropriate easements and rights for services.

SERVICES & OUTGOINGS

We understand that the dwellings and farm buildings benefit from a private borehole water supply, with a back-up well water supply also available. Mains electricity supply and independent private drainage systems serving Stitchpool Farmhouse and Stable Cottage (*Please note: these are assumed to be non-compliant with the current General Binding Rules*).

In the event of the property being sold in lots adequate provision will need to be made for appropriate easements and rights for services. The purchasers of Lots 2 and 3 will need to install their own independent private drainage systems.

A shared mains electricity supply is currently connected to Lots 1, 2 and 3. In the event of these lots being sold separately, this supply will remain with Lot 1 and the purchasers of Lots 2 and 3 will need to connect new electricity supplies. Adequate provision will need to be made for appropriate easements and rights for these connections.

A shared private water supply is currently connected to Lots 1, 2 and 3. In the event of these lots being sold separately, this supply will remain with Lot 1 and the purchasers of Lots 2 and 3 will need to provide new independent water supplies. Adequate provision will need to be made for appropriate easements and rights for these connections.

The land lots will be sold without any mains services of any kind and prospective purchasers should make their own enquiries as to the availability of any services.

Council Tax & Business Rates: North Devon District Council. Stitchpool Cottage - Band B. Stable Cottage (Rateable value £2,300) and the Livery Stables & Premises (Rateable value £3,450) are subject to business rates. Small Business Rates Relief may be available. Further advice can be sought from www.gov.uk.

TOWN & COUNTRY PLANNING

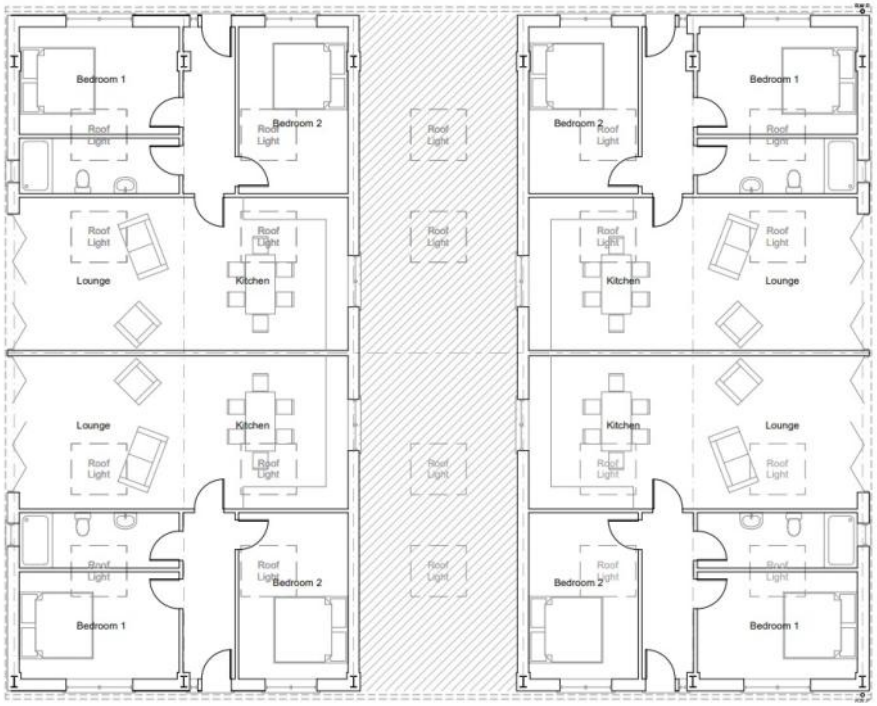
Stitchpool Farmhouse is Grade II Listed and Stable Cottage is approved for holiday accommodation.

In July 2025 full planning consent was obtained from North Devon Council for the '*Conversion of barn to residential dwelling*' - Application Reference No. 79673. Prior approval was also obtained from North Devon Council in November 2024 for '*...change of use of agricultural building to four dwellinghouses…*' (Application reference No. 78791) under Class Q Permitted Development Rights.

Copies of the approved plans together with the relevant supporting documentation are available to view via the North Devon Council Planning Portal using the above mentioned Application Reference Numbers.

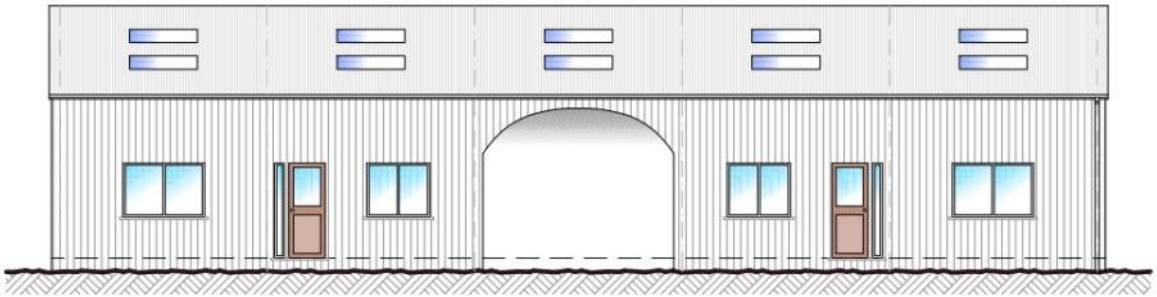
SITUATION

Stitchpool Farm is situated in a highly accessible yet picturesque rural



Proposed Ground Floor Plan
Scale: 1:100

LOT 3 - Proposed Plans



Proposed West (Side) Elevation
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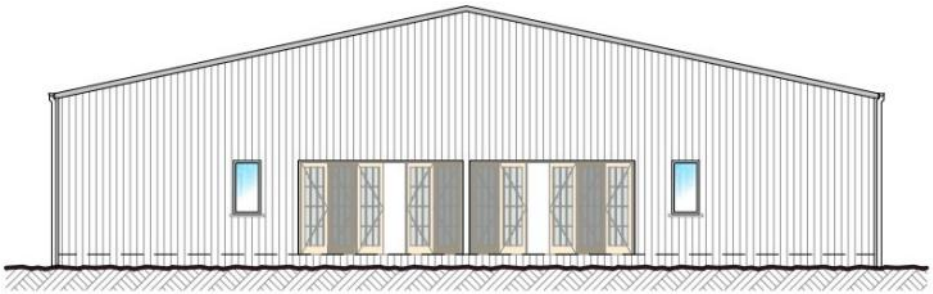

Proposed South (Front) Elevation
Scale: 1:100

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position, within attractive and gently undulating countryside on the edge of the Exmoor National Park, close to the village of North Molton. The holding lies within a well-regarded agricultural area characterised by productive pasture land with gently sloping topography and a long-established farming community.

Despite its peaceful rural location the property is well situated for easy access to the surrounding districts and main routes of communication. The popular village of North Molton provides a local primary school, public house, community shop and sports club, whilst the bustling market town of South Molton provides an excellent range of everyday services including shops, schools, restaurants, a Sainsbury's supermarket, health centre, recreational facilities and a cottage hospital. The A361 North Devon link road is within easy driving distance providing access to the larger regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27). Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.

Stitchpool Farm lies in the beautiful band of countryside on the edge of Exmoor, a predominantly agricultural landscape primarily comprising pasture and arable land interspersed with an abundance of woodland and pretty river valleys. Exmoor to the north east offers wonderful moorland scenery with many foot and bridle paths, whilst the spectacular North Devon coast is easily accessible with lovely sandy beaches at Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

DIRECTIONS

From the Square in South Molton head eastwards and turn left into Station Road, continuing straight on until reaching the A361 North Devon Link road. Cross the A361 roundabout following the signs for North Molton and stay on this road for approximately 2.3 miles into the village. Upon entering the village turn left onto Back Lane, then turn left at the junction near the square, signposted 'Heasley Mill'. Continue along this road for approximately 2.4 miles and the entrance to Stitchpool Farm will be found on the left-hand side.

What3Words - For the exact location of the various Lots, download the 'What3Words' app and enter:-

Lot 1 - **escalates.fancy.cycles**

Lot 2 - **agreement.kneeled.climber**

Lot 3 - **pounding.thighs,loud**

Lot 4 - **automate.lands.vies**

Lot 5 - **influence.revolting.magazine**

Please Note:- You are strongly advised to follow the directions set out above rather than relying on satellite navigation.

ADDITIONAL INFORMATION

Broadband: FTTP - Super fast broadband is available - highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Based on Openreach data).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider (based on Ofcom data).

Flooding: The property is in an area at a VERY LOW RISK from surface water and River/Sea flooding (defined as the chance of flooding each year as less than 0.1%) (Gov UK data).

Rights of Way, Easements, Wayleaves, etc: The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Sporting and Mineral Rights: The sporting and mineral rights across the holding are not included in the freehold sale.

Basic Payment Scheme: The Basic Payment Scheme has now ended and the land will be sold without any entitlements or de-linked payments.

Agri-environment Schemes and Designations: The land is not currently subject to any agri-environment schemes. The land lies within a Nitrate Vulnerable Zone.

IMPORTANT NOTICE AND HEALTH & SAFETY POLICY

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. A farm is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly around the farmyard and in fields containing stock. All persons viewing the property are asked to observe the country code and close all gates.

Greenslade Taylor Hunt, 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, measurements 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 Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

4. No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

STITCHPOOL FARM

North Molton

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Centre Tile Ref SS 722 332
Scale 1:4,000 @ A3
Drawing No Z26055-01
Date 14.08.25

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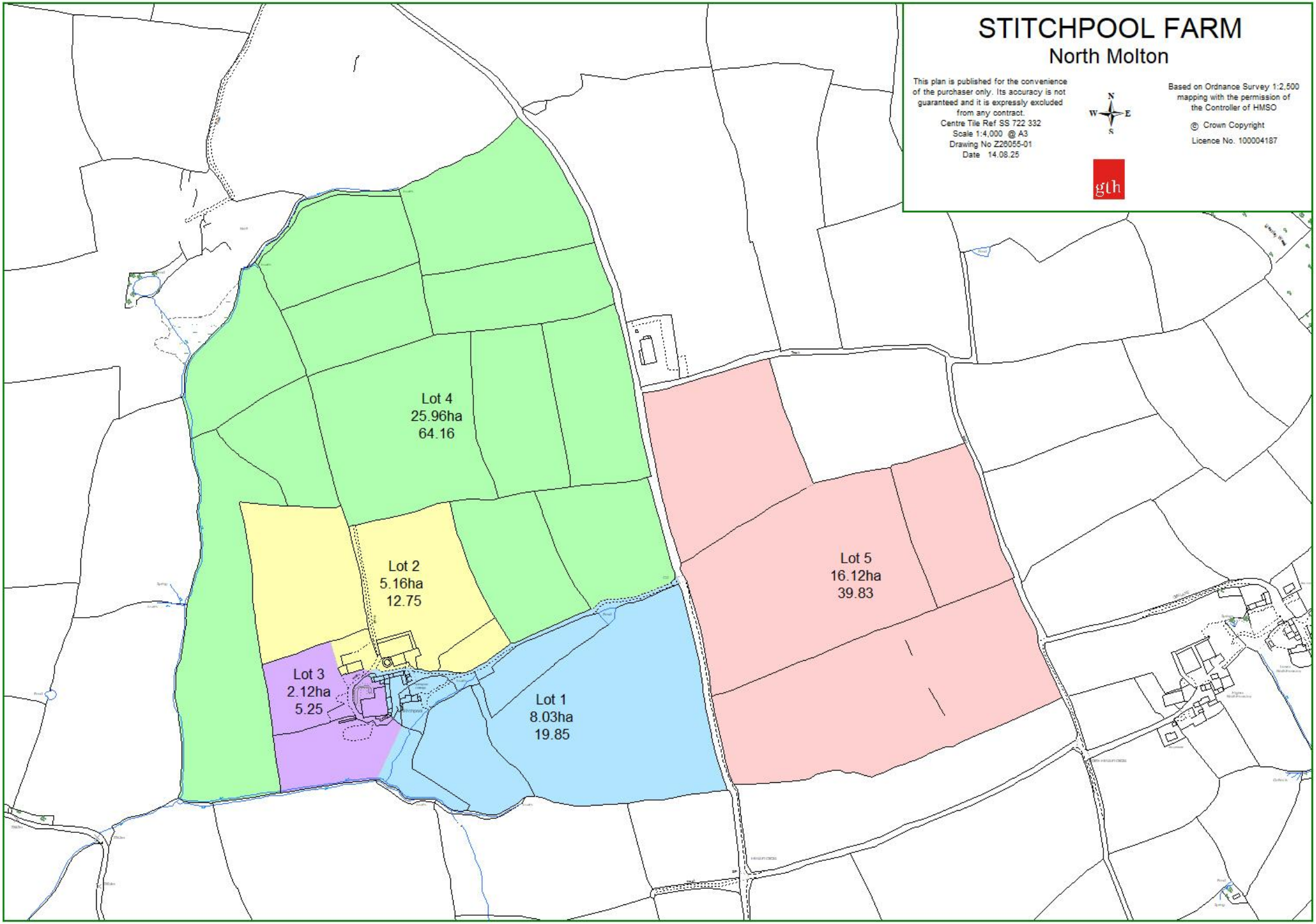

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