# Coles Cross Farm, Sandyway, South Molton, Devon EX36 3LU

Exmoor Farmers Livestock Auctions Ltd

Cutcombe Market, Wheddon Cross, Minehead, Somerset, TA24 7DT. Tel: 01643 841841.

Email: exmoorfarmers@exmoorfarmers.co.uk. Website: www.exmoorfarmers.co.uk

# *Coles Cross Farm*

## *Sandyway, South Molton, Devon EX36 3LU*

*Taunton 25 miles – Tiverton 16 miles - Minehead 6.5 miles – M5 J25, 25 miles*

*114.3 acre farm situated within the Exmoor National Park*
*Three bedroom farmhouse (AOC) together with buildings in a stunning location. Available as a whole.*


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**Situation**
Coles Cross Farm is located on the south side of the Exmoor National Park area, with a superb rural location, enjoying marvellous views across the surrounding Exmoor country, whilst being in an accessible and private location.

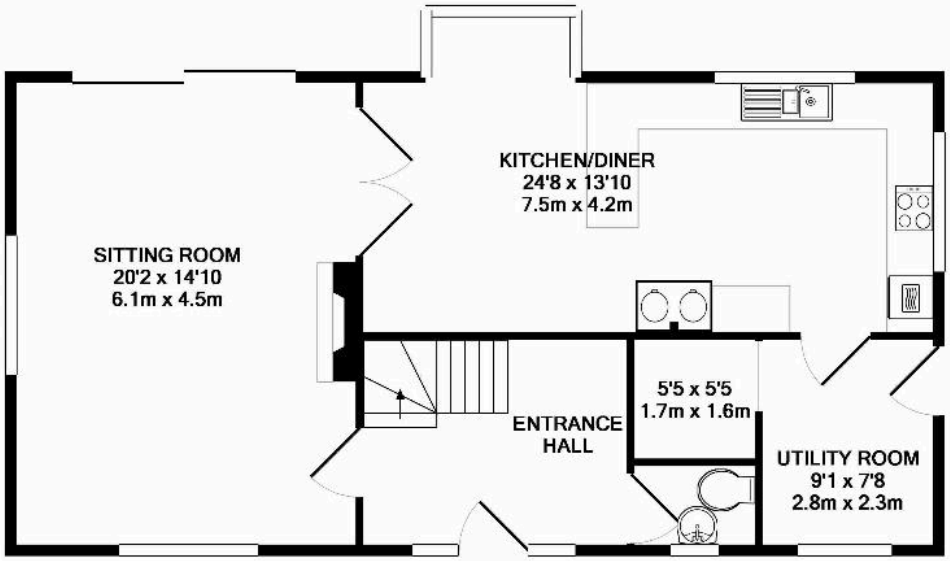
The sale of the property provides purchasers with the opportunity to acquire a residential and commercial livestock holding situated in the heart of the Exmoor countryside, with all the opportunities for a variety of enterprises. In total, the farm comprises 114.3 acres and is offered for sale as a whole.

Coles Cross Farm is situated to the south west of the nearby picturesque village of Withypool, and a similar distance from the nearby village of North Molton in the opposite direction, both of which have village shops and other facilities. The larger towns of Dulverton, South Molton and Barnstaple are within easy access providing a full range of everyday shopping, banking and scholastic facilities. With its location in the heart of the Exmoor countryside there is an excellent range of recreational facilities in the area, including walking, riding and many other attractions. There are opportunities for game and sea fishing, surfing and sailing with the beaches and coast of North Devon within a short distance, together with the pretty coastal villages and towns such as Lynton, Lynmouth and Porlock. The A361 Link Road is a short distance from the property, providing motorway and rail links at Tiverton, with regional airports at Exeter and Bristol.

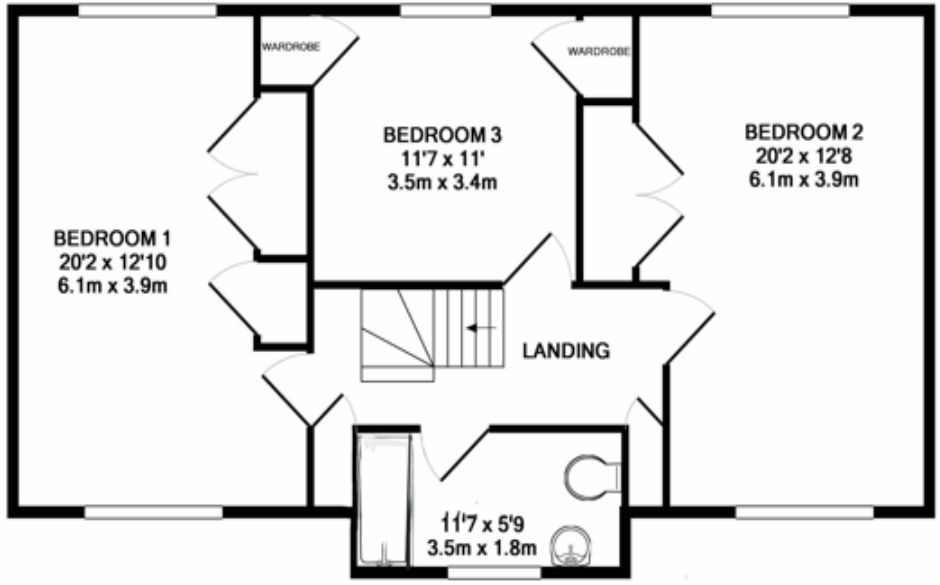
**Description**
Coles Cross Farm, in total 114.3 acres with a three bedroomed farmhouse adjoining farm and equestrian buildings and with the land in a ring fence located to the north of the house.

**Farmhouse**
The three bedroom farmhouse is approached through a private gated entrance a short distance from the public highway. The house was built by the vendors in 1993 and has an agricultural occupancy condition. The property is well laid out and provides spacious accommodation being a stone built farmhouse under a slated roof with accommodation described as follows.

**Ground Floor**
Front door with access to front hallway, leading to **Main Sitting room** with a feature stone fireplace with wood beam over, large glazed patio doors leading directly to the front of the house and **Garden**. Windows to three elevations and door to **Kitchen/Dining room**, tiled floor throughout, large bay window, oak fitted kitchen units with built-in cooker and Rayburn providing heat for the kitchen. Further door to **Utility room**, with tiled floor and rear door access to the **Side Garden**. **Separate WC** adjacent to the hallway. Stairs from the entrance hallway lead to the first floor.




GROUND FLOOR
APPROX. FLOOR
AREA 814 SQ.FT.
(75.7 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 825 SQ.FT.
(76.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1639 SQ.FT. (152.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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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**First Floor**

Stairs to the upstairs landing with **Bedroom One**, a large double with three built-in wardrobes and views to the front and rear elevations of the property. **Bedroom Two**, a large double with built-in wardrobes and views to the front and rear elevation of the property. **Bedroom Three**, a double with built-in wardrobes and views to the front of the house. **Family Bathroom** with hand basin, large shower and WC. From the upstairs landing there is loft access.

**Outside**

The house is well located within its own Gardens with large lawn area to the front of the house with a variety of shrubs, together with a well laid out mix of lawn, shrubs and flower borders to the side and rear of the house. On the east side is an enclosed wild flower/vegetable garden with a **Greenhouse** in situ. There is a parking and turning area immediately adjacent to the property and access leads to the buildings.

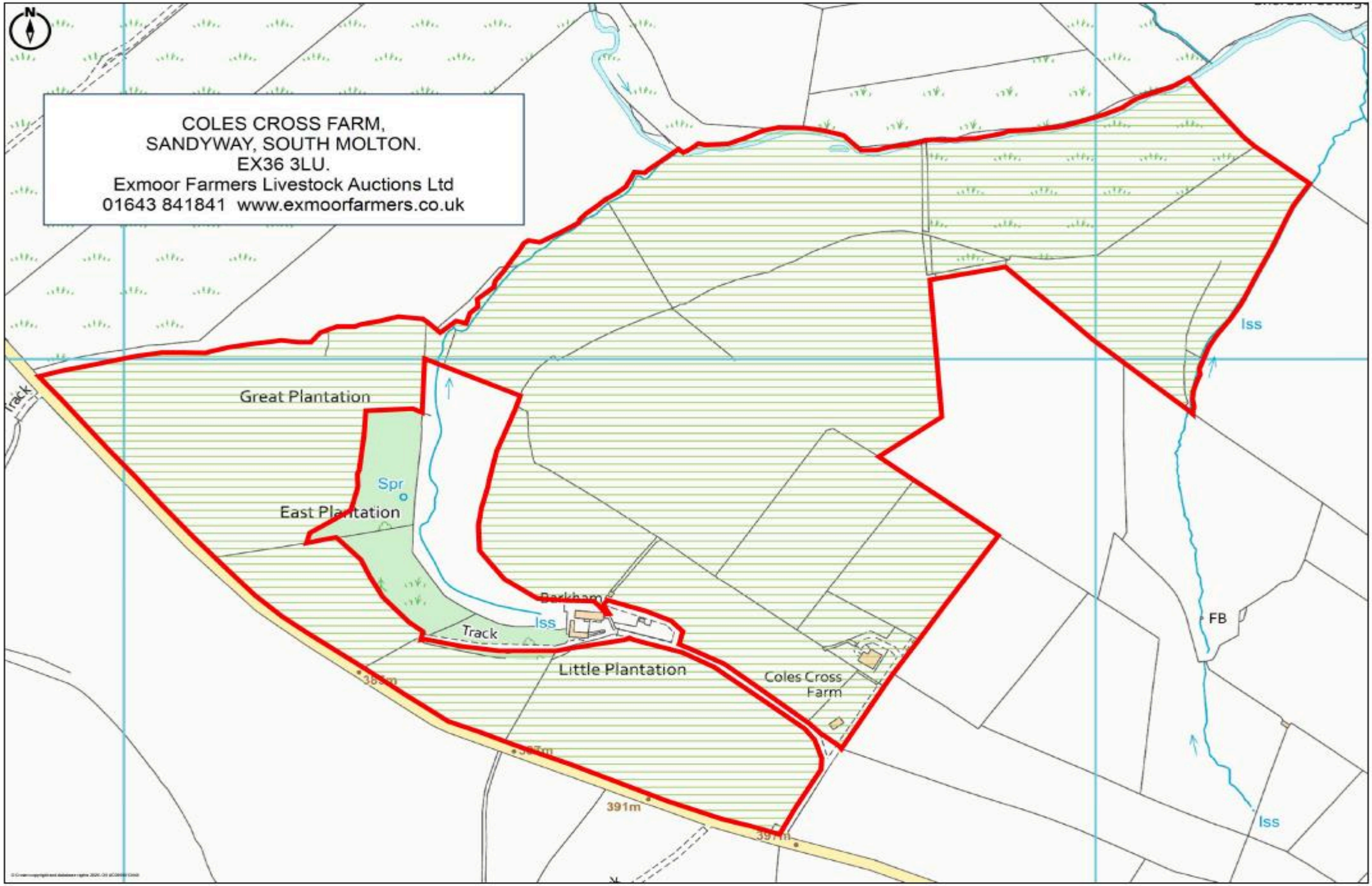
**Buildings**

Four Bay steel framed **Barn** under a Fibre cement roof, being approximately 60ft X 32ft currently used as a workshop with wood double doors, concrete floor and block walls. Adjoining lean to **Generator shed** containing water UV filters. A further Three Bay lean to containing three stables (each 15ft X 12ft) and a pony box, concrete floor throughout. The **Owl Barn**, is a small stone built with slate roof Barn situated one field to the north of the farmhouse.

**The Land**

The land is well situated to the north and west of Coles Cross Farm with good access, conveniently sized fields. The fields are all permanent pasture land, having been well maintained with good fences. The land is for the most part reasonably level, dropping down to the river and stream on the northern boundary, which provides a most attractive and secluded valley setting. There are no public rights of way across the property.

The land is currently entered into a Mid-Tier Environmental Stewardship agreement which commenced on the 1st January 2024. Prospective purchasers should satisfy themselves as to the contents and obligations of the agreement, and will covenant to take over the remainder of the agreement from the vendors.

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## General remarks

**Tenure**
The property is freehold with the benefit of vacant possession, subject to any rights of holdover which may be required dependent on the date of completion.

**Fixtures and Fittings**
All fixtures and fittings unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale.

**Directions**
**From Withypool,** follow the road from the village signed South Molton travelling across the moorland in a south west direction, leaving the common over the cattle grid and pass the Sportsman Inn on the right hand side. Take the next right hand road after ¼ mile and the entrance for Coles Cross is on the right after a further ¼ mile.

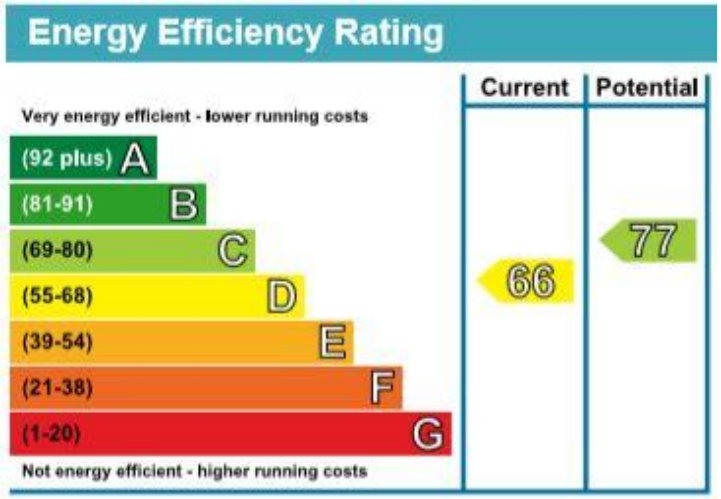
**Viewings**
Viewing strictly by appointment with Exmoor Farmers Livestock Auctions Ltd. Prior to making an appointment to view we strongly recommend you discuss any particular points that are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

**Services**
Mains electricity, private water supply from two boreholes. Septic tank drainage. BT connection. Double Glazing to the farmhouse. Outgoings Council Tax Band E

**Local Authorities**
Somerset West & Taunton Council, West Somerset House, Killick Way TA4 4QA
03003048000
Exmoor National Park, Exmoor House, Dulverton, Somerset, TA22 9HL. 01398 323665

**Rights of way Easements Wayleaves etc.**
The property is offered to sale subject to and with the benefit of all matters contained in or referred to in the property in 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.

**Sporting Rights**
Hunting rights with Badgworthy land Co. Shooting rights are in hand.



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