Beasley Farm, Timberscombe, Minehead, Somerset TA24 7BL

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

Beasley Farm

Timberscombe, Minehead, Somerset TA24 7BL

17.5 acres in total

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

Spacious four bedroom farmhouse & traditional barns,
17.5 acres with agricultural & recreational potential

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Situation

Beasley Farm lies within the picturesque Exmoor National Park, being a short distance to the south of the village of Timberscombe, with outstanding views across the surrounding countryside and to the Bristol channel in the north.

The property occupies an accessible position with the A39 to the north and the B3224 a short distance to the south, providing easy access to the county of Somerset and also the Exmoor National Park as a whole and the North Devon area. There are an extensive range of recreational and other facilities within the Exmoor National Park and surrounding districts, with popular Exmoor villages and towns of Minehead, Dulverton, Timberscombe, Exford within easy reach. Recreational facilities include nearby Wimbleball Lake and the coastlines of West Somerset and North Devon, together with a wide range of activities such as walking, riding and sporting.

Description

Beasley Farm comprises in total 17.5 acres approximately, with the farmhouse well-situated to the east side of the property, with adjacent traditional farmyard and barns, together with 17.5 acres of pasture land.

Beasley Farm comes to the market for the first time in over 60 years and offers purchasers an exciting opportunity to create a family home and/or business base following some updating and modernisation. The traditional barns offer potential for a variety of uses, subject to necessary consents.

Beasley Farmhouse stands within its own grounds, a detached stone and brick built property with rendered walls under a bitumen sealed roof, principally of slate. The accommodation as follows: main door to small internal hallway with door leading to **dining room**, being a dual-aspect room with window seat, feature alcove at one side being a former fireplace, with a bread oven. Door to **sitting room** with large feature fireplace containing woodburner, beamed ceiling, window seat and further small door to rear spiral staircase, giving access to the first floor.

Door to **hallway** leading to the **Ante Bula** room and on to the main **Bula** room being a spacious reception room with open fireplace to one side. This being a single storey part of the house. Door from the hallway to a downstairs cloakroom containing hand basin, WC and stairs to the guest wing with a **double bedroom** and a **family bathroom** with bath, hand basin, WC and built-in cupboards, with hot water tank.

The **farmhouse kitchen** adjoins the dining room, with oil-fired Aga providing hot water and cooking facilities, together with sink and range of units. Tiled floor, window to the rear of the house and door to side **pantry** with stone shelves and further door to rear **utility areas**. A lean-to at the back of the house being timber framed, glass sided with door to adjoining side yard. On the first floor tiled stairs to the landing with **bedroom 1** a double with en-suite facilities, **bedroom 2** a double with additional access from the rear spiral staircase and **bedroom 3/dressing room** adjoining. Off the landing a family bathroom with bath and hand basin, a door to separate WC and a further walk-in airing cupboard.

Outside

The gated entrance from the council road leads to an extensive parking and turning area in front of the house with **gardens** enclosed by a half-height stone wall containing lawn and shrubs. A further garden area at the rear of the house containing lawn, shrubs and vegetable garden. An **enclosed garden** area lies at the rear of the garage, accessed from a side path. A triple garage being a detached building with adjacent store room and a small greenhouse attached to the garage.

At the side of the house, a detached stable block containing three loose boxes, one of which has the water supply and filters for the borehole water.

The main stone farmyard situated to the south side of the farmhouse has a large traditional barn on the west side of stone under a slate roof being a former cow shippen with loft over. A second substantial stone barn with a slate roof is accessed through the yard gate on the south side.

The Land

The land comprises an attractive block of level pasture, being 17.5 acres approximately situated within a ring fence adjacent to Beasley Farmhouse.

The fields comprise conveniently sized enclosures and have traditional hedge boundaries. There is access to the land from two points, via the yard on the south side of the farmhouse and a further access adjacent to the stable block.

Additional land is available if requested.

General remarks

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

Services
Mains electricity. Shared septic tank drainage and shared private borehole water supply for Beasley Farmhouse.

Sporting Rights
The shooting rights and hunting rights across the property are in hand.

Rights of Way, Easements, Wayleaves etc
It is not known that there are any public footpaths or access over the property but the property is offered and as far as required by the vendors will be conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages whether specifically referred to in these particulars of sale or not.

Outgoings & Other Information
The local council tax on the farmhouse is band G. The farmhouse is not listed.

Local Authorities
Exmoor National Park Authority, Exmoor House, Dulverton, Somerset TA22 9HL.
Tel: 01398 323665.

Viewings
Strictly by a prior appointment with the sole agents, Exmoor Farmers Livestock Auctions Ltd
01643 841841 or exmoorfarmers@exmoorfarmers.co.uk.

IMPORTANT NOTICE

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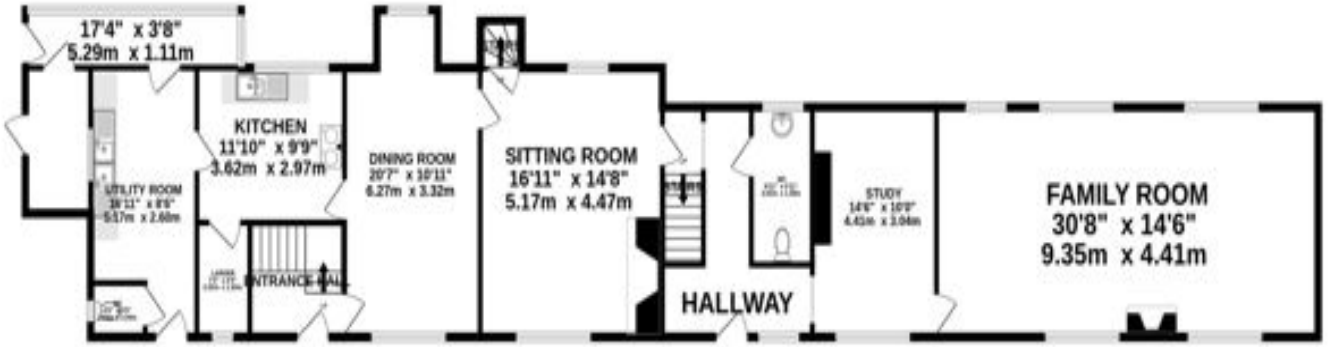
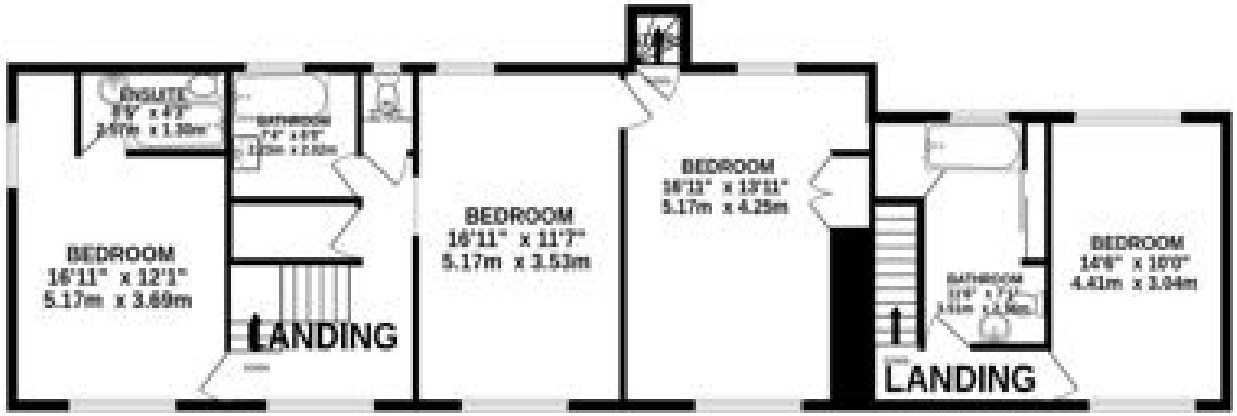
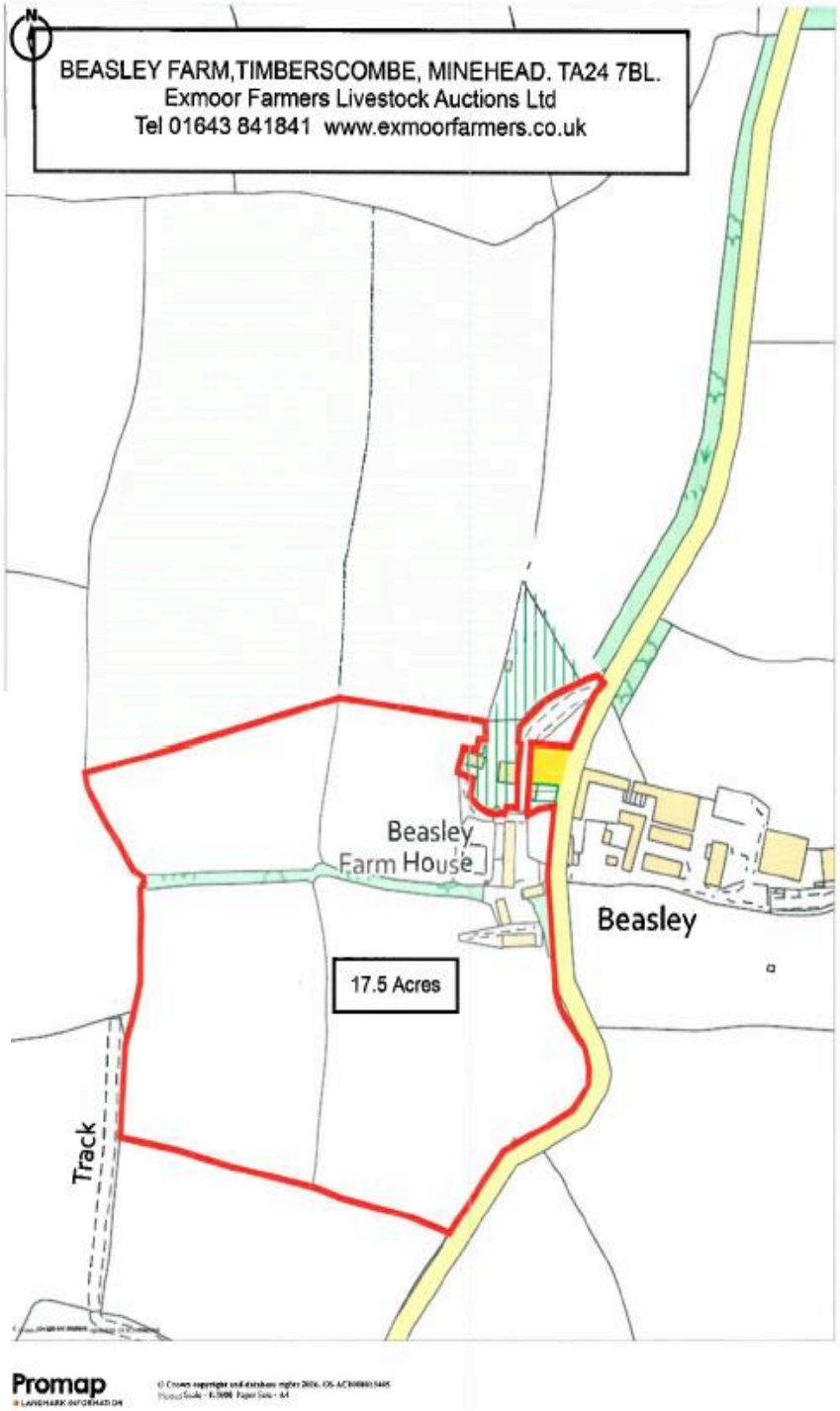
GROUND FLOOR
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR
1093 sq.ft. (101.6 sq.m.) approx.