

gth



MONKHAM FARM

Luxborough - Watchet - Somerset



MONKHAM FARM

Luxborough - Watchet - Somerset - TA23 0SP

Taunton 20.8 miles; M5(J25) 22.6 miles; Williton 8.2 miles



A beautifully presented residential mixed livestock holding enjoying an elevated position within the Exmoor National Park with breathtaking views, together with an attractive period farmhouse, an excellent range of modern farm buildings and productive agricultural land. In all extending to approximately 137.96 acres (55.83 hectares), with a further 126.22 acres (51.07 hectares) available by separate negotiation.

Guide Price £2,250,000 as a whole



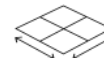
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324 Sqm

Viewing by appointment only through the Sole Agents:-

Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset. TA1 1RN

Tel: 01823 277121 Email: martyn.venner@gth.net Ref: TAU260302

INTRODUCTION

Monkham Farm comes to the market after having been in the family for over 80 years. The farmhouse, has been renovated to an exceptional standard in 2020. In addition to the beautifully restored farmhouse, the property benefits from a well-maintained range of modern farm buildings together with approximately 137.96 acres of productive arable and pastureland ideally suited to livestock production. A further 126.22 acres of adjoining pasture and woodland are available by separate negotiation.

SITUATION

The property occupies an elevated and commanding position on the edge of the highly sought-after Exmoor village of Luxborough, enjoying far-reaching views across the surrounding countryside and wooded valleys at the heart of the Exmoor National Park. This picturesque and unspoilt village is renowned for its attractive period properties, historic parish church and thriving community, whilst retaining a peaceful rural atmosphere. The property is surrounded by some of the finest landscapes in the South West, with direct access to an extensive network of footpaths, bridleways and country lanes, providing exceptional opportunities for walking, riding and outdoor pursuits. The dramatic moorland scenery of Exmoor, together with its acclaimed Dark Sky Reserve status, offers an outstanding natural environment in which to live. Despite its rural setting, Luxborough is conveniently situated for access to the larger villages and towns of Dunster, Minehead, Wiveliscombe and Taunton, providing a comprehensive range of shopping, educational and recreational facilities. The North Somerset coastline is also within easy reach, offering a variety of beaches, picturesque harbours and coastal walks. Monkham Farm benefits from the perfect balance of privacy and accessibility, occupying a delightful edge-of-village location with a wonderful outlook over the surrounding countryside, making it an ideal setting for those seeking a lifestyle holding within one of the most desirable areas of Exmoor National Park.

DESCRIPTION

Monkham Farm is a traditionally run Exmoor holding centred upon an attractive stone-built farmhouse enjoying far-reaching views across the surrounding countryside. The farmhouse was comprehensively





modernised in 2014 and now provides superb family accommodation whilst retaining much of its original character and charm. Beautifully landscaped gardens surround the farmhouse on three sides and make full use of the property's elevated position. To the rear lies an excellent range of predominantly modern clear-span livestock buildings served by extensive concrete yards. The land is gently sloping and lies on either side of a country lane, providing excellent access throughout. The property is available as a whole or in lots. In addition, 126.22 acres are available by separate negotiation as shown shaded blue on the identification plan.

LOTING

Lot 1—Monkham Farm, Farmhouse, Buildings and 117.55 Acres (47.57 Ha) Guide Price £2,150,000

The Farmhouse

This striking farmhouse is believed to date back to the 1500's and comprises stone elevations beneath a pitched slated roof. The accommodation briefly comprises an entrance porch with French doors opening into a fabulous open-plan kitchen/breakfast room, fitted with a modern range of base and wall units incorporating a number of integral appliances. In addition is a central island unit with granite work surfaces and an oil-fired Aga set within an impressive Inglenook fireplace create a superb focal point. To the east lies a conservatory which captures the morning sun and provides direct access to an enclosed courtyard garden. To the rear of the house is an office and a well appointed ground floor shower room. The principal living room enjoys a dual aspect and features another Inglenook with exposed stonework, heavy timber beam and an inset wood-burning stove. The formal dining room adjoins the kitchen, whilst the magnificent orangery provides another stunning reception area featuring a glazed gable elevation that takes full advantage of the exceptional views. Doors lead directly onto an elevated sun terrace, creating the perfect space for outdoor entertaining. On the first floor are four generous double bedrooms, three of which benefit from ensuite facilities, together with a stylish three piece family bathroom. A number of useful storage cupboards are located off the landing. To fully appreciate the quality, character and setting of this exceptional Exmoor farmhouse, an internal inspection is highly recommended.





The Gardens

The gardens lie predominantly to the front and sides of the farmhouse and are elevated above the country lane. Stone steps rise to a raised lawned garden bordered by beautifully maintained flower beds planted with roses, lavender and a variety of established shrubs and perennials. To one side stands a traditional stone built outbuilding housing the water supply and heating systems. Subject to any necessary consents, this building may offer potential for conversion to a summer house, home office or similar ancillary use.

Further lawns extend to the east of the property, complemented by mature floral borders and enjoys captivating views across the surrounding countryside. Adjacent to the orangery is a magnificent enclosed alfresco dining area bounded by traditional stone walling

and planted with box, lavender, roses and other ornamental species, providing a delightful setting for summer entertaining. To the rear of the house is a glasshouse, timber stable block and ample parking.

The Buildings

The buildings lie to the north of the farmhouse and provide approximately **35,000 sqft** of covered accommodation comprising predominantly clear-span steel portal framed livestock buildings beneath fibre cement roofs and served by extensive concrete yards.

The buildings comprise:

Lambing Shed (22m x 8m) Mono-pitch livestock building beneath a profiled steel roof.

Covered Yard and Fodder Store (44m x 18m) Steel framed building used for livestock housing and fodder storage.

Lean-to Building (44m x 11m) Steel frame construction under a mono-pitch roof.

Silage Clamp (30m x 15m) Concrete panel elevations with concrete floor.

Grain Store (11m x 23m) Clear-span building with concrete floor and grain storage bins.

Covered Yard (26m x 23m) Twin clear-span livestock buildings of steel frame construction beneath fibre cement roofs with concrete flooring.

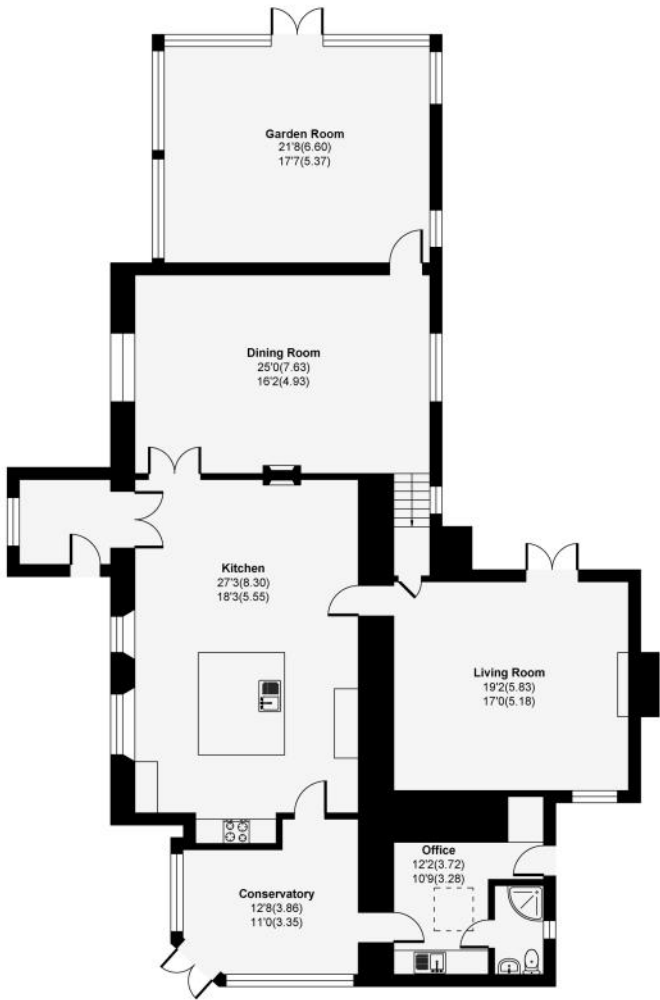
Monkham Farm, Luxborough, Watchet, Somerset, TA23 0SP

Approximate Area = 3488 sq ft / 324.0 sq m

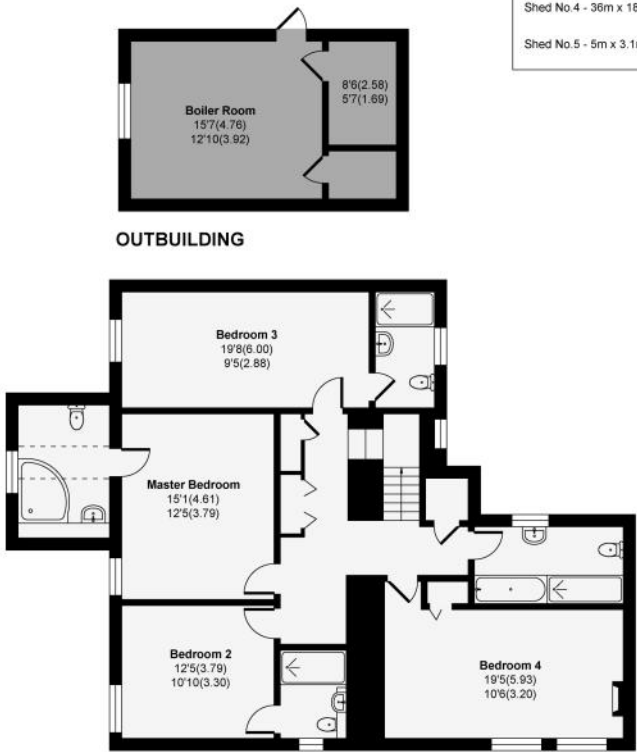
Outbuilding = 527 sq ft / 49.0 sq m

Total = 4015 sq ft / 373.0 sq m

For Identification Only - Not to scale

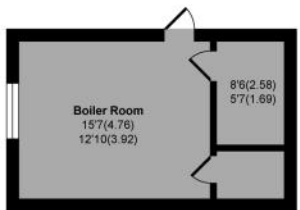


GROUND FLOOR

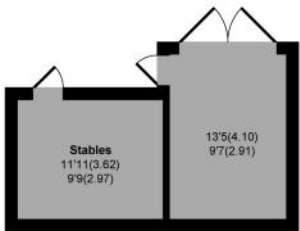


FIRST FLOOR

Shed Area	
Shed No.1 - 22m x 6.5m	143 sq m (1539 sq ft)
Shed No.2 - 44m x 30m	1320 sq m (14208 sq ft)
Shed No.3 - 56.5m x 22.5m	1271 sq m (13681 sq ft)
Shed No.4 - 36m x 18m	648 sq m (6975 sq ft)
Shed No.5 - 5m x 3.1m	15.50 sq m (167 sq ft)



OUTBUILDING



OUTBUILDING

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenslade Taylor Hunt.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

Important Note: These floor plans are for illustrative purposes only and are not to scale.

Machinery Store (17m x 11m) Steel framed building beneath a fibre cement roof with sheeted doors.

Workshop (9m x 14m) Workshop building with concrete flooring.

Covered Yard (36m x 18m) Modern clear-span steel framed livestock building with concrete flooring and feed barriers.

THE LAND

The land associated with Lot 1 lies to the north and south of the farmstead and comprises a ring-fenced block of gently sloping arable and pastureland divided by a country lane, providing excellent access throughout. Along the southern boundary are attractive water meadows together with several small copse and a pond, all of which add significant wildlife, sporting and amenity appeal. In all, Lot 1 extends to approximately **117.55 acres (47.57 Ha)** as shown shaded pink on the identification plan.

Lot 2 - 20.41 Acres (8.26 Ha) of Woodland and Grassland

Guide Price £100,000

Situated to the east of Lot 1 and accessed via a separate track from the village, this lot comprises an attractive block of sloping native woodland with 10 acres of grazing land to the north. The land offers considerable sporting, amenity and conservation appeal and represents an attractive opportunity for those seeking private woodland ownership.

ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION

126.22 Acres (51.07 Ha) of Pasture and Woodland

Guide Price £700,000

Available by separate negotiation is an adjoining block of pasture and woodland extending to approximately 126.22 acres. The land links Lot 1 and Lot 2 and benefits from access via a forestry track to the north and the public highway to the south. The land is well suited to livestock production whilst also offering significant sporting, conservation and amenity appeal, including the potential for a small pheasant shoot.

TENURE AND TENANCIES

The property is a freehold tenure and with vacant possession available upon completion of the purchase.

SPORTING RIGHTS

The sporting rights are in hand and include run with the freehold sale.

SERVICES

Lot 1 benefits from a private bore hole water supply. Mains water supply available nearby, subject to connection with Wessex Water. Mains electric and private drainage via a septic tank. Oil fired central heating.

Lot 2 no mains services connected.

Additional Land - sub-metred bore hole water.

ENVIRONMENTAL SCHEMES

The property is currently not entered into any Environmental Stewardship or other environmental schemes.

OUTGOINGS

Somerset Council—Tax Band F

LOCAL AUTHORITY

Somerset Council

Somerset County Council, County Hall, The Crescent, Taunton TA1 4DY. Tel: 0300 123 224.

DIRECTIONS

What3words:///faster.pits.saddens

AGENT’S NOTE

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 inspecting the property. Prospective purchasers should be aware that Monkham Farm is a working farm and therefore presents potential hazards. Particular care should be taken within the farmyard and when viewing fields containing livestock.

Owing to the nature of the farmhouse and outbuildings, children under the age of 14 will not be permitted to attend viewings.

All prospective purchasers are requested to observe the Countryside Code and ensure that all gates are securely closed after inspection.



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