



COLLACOTT FARM

Chulmleigh - Devon



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Wembworthy - Chulmleigh - Devon - EX18 7RL

A377 1.9 miles; Chulmleigh 3.2 miles; South Molton 12.5 miles; Great Torrington 13.5 miles; Barnstaple 17 miles; Crediton 17 miles



An outstanding Residential Smallholding enjoying a superb rural position with an attractive farmhouse (5 beds) and an adaptable range of traditional and modern farm buildings with alternative use potential, beautifully situated within in its own productive pasture land. In all about 66.01 Acres.

Freehold Guide Price £1,400,000



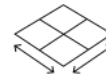
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5



2



233 sq. m

Viewing by appointment only through the Sole agents:

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

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

INTRODUCTION

A most attractive and beautifully situated rural property package affording considerable residential, smallholder, equestrian and amenity appeal, centred upon a substantial detached farmhouse (5 beds), with a superb courtyard style arrangement traditional buildings, further adaptable modern farm buildings and productive pasture land. Collacott Farm provides lifestyle options in an outstanding rural setting.

DESCRIPTION

Collacott Farm has been in the current vendors ownership for over 36 years and this sale therefore provides prospective purchasers a rare opportunity to acquire an extremely versatile smallholding, providing a delightful mix of residential, agricultural, equestrian and amenity appeal, including a superb farmyard style arrangement of traditional barns. The farm is centred upon a substantial detached character farmhouse providing well-proportioned five bedroomed family accommodation, which despite now requiring some updating and modernisation, affords the potential to create a superb country residence. The house overlooks wonderful gardens which have been divided into a number of private areas, incorporating a summer house and pretty wildlife pond, whilst enjoying lovely countryside views.

A particularly attractive feature of the property is the largely unspoilt traditional farmyard around which are situated a superb range of mainly stone barns. These barns may offer the potential, subject to obtaining the appropriate planning consents, for conversion to separate dwellings, annexe, offices, holiday cottages, studios or other ancillary uses, whilst also appealing to those prospective purchasers with livestock or horses. There is a further range of modern farm buildings and yards which may also be adaptable to a variety of alternative uses.

The farmstead is well positioned within an excellent block of surrounding agricultural land, which is principally contained within a ring fence and slopes gently down to a small stream on the southernmost boundary. The land is in excellent heart and enjoys a southerly aspect, benefiting from superb countryside views and comprising a productive pasture which may be well suited to a variety of agricultural, equestrian, conservation or other amenity uses. In total, Collacott Farm extends to about **66.01 Acres** (26.72 Ha) and is offered for sale as a whole.





THE FARMHOUSE

The farmhouse, which is not listed, is believed to date from the 1800's of traditional rendered and slate roofed construction. It provides spacious five bedroomed family accommodation and enjoys wonderful views over its own gardens and the beautiful North Devon countryside beyond.

The accommodation is accessed via a recessed entrance porch leading into a welcoming entrance hall with stairs rising and turning to the first floor. Off to the right is a well proportioned south facing sitting room containing a fireplace inset with a wood burning stove, with arched recesses to either side. The open plan kitchen/breakfast room has a range of fitted base cupboard and drawer units with work surfaces over, tiled splashbacks, matching wall cupboards, an inset 1½ bowl sink, an inset four ring ceramic hob with extractor hood over and an upright unit with a built-in electric oven and grill. A breakfast bar divides the kitchen from the breakfast area, which contains further matching base and wall units. A side entrance conservatory with double doors to outside is situated off the kitchen. A lovely large dual aspect dining room contains a fireplace in a stone surround, with two shelved display recesses each with built-in cupboards. Double doors lead out to a conservatory overlooking the gardens. Situated off the breakfast room is an L-shaped double aspect utility/office containing the Worcester oil-fired boiler providing the central heating and domestic hot water. This area may have been formerly divided into two parts, with a second door leading back to the breakfast room. A useful downstairs shower room is situated off the utility.

The stairs rise to a main landing serving three good sized double bedrooms to the front of the house, two containing Victorian style cast iron fireplaces. These bedrooms enjoy superb views over the gardens and open countryside beyond. A rear landing leads to two further bedrooms and the family bathroom.

For approximate accommodation room dimensions and layout please refer to the enclosed floorplan.

OUTSIDE

The property is approached over a smart private driveway which leads past the farmhouse and into the main farmyard, where ample car parking and turning space is available. A lawned garden adjoins the house to the eastern elevation, extending as a bank along the rear of the dwelling, enclosed within a beech hedge. Adjoining the house to the western elevation and accessed from outside is a gardeners WC, with plumbing also provided for a washing machine. A traditional stone lean-to adjoins the house to the east, currently used as a **Garden Store**, although this part may have potential for incorporation into the main accommodation, subject to obtaining any necessary planning consent. Situated in the former orchard to the rear of the farmhouse is a part stone and part cob

traditional **Linhay**, approx. 11.7m x 2.8m.

The lovely main gardens are situated opposite the house, on the other side of the entrance drive, principally comprising three separate large compartment-like areas, laid mainly to lawn, contained within hedged boundaries and interspersed with a variety of trees and shrubs. The southernmost garden contains a delightful Wildlife Pond overlooked by a charming timber **Summer House**, a perfect place to spend a quiet summer's evening enjoying the beautiful countryside views.

THE FARM BUILDINGS

The main farmyard is surrounded by an impressive range of traditional farm buildings of principally stone and part cob construction, accessed either via a continuation of the main entrance drive or over a separate spur off which has been created to avoid passing the house, entering the yard from the west. The buildings briefly comprise the following:-

Farm Workshop, approx. 5.22m x 5.05m, with a part cobbled floor and door out to a rear lean-to **Boot Room** and **Coal Shed**, approx. 5.46m x 1.3m overall. External stone steps lead up to a large **Loft Store**, approx. 5.32m x 5.26m, on the first floor of this building. Adjoining range of former **Stables**, approx. 9.66m x 5.22m, with **Hay Loft** over.

Further adjoining the stables at right angles is a substantial stone and part cob **Threshing Barn**, approx. 16.33m x 5.58m, with two sets of opposing double timber doors, incorporating a **Log Store**, with a mezzanine style loft over. To the rear of the threshing barn is a former **Cart Shed**, 4.38m x 4.07m, with double timber doors, and a further modern lean-to **Fodder Barn/Cattle Yard**, approx. 6.79m x 6.63m. Opposite this building is a former **Dung Store** with low block walls.

The southern part of the farmyard comprises a range containing a former **Milking Parlour**, approx. 8.49m x 4.64m, with double doors, a former **Shippen**, 4.64m x 3.69m, and a **Tank Room**, 4.98m x 2.24m, with a loft over this whole range. Further two bay **Tractor Shed**, approx. 7.34m x 5.35m and lean-to **Store**, 4.65m x 2.39m.

Adjoining the above range at right angles, forming the eastern side of the farmyard, is a range comprising former **Pigs House**, approx. 6.56m x 2.47m, divided into three pens with loft space over. Further **Single Garage**, 4.7m x 3.21m, with up and over garage door.

For the approximate dimensions and layout of the traditional farm buildings please refer to the floor contained within these sale particulars.

Lying to the rear of the main farmyard is another concreted yard area adjacent to which is situated a three bay steel framed, block walled and fibre cement roofed **Cubicle Shed**, approx. 13.6m x 13.3m, with two scraping passages and four banks of raised beds with steel divisions for 48 cows.

Adjoining block walled **Silage Clamp**, approx. 13.6m x 9.95m, with a



concrete floor. A scraping ramp leads from the yard into a former earth banked **Slurry Lagoon**.

A gated grass track off the main drive provides access to a three bay reinforced concrete and timber framed **Fodder Barn**, *approx. 13.5m x 11.6m*, with earth floor.

THE LAND

The farmstead is conveniently positioned within its own attractive block of agricultural land which is divided by traditional Devon hedge banks into a number of manageable enclosures. This comprises an excellent block of gently sloping and productive pasture land enjoying a principally southerly aspect. The land is more moderately sloping along the southernmost periphery, running down to a small boundary stream. Divided into a number of convenient enclosures the land has



been primarily utilised for the grazing of livestock and fodder production. Lying to the east of the farmstead is a fenced area containing a pretty wildlife pond, with a narrow band of mixed deciduous woodland running along the eastern periphery of the holding. Collacott Farm extends in total to about **66.01 Acres**, as shown shaded on the attached identification plan.

SITUATION

Collacott Farm represents a quintessential residential smallholding, beautifully situated within gently rolling Devon countryside. Occupying an outstanding position in a peaceful rural area a short distance to the west of the picturesque Taw Valley, the property benefits from a delightful southerly aspect enjoying exceptional privacy and seclusion.

The property is initially accessed via a right of way over the track known as

Betham Lane, which in turn leads to a private driveway to the farm. The nearby country town of Chulmleigh provides a thriving and very active local community which has managed to retain a good range of local services including highly regarded primary and secondary schools, a sports centre, post office, various shops, a health centre, dentist, public houses, restaurants and a historic town hall.

Despite its rural position the property still enjoys easy access to the surrounding districts and main routes of communication with the A377 providing an easy link to the larger towns of South Molton, Crediton and Barnstaple, each providing an extensive range of everyday shopping, banking, recreational and educational facilities. From Barnstaple the A361 provides quick and easy access to the M5 motorway (Junction 27). There are nearby rail stations on the Barnstaple to Exeter (Tarka) line at

Wembworthy, Chulmleigh, Devon, EX18 7RL

Approximate Area = 2702 sq ft / 251 sq m (includes lean to)

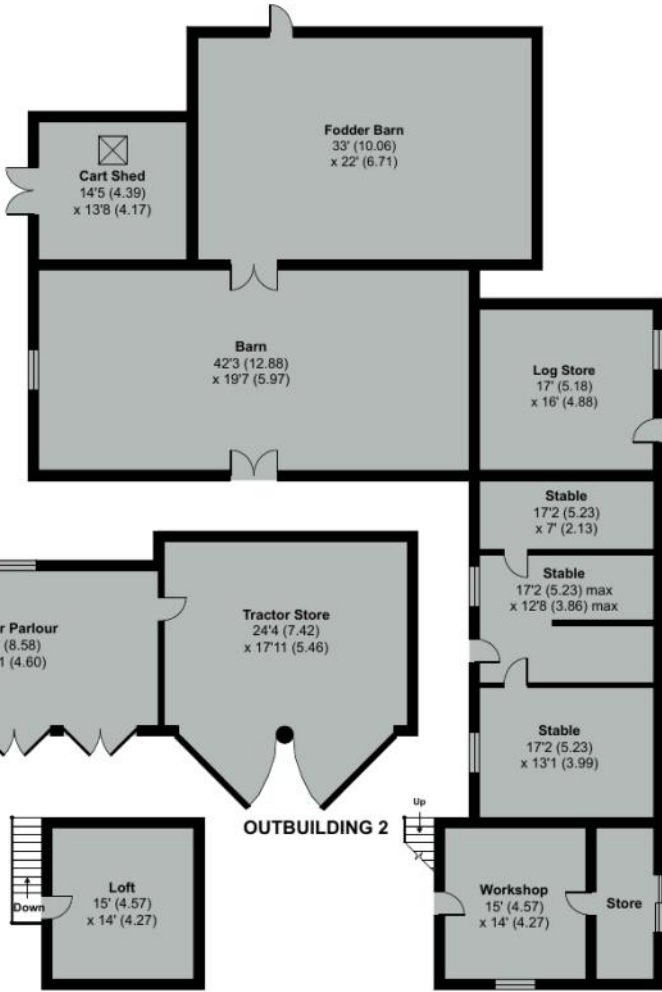
Outbuilding(s) = 4422 sq ft / 410.8 sq m

Garage = 176 sq ft / 16.4 sq m

Total = 7300 sq ft / 678.2 sq m

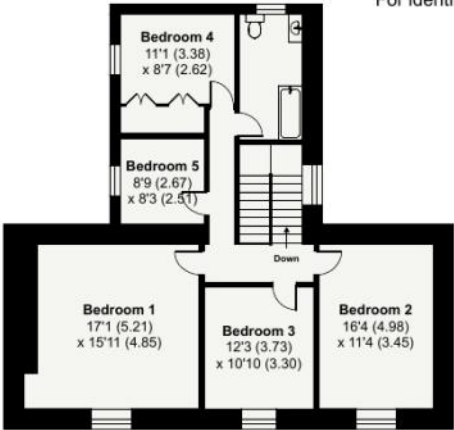
For identification only - Not to scale

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		89	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	39		
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



OUTBUILDING 1 - FIRST FLOOR

OUTBUILDING 1 - GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Greenslade Taylor Hunt. REF: 984038



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.

Eggesford and Kings Nympton. Main line rail services are available at Exeter and Tiverton Parkway, with international airports at Exeter and Bristol.

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

DIRECTIONS

From South Molton head south westerly out of the town on the B3226 signed Crediton. Follow this road for about 9 miles and at the Fortescue Cross junction turn left onto the A377 towards Exeter. After approximately 2 miles turn right at Leigh Cross signed for Bridge Reeve and Ashreigney. Continue along this road, over the River Taw bridge and at the T-junction turn left. Follow this road for about 1.6 miles whereupon the entrance track leading to the property will be found on the left hand side on a sharp right hand bend. Continue along this track following the sign for Collacott Farm.

What3Words:- For the exact location download the App and enter:- **agents.hillsides.joggers**

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

SERVICES & OUTGOINGS

The property benefits from mains electricity and water supplies. Drainage of the farmhouse is to a private system. *Please note, the drainage system may require attention and upgrading and prospective purchasers should carry out their own investigations.*

Local Council Tax on the farmhouse, Band E, together with the usual service and environmental charges.

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 currently entered into a 5-year Mid-Tier Stewardship Agreement which commenced on the 1st January 2023 (Agreement No. 1443359). The land will be sold subject to the terms of this agreement and prospective purchasers should satisfy themselves as to the contents and obligations of this agreement and will covenant to farm in accordance with the management

prescriptions. Further details are available from the Agents.

GRAZING AGREEMENT

The agricultural land is currently let under a grazing agreement. For further details please contact the agent.

TOWN & 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.

FIXTURES & FITTINGS

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

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

The property is offered and as far as required by the Vendors will be conveyed subject to all rights of way, easements, wayleaves, privileges and advantages, either public or private, whether specifically referred to in these particulars of sale or not.

IMPORTANT NOTICE

Greenslade Taylor Hunt and their clients 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.

- 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.
- 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 their own enquiries in this regard.

ADDITIONAL INFORMATION

Broadband: We are informed that fibre to the cabinet (FTTC) broadband is available - highest available download speed 76 Mbps, highest available upload speed 15 Mbps (based on Openreach data).

Mobile Coverage: Potentially available via 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 of flooding from River/Sea (defined as the chance of flooding each year as less than 0.1%) and in an area of low risk of Surface Water flooding (defined as the chance of flooding of between 0.1% and 1% each year).

FARM PROPERTIES HEALTH & SAFETY 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. A working smallholding 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 horses or stock. All persons viewing the property are asked to observe the country code and close all gates.

We would note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement roof sheets used on some of the farm buildings may contain asbestos.

MEASUREMENTS AND OTHER INFORMATION



All measurements are approximate. Any 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 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.

Ref: STM120198









Collacott Farm Wembworthy, Chulmleigh



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Centre Tile Ref: SS 655 115 Scale 1:4,000 @ A4
Drawing No X19469-01L Date 25.04.23

