



Anstey Farm, Dulverton

Guide Price £1,150,000 Freehold

4 bedroom farm house for sale

Description

THE FARMHOUSE

Discreetly set in the centre of the holding and unseen by any neighbouring properties is a 4 bedroom farmhouse with a large conservatory to the front of the property opening onto the garden and first floors. The property is approached over a private concrete driveway past the farm buildings and through the gardens up to the main dwelling. The house has rendered elevations and a stone fireplace. It has been extended historically and now offers four bedrooms, two bathrooms, a farmhouse style kitchen, open plan living area and a large conservatory. The windows are double glazed with a mix of timber, aluminium and UPVC.

ADJACENT FARM BUILDINGS

To the front of the house is a level garden, mainly lawn and with a large patio by the conservatory. The garden overlooks the farm buildings and also the entrance drive, to which it slopes down to, with a feature pond with bridge and informal garden area stretching around to rear garden. Rear garden has attractive shrubs and flowers and includes a greenhouse, a stone/block/slate outhouse (6.43 x 3.48) used as a freezer room and potting shed. Adjoining woodshed (5.0 x 3.84), pump house and also the concrete reservoir for the water at the rear of the house. The drive continues past the rear of the house and links back to the farm buildings via the garage/workshop (18.12 x 4.74).

THE FARM BUILDINGS

There is a good range of useful buildings located away from and below the farmhouse including two 40 ft general purpose buildings, further storage and a stone building which were once used for stabling close to the main house. The buildings comprise Timber/BP General Purpose Building 18.6 x 13.82 Now used



for various storage and with earth floor., Concrete Block/BP Outbuilding in two sections 12.90 x 7.73
Former cubicle shed, now used for storage, 12.90 x 7.73 Machinery Store, Two Bay GI Shed 11.37 x
4.79 including lean to one end

THE LAND AND DECIDUOUS WOODLAND

Extending in total to some 38.8 Acres and completely surrounding the property there is approx. 15 Acres
of naturally regenerated woodland of Beech, Hazel Ash Oak and Birch to the north of the property set
either side of the disused Barnstaple to Taunton railway (closed by Beeching in 1968) which forms an
attractive feature of the property with the railway cutting providing a natural corridor for all manner of
local wildlife Flora and Fauna. There are then a series of pasture paddocks either side of the farmstead
extending to approx 18 acres the balance of the land area being gardens buildings and driveway.

DIRECTIONS

Access is available from the quiet council road to the South . Entry onto the land for viewing purposes is
at the sole responsibility/risk of viewers.

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From J27 M5 drive to Tiverton and stay on the A361 turning right
signposted Knowstone stay on this road passing through Roach Hill and eventually the junction on to the
old B3227 after 2.5 miles. Drive straight across and then left into Oldways End. Stay on the village road
and drive to Hawkwell Cross (Blakes Coaches) here turn right and the entrance to Anstey will be found
on the left hand side after a short distance.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LOCAL AUTHORITY

West Somerset Council <https://www.somersetwestandtaunton.gov.uk/>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

PLANNING

The property has the benefit of the attached planning permission which allows two Holiday lodges to be sited on the site of two poultry houses as per the following Appeal reference APP/W3330/W/21/3280061 25.11.2021 Planning Permission granted for two holiday lodges/log cabins on the site of two former free-range poultry houses.

SERVICES

Mains electricity, Private & Mains water supplies, septic tank drainage

TENURE

The property is freehold and will be offered for sale with vacant possession.

Council Tax Band: E (Somerset West & Taunton)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Private Drainage

Tenure

Freehold

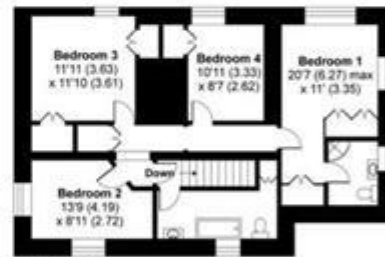
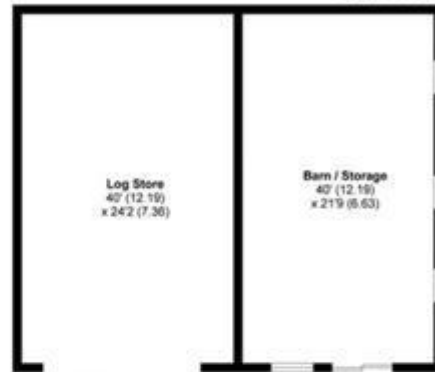
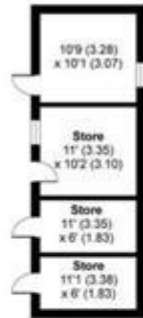
Anstey Farm, Dulverton, TA22

Approximate Area = 2217 sq ft / 205.9 sq m

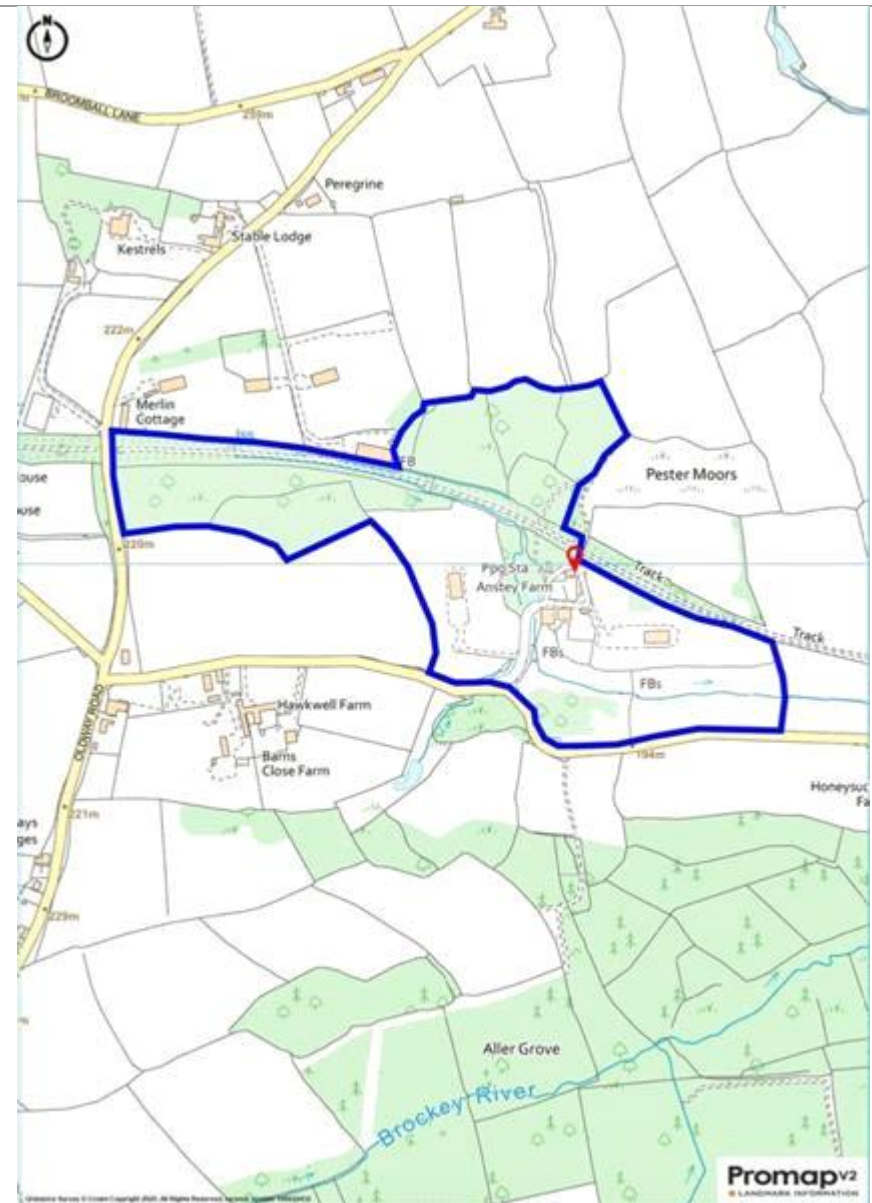
Outbuilding = 2252 sq ft / 209.2 sq m

Total = 4469 sq ft / 415.2 sq m

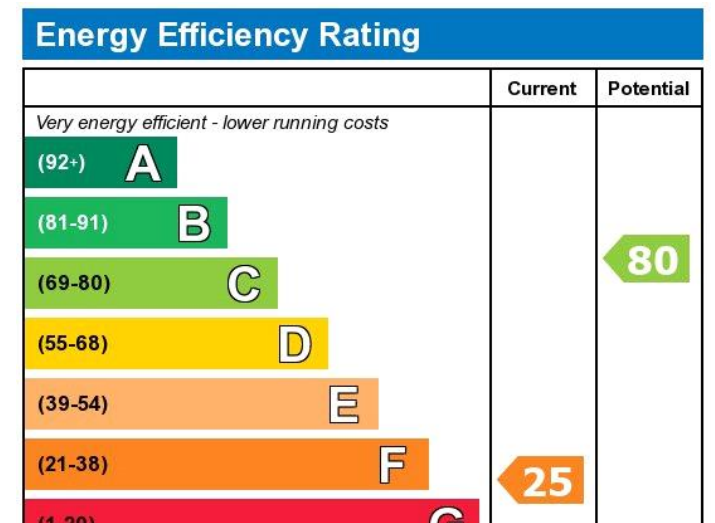
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © infohoom 2020. Produced for Ransome & Co. REF: 529722



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LANDMARK INFORMATION



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