



EXMOOR
PROPERTY



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THE SHIPPEN

ARLINGTON



THE SHIPPEN

ARLINGTON - DEVON

EX31 4SW

ABOUT THE PROPERTY

The Shippen at Huckham Farm is a traditional stone barn conversion, completed in 2021, combining character with modern living, finished to a high standard throughout. The property benefits from a range of eco-friendly features including solar panels with battery, an air source heat pump, and modern insulation techniques, offering energy efficiency and sustainability. The property enjoys an outstanding rural position with superb far reaching views across the dramatic rolling landscape and may suit those with equestrian, agricultural or amenity interests.

The well-presented two-storey accommodation briefly comprises, on the ground floor, an entrance hallway with staircase rising to the first floor and useful storage beneath, a cloakroom/shower room, and a utility room. There is a comfortable living room with archway door opening onto the terrace, and a superb open-plan kitchen/dining and living space. This impressive room features bi-fold doors opening onto a level terrace and enjoys stunning, uninterrupted countryside views. The kitchen is well fitted with a range of units and integrated Neff appliances.

On the first floor there are three bedrooms, including a principal bedroom with en-suite facilities, along with a separate family bathroom.

The property in all, extends to approximately 11 acres. Additional land of 4.2 Acres may be available by separate negotiation.

A particular feature of the property is the extensive range of outbuildings, which include three stores, double garaging with workshop, and a substantial agricultural building extending to approximately 374 sq m. This building is currently subdivided for equestrian use, including tack room and plant storage, and may offer potential for residential conversion, subject to obtaining the necessary planning consents. Within the tack room is a 12KW Powervault Battery which works in conjunction with the 24 Solar PV panels (7.20 KW) on the barn roof.

For layout and approximate room measurement, please see the enclosed floor plan and link to Virtual Tour.





THE AREA

This property enjoys a private and tranquil rural setting, with only a couple of neighbouring properties. Nearby is the award-winning Besshill Farm Shop, along with Wistlandpound Reservoir, located on the edge of Exmoor National Park. The nearby Calvert Trust also offers access to leisure facilities, including a swimming pool and jacuzzi. Just a 6-minute drive away is the 2,700-acre Arlington Estate, offering around 20 miles of footpaths and abundant wildlife — with red deer frequently seen grazing in the fields opposite. The property benefits from beautiful, unspoilt countryside views and a wonderfully peaceful atmosphere.

The village of East Down, less than a 10-minute drive away, is home to the highly regarded Pyne Arms public house and restaurant. Nearby, Kentisbury Grange offers an award-winning, brasserie-style dining experience. Exmoor National Park is also close by, renowned for its rolling moorland, wooded combes, and rivers flowing to a dramatic coastline, providing excellent opportunities for walking, shooting, and fishing.

The North Devon coastline, recently designated a World Surfing Reserve, is easily accessible. The coastal village of Combe Martin is approximately 8 miles away, with the sandy beaches of Woolacombe, Putsborough, and Croyde all within around a 30-minute drive.

The regional centre of Barnstaple lies approximately 20 minutes away, offering a wide range of business, leisure, and shopping facilities.

The area is well connected via Junction 27 of the M5 motorway and the A361 North Devon Link Road. The nearest train station is at Barnstaple, providing services to Exeter and onward connections to London. Alternatively, Tiverton Parkway (just under an hour's drive) offers fast services to London in around 2 hours.





Lynton & Lynmouth - 10 miles
Combe Martin 5.5 miles
Barnstaple - 8.7 miles
Ilfracombe 12 miles
South Molton - 15 miles



Wistland Pound Reservoir - 0.9 miles
Arlington Court - 1.7 miles
Combe Martin Beach - 6 miles
Ilfracombe Harbour - 12.1 miles
Woolacombe & Putsborough - 17 miles



Barnstaple Train station - 8.7 miles
Tiverton Parkway - 40 miles



Junction 27 (M5) via A361 - 39 miles



Exeter Airport - 55 miles
Bristol Airport - 87 miles





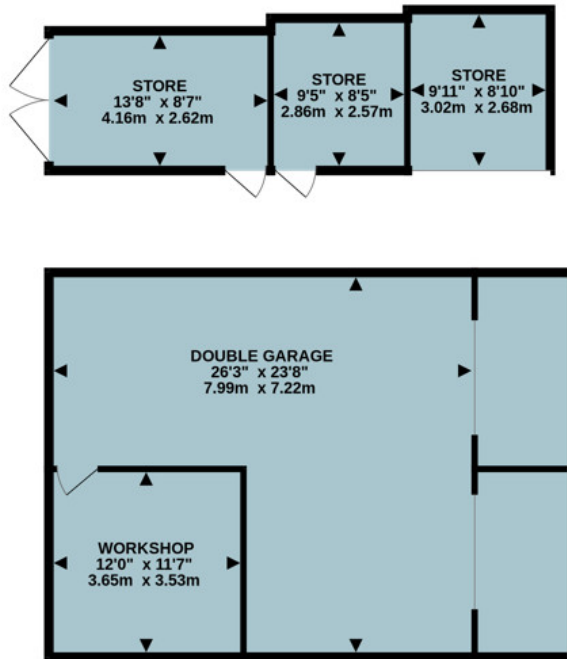




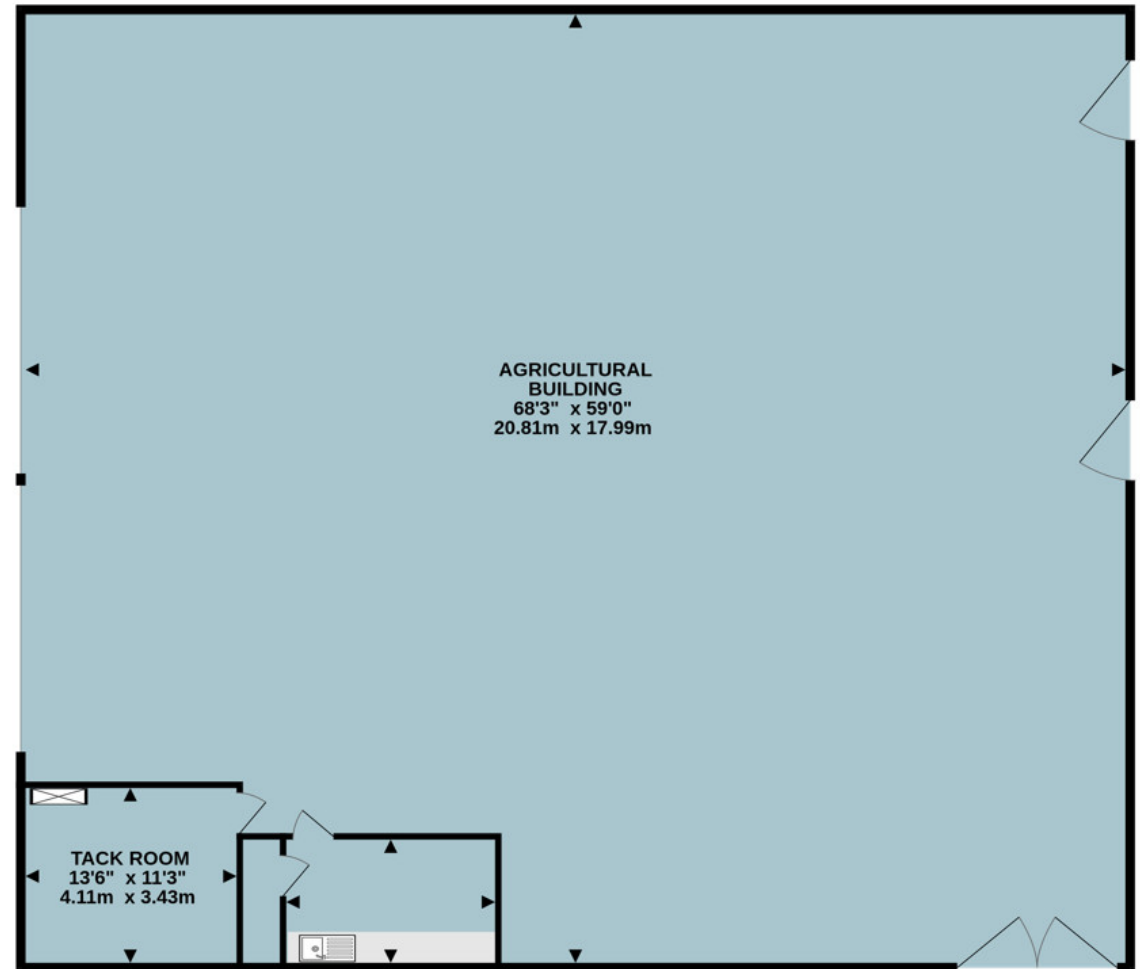




WORKSHOP & STORES
1041 sq.ft. (96.7 sq.m.) approx.



STEEL FRAME BUILDING
4029 sq.ft. (374.3 sq.m.) approx.



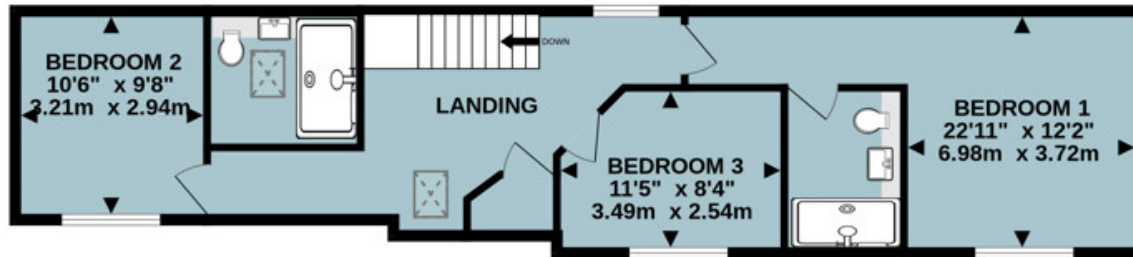
TOTAL FLOOR AREA : 6513 sq.ft. (605.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

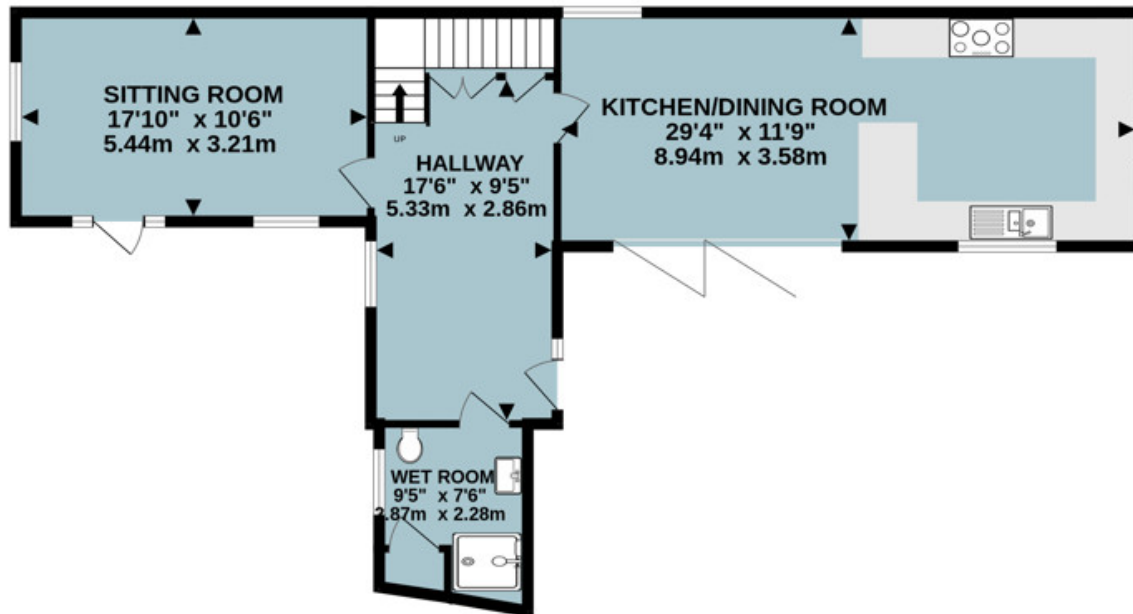
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FIRST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



SERVICES & OUTGOINGS

The property is served by mains water, air source heat pump and private drainage to a septic tank system.

7.20 KW Array of Solar PV Panels and 12KW PowerVault Battery.

Please see the Ofcom website for further information regarding mobile phone signal coverage and internet connections in the area.

North Devon Council – Band E (2026/27-Approx. £3,327.54 per annum)

EPC - B Rating

TENURE - Freehold

IMPORTANT NOTICE

These sale particulars have been prepared 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 make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.





DIRECTIONS

Travelling on the A399 in the direction of Combe Martin, just before reaching Blackmoor Gate take the left turning signposted **Calvert Trust, Loxhore and Wistlandpound Reservoir**.

Continue for approximately 4.3 miles (around 9 minutes), passing Wistlandpound Reservoir. The turning for Huckham Lane will be found on the left-hand side, where a **For Sale** board will be visible.

Proceed down the private lane, bearing round to the right, where the property can be found on the left-hand side.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - [///twinkled.rapport.caps](http://twinkled.rapport.caps)

VIRTUAL TOUR

Property Reference #RSE0594

VIEWING & CONTACT

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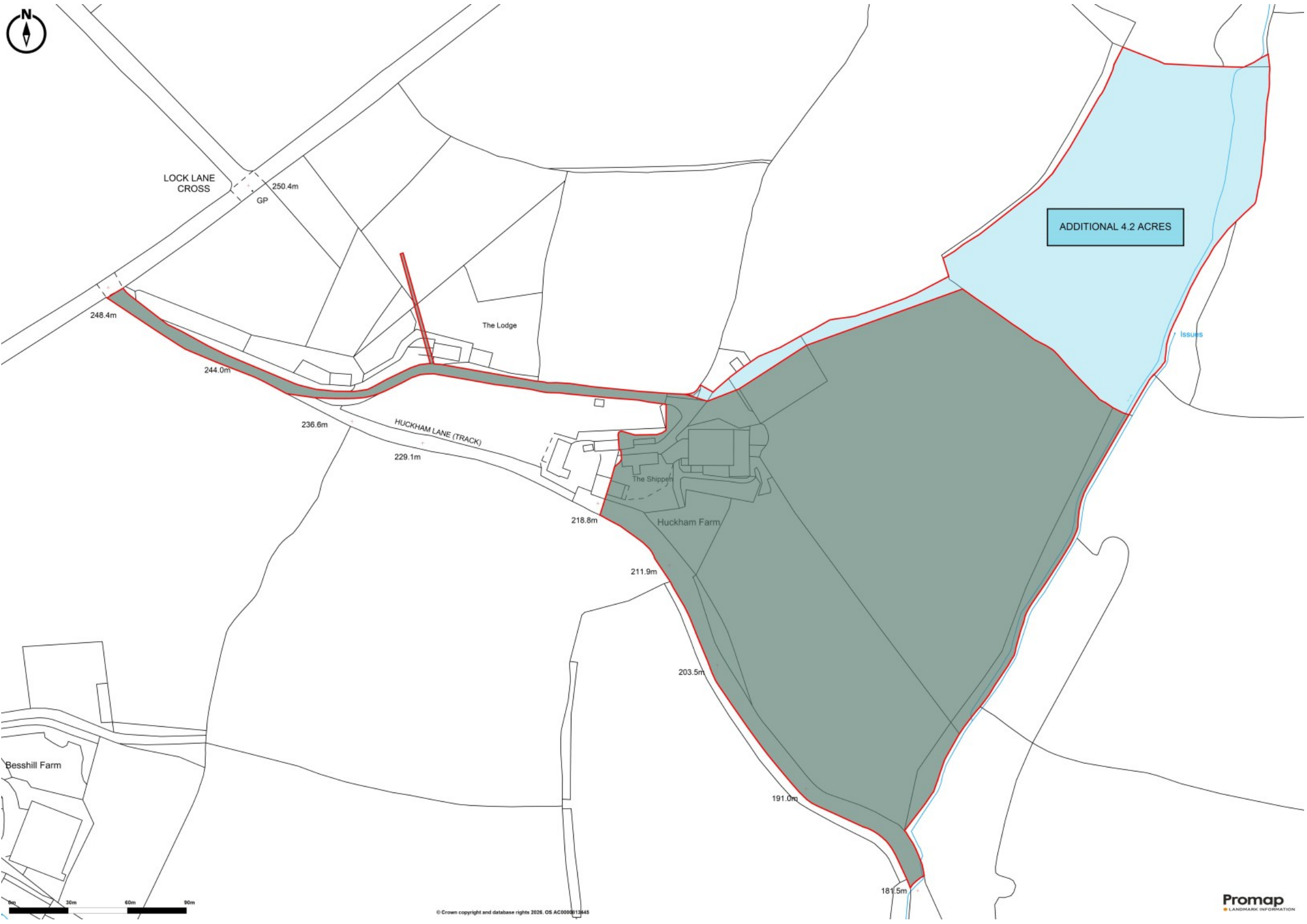












LOCK LANE
CROSS

GP

250.4m

248.4m

244.0m

236.6m

HUCKHAM LANE (TRACK)

229.1m

The Lodge

218.8m

The Shippen

Huckham Farm

211.9m

203.5m

191.0m

181.5m

ADDITIONAL 4.2 ACRES

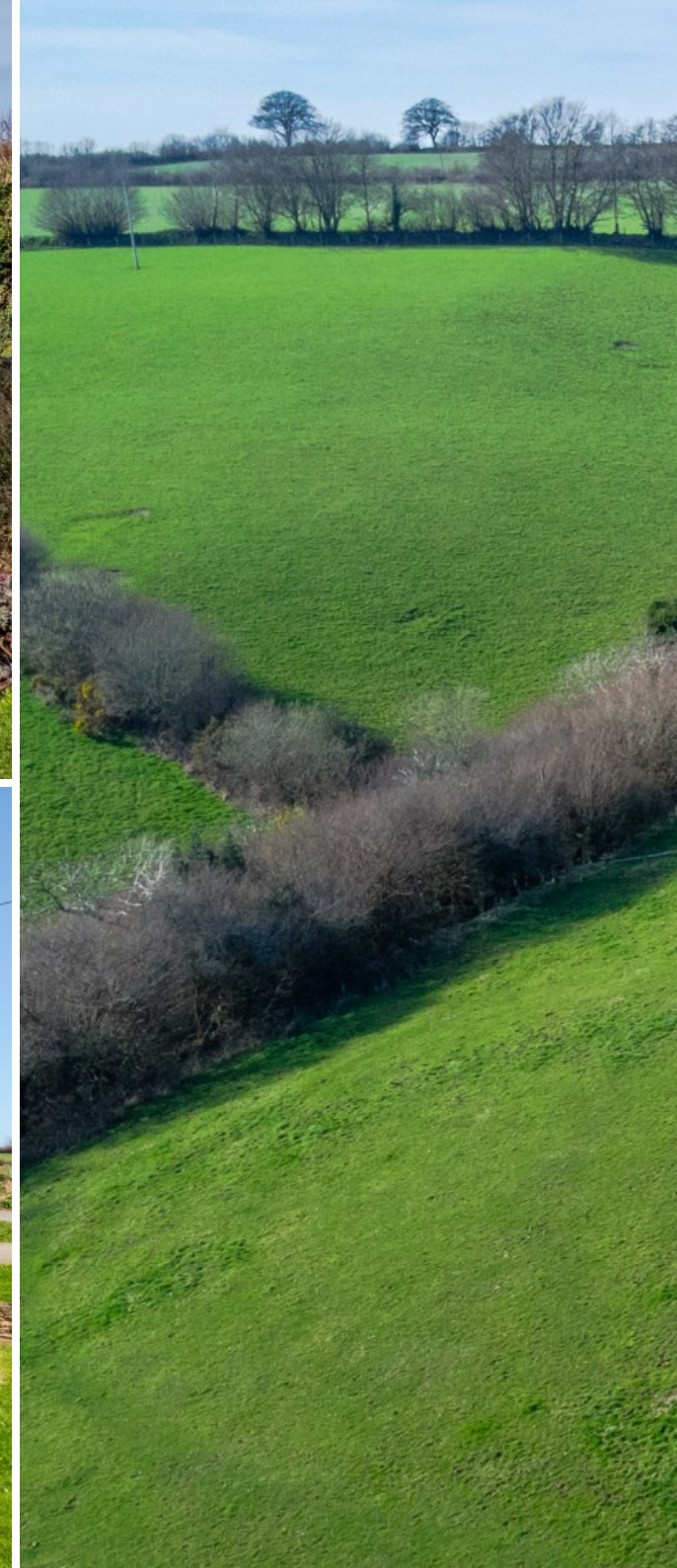
Issues

Besshill Farm











MICHAEL ADEY
PROPERTY



INCORPORATING MICHAEL ADEY PROPERTY