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LITTLE TADBEER FARM

Ashbrittle - Wellington - Somerset











LITTLE TADBEER FARM

Ashbrittle - Wellington - Somerset - TA21 0JA

Wellington 10 miles; Tiverton 10 miles; Taunton 15 miles



An attractive smallholding comprising of a well-presented three bedroom detached farmhouse, a range of outbuildings including barns and stables and about 41.35 acres (16.74 ha).

Freehold Guide Price £950,000

1 3 2 131 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 5 Fore Street, Tiverton, Devon EX16 6LN

Tel: 01884 243000 Email: farms.tiverton@gth.net

INTRODUCTION

Little Tadbeer Farm is centred upon a three bedroom detached property together with a range of outbuildings and surrounding pasture land. The property enjoys a great rural position, surrounded by superb countryside and is nestled upon the Devon/Somerset border in the popular parish of Ashbrittle.

In all about 41.35 acres.

DESCRIPTION

Offering the scope for a versatile investment or smallholding, Little Tadbeer Farm provides a great agricultural or equestrian set-up, enjoying a rural position on the Devon/Somerset border with superb far-reaching views across its 41.35 acres of land, and the countryside beyond. It also benefits from a superb and adaptable range of outbuildings, which may offer potential for alternative uses or development (subject to planning). Believed to have been built in around 1965, Little Tadbeer Farmhouse is a detached well-presented house which could offer opportunities for extension (STP). The accommodation comprises:

Entrance Porch with front door into the **Entrance Hall** with stairs rising to the first floor. The **Sitting Room** is a great reception room with front aspect and central woodburning stove. The **Kitchen/Dining Room** enjoys a triple aspect and is fitted with a matching range of wall, base and drawer units with continuous work surface over incorporating sink unit. Space and plumbing for dishwasher, space for large fridge/freezer, space for cooker and oil-fired Rayburn. A superb addition by the current Vendors incorporates a lift providing access from the Kitchen to the Master Bedroom, making the property suitable for wheelchair users. A door leads into the **Rear Lobby**, with further access to a ground floor Wet Room and additional **Cloakroom**.

Stairs rise to the **first floor landing**, enjoying dual aspect. **Bedroom 2** is a double bedroom with front aspect. **Bedroom 3** is a large single bedroom with rear aspect. The **Family Bathroom** is fitted with a matching suite comprising shower cubicle with inset shower, bath, close coupled WC and wash hand basin. **Bedroom 1** is a large double bedroom with front aspect and access to the lift.







OUTSIDE

Approached from the driveway, a concrete parking area provides off-road parking for multiple vehicles, with a pathway leading to the front door. The property enjoys wrap-around style gardens, with a variety of shrubs and trees throughout. The gardens enjoy full advantage of the superb far-reaching views the property has to offer.

THE LAND

The land at Little Tadbeer Farm is split into ten separate parcels and comprises undulating and sloping pasture, currently used predominantly for livestock grazing and production of fodder. The holding extends in total to approximately 41.35 acres or thereabouts.

THE FARM BUILDINGS

The farm buildings are accessed from the driveway, over a sloping part-concrete yard area. The buildings may be further described as follows:

Building 1 - A timber-built building with timber cladding under profile sheeted roof - used by the current Vendor as a lambing shed.

Building 2 - A traditional block-built building under a profile sheeted roof, used historically as a milking parlour. This building offers smaller store areas and benefits from electricity and water supplies.

Building 3— A traditional stone-built building under a profile steel roof.

Building 4 - A block-built barn under a profile steel roof, used by the current Vendors as cattle housing.

Building 5 - A block-built barn under a profile steel roof, currently used as livestock housing. A partition separates the pump for the water supply.

ACCESS

We understand that both Little Tadbeer Farm and the neighbouring property enjoy rights of access across the respective driveways.

Please note that there is a public bridleway that runs along the driveway.

SERVICES & OUTGOINGS

We understand that the farmhouse benefits from mains electricity, private water via borehole, private drainage via septic tank and oil-fired central heating.

Council Tax: Band E - Somerset Council.

SITUATION

Little Tadbeer Farm is situated upon the Devon/Somerset border - with the majority of the property falling under Ashbrittle parish and a field in Clayhanger. Whilst offering a rural position, the property is within a readily accessible location with Wellington and Tiverton both 10 miles away and Taunton 15 miles away. Both Tiverton and Taunton provide great regional transportation links with railway stations and bus stations. All three towns provide a great range of local amenities, with good schools available within the locality.

DIRECTIONS

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(Please note, whilst our directions indicate from Junction 26 of the M5, there are essential roadworks taking place until September 2025 at this junction - access can be obtained from either Taunton at Junction 25 or Tiverton at Junction 27).

From Junction 26 of the M5 motorway, progress towards Chelston roundabout, taking the first exit signposted to Tiverton. Continue along this road for about 2.5 miles and, at the roundabout, take the first exit signposted Tiverton. Continue along this road and, as you approach the Whiteball Landfill Site, take the right turn signposted Holcombe Rogus, Appley and Ashbrittle. Follow this road for about 4.5 miles and, at the crossroads, turn right signposted Stickle Path Road. After approximately 0.3 of a mile, the property will be found on the right hand side, as denoted by our 'For Sale' sign.

ADDITIONAL INFORMATION

Broadband: We understand that standard broadband is available in the area, with speeds up to 16mbps. For a more accurate representation, please refer to your broadband provider.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Environmental Schemes: We have been informed that the land is not entered into any environmental schemes.

Sporting and Mineral Rights: We have been advised that the sporting and mineral rights are held in hand and will be transferred upon sale.

Designations: We do not understand the property to be situated within any statutory designations.

Tenure and Possession: The property will be sold with vacant possession.

HEALTH & SAFETY POLICY

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 farm 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 stock. All persons viewing the property are asked to observe the country code and close all gates.

v.2.1—prepared 04/07/2025





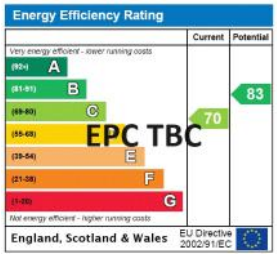
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Ashbrittle, Wellington, TA21 0JA

Approximate Area = 1415 sq ft / 131.5 sq m (includes store)
Outbuilding(s) = 6403 sq ft / 594.8 sq m
Total = 7818 sq ft / 726.3 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1311706

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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.

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