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SOUTH GRENDON

Witheridge - Devon



SOUTH GRENDON

Witheridge - Tiverton - Devon - EX16 8QB

Witheridge 3 miles; Chulmleigh 9.5 miles; South Molton 10.5 miles; Tiverton 13.5 miles; Crediton 14 miles; Exeter 22 miles



An attractive livestock and amenity holding comprising two bungalows, an adaptable range of traditional and modern farm buildings with potential for alternative uses (STP), productive pasture and established woodland benefiting from extensive river frontage.

In all about 92.19 Acres, available as a whole or in 2 lots.

Freehold Guide Price £1,325,000 as a whole

2 | 6 | 2 | 92 acres

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 once-in-a-generation opportunity to own 92 acres of stunning North Devon countryside, complete with two homes, farm buildings, woodland and a long river frontage. South Grendon is a unique property, offering the perfect blend of rural charm and character whilst affording residential, agricultural, equestrian and amenity appeal.

DESCRIPTION

Having been in the ownership of the same family for over 60 years, South Grendon presents a truly rare opportunity to acquire an exceptionally well-positioned 92-acre smallholding, occupying a peaceful and secluded setting within the picturesque North Devon countryside, whilst remaining conveniently accessible.

This unique and versatile property is ideally suited to purchasers seeking an attractive rural lifestyle, multi-generational living, a working smallholding, an equestrian venture, or a holding with significant conservation and amenity appeal.

The property includes two well-proportioned three bedroomed bungalows, each enjoying generous private gardens and commanding delightful views across the surrounding unspoilt countryside.

A short distance from the residential accommodation lies an extensive range of both traditional and modern farm buildings and yards, offering considerable scope for a variety of agricultural, equestrian, business or alternative uses, subject to any necessary consents.

The holding benefits from an excellent block of land comprising productive pasture together with established mixed deciduous woodland, making it well suited to a variety of agricultural, equestrian, conservation and recreational pursuits. In addition, the land benefits from extensive frontage to the pretty Sturcombe River, with approximately 700m of river bank. In all, South Grendon extends to approximately **92.19 acres** and is offered for sale as a whole or in two lots.

Lot 1 - Bungalow, Farm Buildings & Land extending to about 90.38 Acres

The Bungalow

Known as No. 1 Grendons, this attractive semi-detached bungalow occupies a delightful rural setting, set back from the track known as Grendon Lane and enjoying lovely views across the surrounding countryside. Believed to have been constructed in the 1970's, subject to an agricultural occupancy condition, the bungalow comprises











traditional block and rendered elevations beneath a tiled roof, offering well-balanced accommodation with excellent potential for modernisation and enhancement.

The accommodation is accessed via an entrance hall with useful built-in storage cupboards, including an airing cupboard housing the hot water cylinder. The spacious dual-aspect sitting room is a particular feature of the property, enjoying an abundance of natural light together with attractive rural views, whilst a wood-burning stove set within a brick fireplace provides a warm and welcoming focal point. The dual-aspect kitchen/breakfast room is fitted with a range of modern base and wall units, complemented by an integrated electric oven, ceramic hob with extractor hood over, and space for additional appliances. A door leads through to a practical utility area, together with a cloakroom and further store room. The bungalow provides three well proportioned bedrooms, served by a family bathroom.

Benefiting from predominantly double-glazed windows throughout, No. 1 Grendons offers prospective purchasers an excellent opportunity to create a comfortable and attractive rural home in a sought-after North Devon location.

For approximate room dimensions and layout please refer to the floor plan contained within these sale particulars.

Outside

The property is approached from the quiet council road over a track known as Grendon Lane. A private entrance drive provides parking and access to the open fronted double garage which attaches to the bungalow. An enclosed garden adjoins to the front of the dwelling with an attractive large, mainly lawned garden wrapping around to the side and rear.

The Farm Buildings

The farmyard is situated off-lying a short distance along Grendon Lane to the east of the bungalow, comprising a range of primarily modern buildings, although retaining some earlier traditional barns. The buildings, which are well serviced by tracks and concrete yard areas, may be briefly described as follows:-

Five bay steel framed and corrugated cement roofed range, *approx. 32m x 22.8m overall*, comprising a central former **Covered Silage Clamp** with **Covered Yards** to either side.

Adjoining the above is a block and corrugated cement roofed range, , *approx. 22.8m x 5.2m*, containing former **Parlour**, **Tank Room** and **Dairy**.

Concrete panel and corrugated cement roofed **Workshop**, *approx. 13.1m x 5.2m*.

Block and box profile roofed **Wood Shed**, *approx. 8.2m x 6m*, opening to a stone and gi roofed former **Cart Shed**, *approx. 5.4m x 5.2m*.

Traditional part stone, part cob and part timber **Grain Store**, *approx. 12m x 9.7m*, beneath a gi roof. This building is now in a dilapidated condition.

2 No. block and corrugated cement roofed former **Bull Pens**, *each approx. 4.6m x 4.4m*.

Former **Piggery** with only block walls remaining, *approx. 20.6m x 6.1m*.

Range of block and gi roofed former **Pig Pens**, *approx. 10m x 5m.*

Five bay steel framed and corrugated cement roofed **Fodder Barn/Covered Yard**, *approx. 22.8m x 22.8m*, with block walls and space board cladding.

Part stone, part cob and part block **Traditional Barn**, *approx. 15m x 4.5m*, mainly open fronted with loft over, beneath a gi roof. This building is now in a dilapidated condition.

The Land

The farm buildings are conveniently positioned within an attractive block of land which comprises a combination of productive pasture, with a large parcel of mixed deciduous woodland forming the northernmost part of the holding, known as South Grendon Plantation. Divided into a number of manageable enclosures, the pasture land is currently utilised for livestock grazing and forage production.

A particularly attractive feature of the property is its extensive frontage to the pretty Sturcombe River, which forms the eastern boundary to the holding and enhances both the amenity and environmental appeal of the land. The appealing mix of pasture, woodland and river creates a diverse and picturesque landscape, offering considerable potential for agricultural, equestrian, conservation, recreational and other amenity uses. Lot 1 extends in total to about **90.38 Acres** as shown on the attached identification plan.

Lot 2 - Withering Heights bungalow and Pasture Land extending to about 1.81 Acres

Situated a short distance to the west of Lot 1 and enjoying a peaceful position also adjoining Grendon Lane, Withering Heights is an attractive detached bungalow set amidst beautiful and unspoilt North Devon countryside, commanding delightful rural views. Erected in the 1970s subject to an agricultural occupancy condition, the property is of traditional block construction with rendered elevations beneath a tiled roof.

The accommodation is accessed via a welcoming entrance hall with a useful built-in airing cupboard. The charming dual-aspect living room features an open fireplace, providing an attractive focal point. The spacious kitchen/dining room is fitted with a range of base and wall units and benefits from a wood-burning stove, creating a warm and inviting family space. Integrated appliances include a fridge and dishwasher. A side entrance hall, currently utilised as a utility area, provides additional practicality together with direct access to the outside. The bungalow offers three well-proportioned bedrooms, complemented by a family shower room. The accommodation benefits from double glazing.

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







Outside

Outside, the property benefits from private driveway parking with useful outbuildings, including an attached single garage and workshop/ stable. Generous gardens surround the bungalow, with well stocked flower and shrub borders. The gardens also contain a greenhouse, timber summer house and raised vegetable beds.

Adjoining the garden is a level and productive pasture paddock, ideal for a variety of uses.

SITUATION

South Grendon lies in the beautiful band of countryside between Exmoor and Dartmoor, 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, all visited by the renowned South West Coast Path.

Despite its rural setting, South Grendon enjoys easy access to the surrounding districts and further afield. Witheridge itself offers a useful range of local services including a general stores, post office, hairdresser's, doctors surgery, primary school, public house, parish church and village hall. The bustling market town of South Molton provides an excellent range of everyday services including shops, schools, restaurants, a Sainsbury's supermarket, health centres, recreational facilities and a cottage hospital. The A361 North Devon link road is within easy driving distance providing access to the larger regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27). Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.

DIRECTIONS

From the Square in South Molton head eastwards along East Street and follow the B3227 out of the town for about 2 miles until reaching Bish Mill. At Bish Mill turn right, signposted for Bishops Nympton and Rackenford. Stay on this road for about 5.6 miles and at Batsworthy Cross turn right. Follow this road for about 1.6 miles and at the staggered crossroads known as Venhay Cross, turn left signed for Venhay. Continue for a further 1.4 miles where the entrance to Grendon Lane will be seen on the left. Withering Heights will be found as the second property along the lane on the left hand side.

South Grendon Grendon Lane, Witheridge, Tiverton, EX16

Approximate Area = 2134 sq ft / 198.2 sq m
Garage = 324 sq ft / 30.1 sq m
Outbuilding = 351 sq ft / 32.6 sq m
Total = 2809 sq ft / 260.9 sq m
For identification only - Not to scale

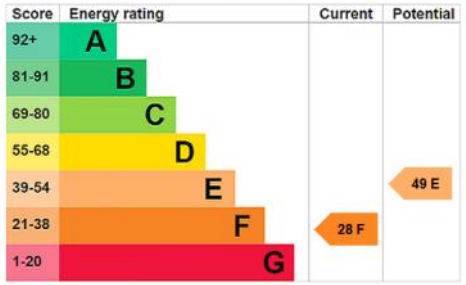


1 The Grendons

1 THE GRENDONS GROUND FLOOR

Wuthering Heights

WUTHERING HEIGHTS GROUND FLOOR





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1501138

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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.

Alternatively, if approaching from the west on the A361 North Devon link road, at Moortown Cross, take the exit signed for Rose Ash, Ash Mill and Bishops Nympton. Follow the road around to the right and after about 0.5 miles turn left at Beaples Moor Cross. Continue for about 0.8 miles to Batsworthy Cross, go straight over the crossroads and continue for a further 1.6 miles. At the staggered crossroads known as Venhay Cross follow the directions as above.

What3Words - For the exact location of the entrance to Lot 2 download the App and enter:- **jumpy.lentil.tangling**

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

GENERAL REMARKS

TENURE & POSSESION

Freehold with vacant possession available upon completion.

SERVICES & OUTGOINGS

Lots 1 & 2 benefit from mains electricity and mains water. The mains water supply also serves other neighbouring properties and land. The ownership and responsibility for the mains water supply will be included in the sale of Lot 1.

No. 1 Grendons drains to a shared private system, whilst Withering Heights drains to its own separate private system. *Please note, the private drainage systems may require attention and/or upgrading and prospective purchasers should carry out their own investigations.*

Local Council Tax on No. 1 Grendons - Band B, and on Withering Heights - Band C, together with the usual service and environmental charges.

AGRI-ENVIRONMENT SCHEMES AND DESIGNATIONS

Part of the land contained within in Lot 1 is currently entered into a 5-year Mid-Tier Stewardship Agreement which commenced on the 1st January 2024 (Agreement No. 1649522).

The majority of the woodland contained in Lot 1 was planted subject to a 30 year Woodland Grant Scheme Farm Woodland Premium Scheme Agreement which commenced in 2002. Copies of the agreement may be available from the Agents upon request.

The land will be sold subject to the terms of the above mentioned agreements and prospective purchasers should satisfy themselves as to the contents and obligations of these agreements and will covenant to farm in accordance with the management prescriptions. Further details are available from the Agents. The land lies within a Nitrate Vulnerable Zone.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights across the holding, insofar as they are owned, will be included in the freehold sale.

TOWN & COUNTRY PLANNING

We understand that both No. 1 Grendons and Withering Heights were erected subject to agricultural occupancy conditions (AOC).

Class Q permitted development was obtained in September 2021 (Ref. No. 73540) on the former piggery for conversion to a residential dwelling. This permission has now expired. Further details and plans may be obtained from the North Devon Council Planning Portal using the above planning reference number.

There may be scope for prospective purchasers to consider other alternative uses within the farm buildings, subject to obtaining any necessary planning approval.

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.

2. 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.

3. 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: FTTP - Fibre broadband is available - highest available download speed 76 Mbps, highest available upload speed 15 Mbps (Based on Openreach data).

Mobile Coverage: Coverage available via EE, O2, Three and Vodaphone. 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 and surface water (defined as the chance of flooding each year as less than 0.1%)(Gov UK data).

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 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 corrugated cement 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: STM240205















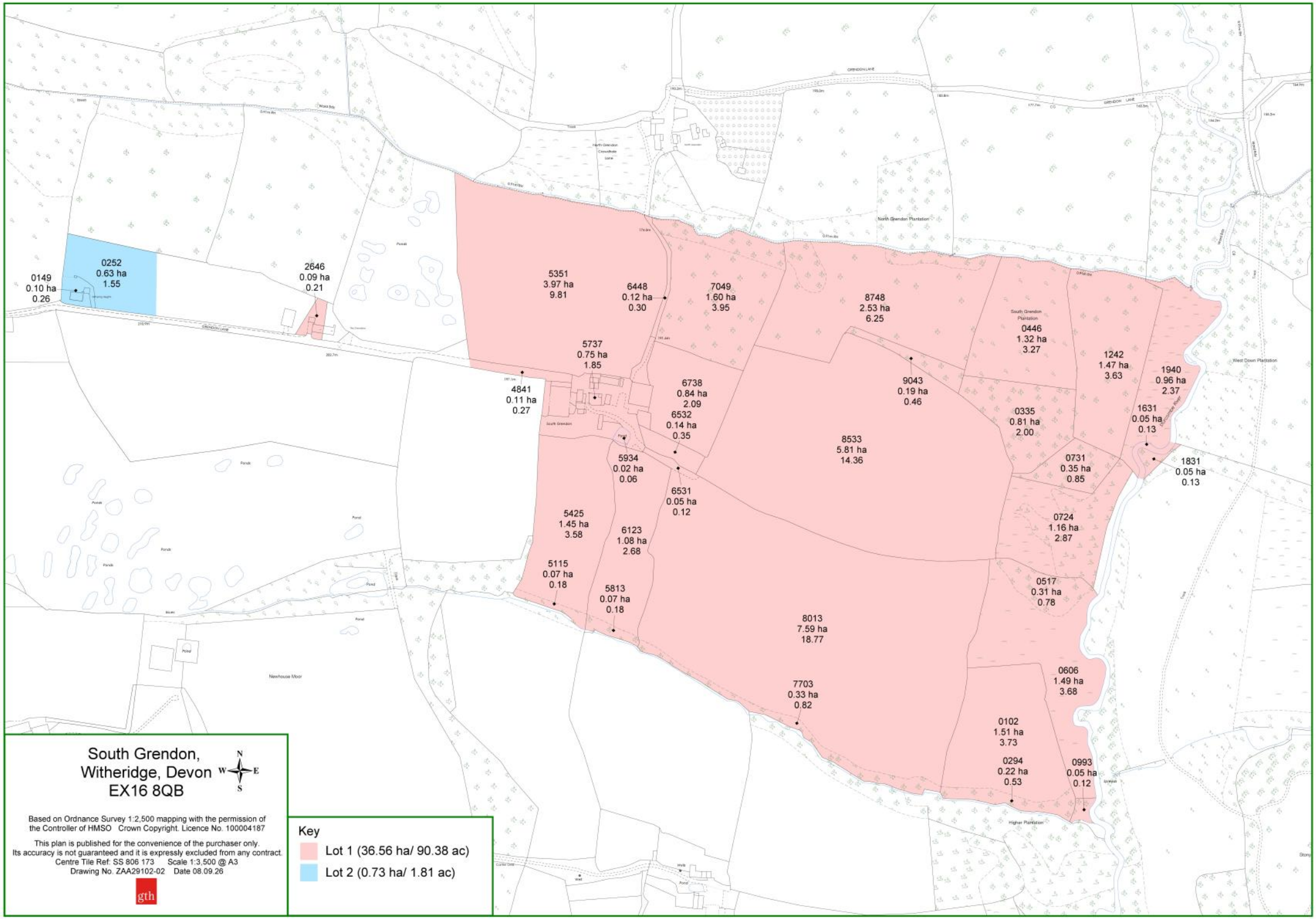


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South Grendon, Witheridge, Devon EX16 8QB

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Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright. Licence No. 100004187

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Centre Tile Ref: SS 806 173 Scale 1:3,500 @ A3

Drawing No. ZAA29102-02 Date 08.09.26

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Key

- Lot 1 (36.56 ha/ 90.38 ac)
- Lot 2 (0.73 ha/ 1.81 ac)