

gth



LANDS FARM

West Anstey- Devon



LANDS FARM

West Anstey- South Molton - Devon - EX36 3PD

Dulverton 6.3 miles; South Molton 10.1 miles; Tiverton 14.1 miles; M5 motorway (J27) 19.7 miles; Barnstaple 20.6 miles; Exeter 28.6 miles

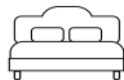


An outstanding Residential and Equestrian Smallholding enjoying a readily accessible position with wonderful views, benefiting from a beautifully appointed detached period house (3 beds), chalet (1 bed), superb equestrian facilities and productive pasture land. In all about 6.35 Acres.

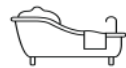
Freehold Guide Price £825,000



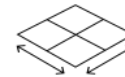
2+1



3+1



3+1



180.7 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

An attractive and well situated property package affording considerable residential, equestrian and smallholder appeal centred upon a character detached house (3 beds) with chalet (1 bed), the benefit of a superb range of equestrian and outbuilding facilities and the adjoining productive pasture land. Lands Farm provides lifestyle options in an outstanding edge of village setting.

In all about 6.35 Acres.

DESCRIPTION

Lands Farm, built in 1710, comprises a most attractive and adaptable residential smallholding enjoying a delightful position. The property is exceptionally well equipped for equestrian enterprises, although the adaptable and versatile range of outbuildings may also appeal to those prospective purchasers with smallholder or other amenity interests.

The property provides a serene escape from the hustle and bustle of everyday life, centered upon an attractive and well appointed detached period house, which is not listed, providing well proportioned and beautifully presented three bedroomed family accommodation enjoying wonderful views over its own large gardens and countryside beyond. The superb range of equestrian facilities include stabling, field shelters, enclosed concrete yard and an outdoor arena with floodlighting. The modern barns also affords the potential for additional stabling. Complimenting the property package is the chalet which the current vendors have used as ancillary accommodation and to generate additional income.

The buildings compliment the adjoining productive pasture land, which is primarily utilized for grazing. Lands Farm extends in total to about **6.35 Acres** and is offered for sale as a whole.

THE HOUSE

The attractive detached period farmhouse comprises mainly stone and cob construction beneath a slate roof, providing charming three bedroomed family accommodation whilst retaining many original and period features, including exposed beams and window seats, stonework and large inglenook fireplace.





The property is entered through the Garden Room that allows ample natural light to flow through. There are steps down into the kitchen dining room that has been recently fitted. The inglenook fireplace is a beautiful contrast to the modern kitchen that occupies a range of base units with built in dishwasher, ceramic sink, range cooker with induction hob. From this room a door leads through to a lobby area. At the bottom of the stairs is a conveniently positioned bathroom that comprises a bath, W.C and hand wash basin. The lounge is a spacious room that enjoys far reaching views over the beautiful gardens and the land. The lounge enjoys an inglenook fireplace that ties the room together and beautiful window seats. Following from the lounge is a useful utility room that has base units with a sink and drainer, with the oil fired boiler and batteries and inverter for the solar panels being located in the utility room.



On the first floor, the stairs rise to a landing serving three good sized bedrooms, all enjoying delightful views of the surrounding countryside. The main bedroom has a well appointed en-suite shower room, with a separate family bathroom serving the other bedrooms. The master bedroom is a large bedroom that has a vaulted ceiling allowing natural light to fill the room, a beautiful beam runs through the room. The en-suite comprises of a stand alone shower, W.C and hand wash basin. Bedroom 2 is a double bedroom that is dual aspect with far reaching views over the devon countryside. Bedroom 3 is a double bedroom that has a single aspect with views over the gardens. The family bathroom comprises of a stand alone shower, hand wash basin and W.C.

CHALET

The Chalet is located to the rear of the property and offers itself as a holiday let or ancillary accommodation with it having 1 double bedroom with ensuite, kitchen that has a range of base units with cooker, hob and sink with drainer and a sitting room. This space was previously used as an Air B&B but can be used for any purpose.

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

OUTSIDE

Land Farms is approached via a truly picturesque, tree-lined driveway that runs elegantly through established woodland, creating a wonderful sense of arrival as it leads to both the house and barns. The property occupies a prominent and private position, set centrally within its own grounds. There is generous parking available, with a paved pathway guiding you to the front entrance. The gardens wrap beautifully around the home, offering a variety of outdoor spaces,

including an orchard to the rear. A vegetable garden features a greenhouse and fruit cage, both of which will remain, while a private area of woodland is directly accessible from the garden, further enhancing the feeling of space and seclusion.

To the rear of the property there is a log cabin with double doors. Next to the log cabin is a hot tub that will be staying at the property.

THE OUTBUILDINGS

Situated near the house, is an excellent range of outbuildings, primarily designed for equestrian purposes and currently utilised for the livestock. Serving the house and outbuildings is a large gravelled car parking and turning area accessed directly from the private lane. The buildings may afford potential for adaptation to alternative uses, subject to obtaining any necessary planning consent. The buildings may be briefly described as follows:-

Modern Barns

The modern barns are situated in a convenient location close to the entrance of the property. Both the barns have rolling doors and concrete polished floors. The main barn has a fuel heater inside with power and lighting. There are solar panels located on the roof of this barn that power the barns, hot tub and chalet. The second of the modern barns is a smaller barn that has both power and lighting.

Stable Block

The stable block has a total of 9 stables that have water and power that run through out. There is a gated concrete yard into the stable block with all of the stables having concrete floors. There is a hay store that is attached to the stable block.

Field shelter

The field shelter is an open fronted barn that is located in the largest paddock with access to this available from the driveway into the property.

THE LAND

This comprises an attractive and gently sloping pasture contained within hedged boundaries and stock fenced, creating a tranquil and picturesque setting offering a true sense of rural life. The land may be ideal for grazing horses, livestock, conservation, potential smallholder ventures or other amenity uses. All in about **6.35 Acres**.

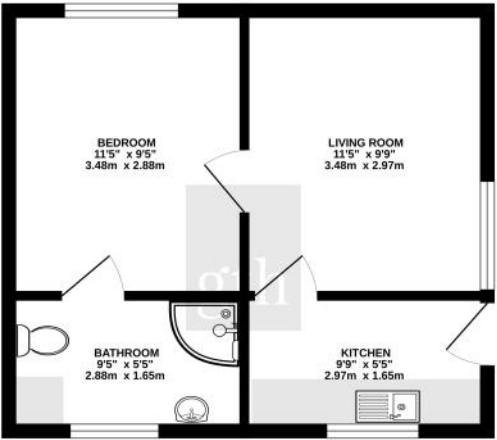
SERVICES & OUTGOINGS

The property benefits from mains electricity and water supplies. Drainage of the farmhouse to a private septic tank system. Oil fired central heating. Solar panels on main house that have a battery and solar panels on the



Lands Farm, West Anstey, South Molton, EX36 3PD

Approximate Area = 1946 sq ft / 180.7 sq m
Garage = 2734 sq ft / 253.9 sq m
Total = 4680 sq ft / 434.6 sq m
For identification only - Not to scale



Chalet

modern barns.

Council Tax: North Devon Council Band E, together with the usual service and environmental charges.

SITUATION

Nestled on the southern fringe of the Exmoor National Park and situated on the edge of Yeo Mill. Yeo Mill is a pretty hamlet lying in the rural parish of West Anstey, a predominantly agricultural landscape of mainly pasture land interspersed with an abundance of wooded valleys.

The area has a thriving local community with a village hall and well regarded primary school at East Anstey. The towns of Dulverton, South Molton and Tiverton all provide a good range of local services including shops, banks, recreational facilities, primary and secondary schooling.

Despite its peaceful rural location Lands Farm is conveniently situated for access to the surrounding districts with the A361 North Devon link road to the south providing easy access to South Molton, Barnstaple and Tiverton, as well as the M5 motorway at Junction 27. Main line rail services are available at Tiverton Parkway, with international airports at Exeter and Bristol.

DIRECTIONS

What3Words:- For the exact location download the App and enter:- buns.sleeps.brilliant

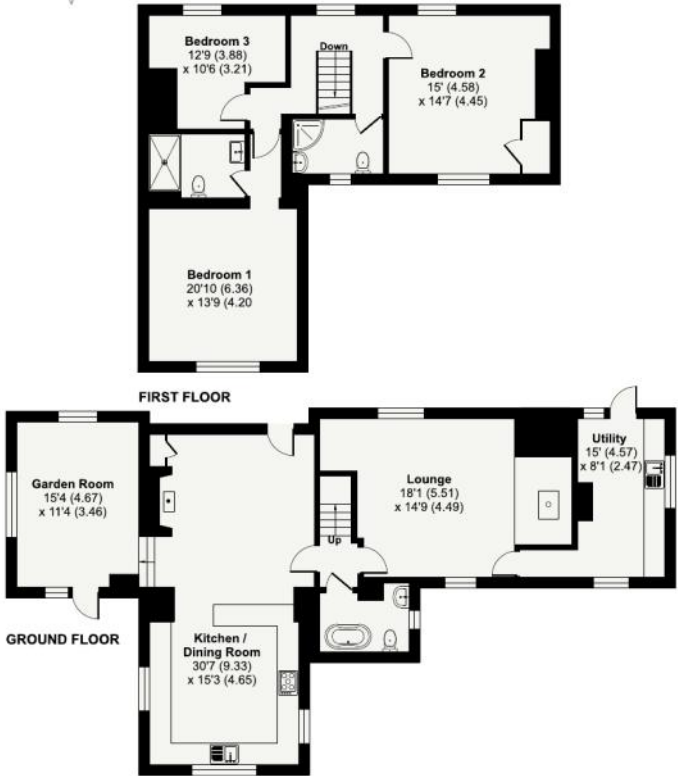
FIXTURES & FITTINGS

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

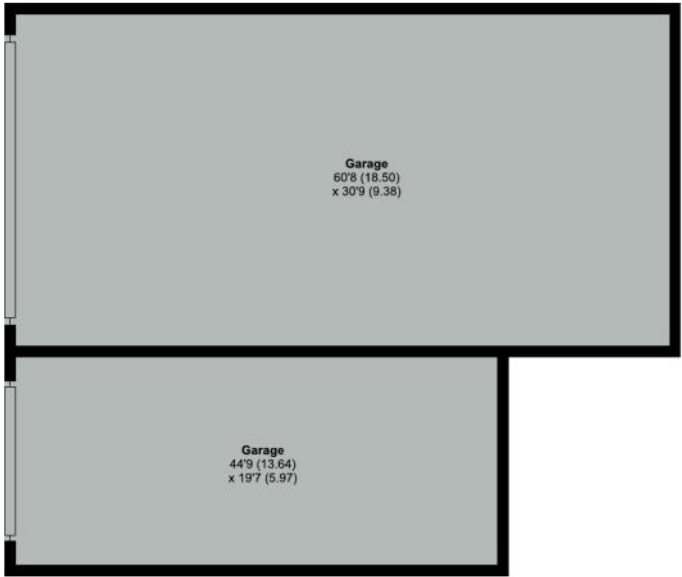
RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

There is a right of way by horse for the neighbouring farmer.

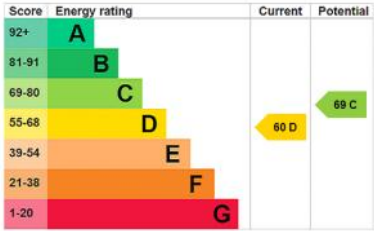
The property is offered and as far as required by the Vendors will be



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: 1477310



GARAGE 1 / 2



IMPORTANT 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 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.

Ref: STM260109

conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages, either public or private, whether specifically referred to in these particulars of sale or not.

ADDITIONAL INFORMATION

Broadband: Full fibre broadband available, up to 1600 mbps download speed and up to 115 mbps upload speed (Based on Openreach data).

Mobile Coverage: Poor to no service available via EE, O2, Vodafone and Three. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data).

Flooding: According to the Environment Agency website the property is in an area at a very low risk of flooding from Surface Water or River/Sea (defined as the chance of flooding each year as less than 0.1%).

Construction: Stone and cob

