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EAST KIDLAND

Knowstone - Devon



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Knowstone - Devon - EX36 4QU

A361 North Devon link road 0.6 miles; Knowstone 3 miles; South Molton 7.5 miles; Tiverton 12 miles; M5 motorway (J27) 18 miles; Exeter 27 miles



An attractive residential smallholding enjoying an outstanding and readily accessible rural position benefiting from a character farmhouse (5/6 beds), adaptable traditional farm buildings, pasture and woodland. In all about 63 Acres.

Freehold Guide Price £1,100,000 as a whole

3 5 2 63 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

East Kidland enjoys a private and beautifully tucked away yet readily accessible position in the heart of Devon countryside offering a superb combination of historic charm with agricultural, equestrian, conservation and amenity potential. Whether you are seeking a family home or looking to develop an agricultural or equestrian smallholding, this 63-acre farm provides lifestyle options and a wonderful opportunity to own a charming piece of Devon's rural heritage.

DESCRIPTION

East Kidland presents a rare opportunity to acquire an attractively situated residential smallholding in a private yet highly accessible location amidst the picturesque Devon countryside. Combining character, versatility and significant potential, this appealing rural property is ideally suited to those seeking a country lifestyle, with scope for a variety of agricultural, equestrian and rural enterprise uses. Traditionally farmed for livestock grazing and fodder production, the holding offers an increasingly scarce chance to secure an unspoilt and adaptable small farm in a highly desirable setting.

At the heart of the holding stands an attractive Grade II Listed farmhouse, providing spacious five/six-bedroom family accommodation. Occupying a delightful tucked-away position with lovely views over the surrounding countryside, the property offers immense charm and character. Whilst the farmhouse would now benefit from a programme of modernisation and refurbishment, it presents an exciting opportunity to create a superb country residence in an exceptional rural setting.

The traditional farmstead includes a particularly charming range of stone and cob barns, retaining much of their original character and offering potential for a variety of alternative uses, subject to any necessary planning consents. A further range of agricultural buildings provides useful covered storage and livestock accommodation, with scope for replacement or redevelopment to suit modern farming or other rural requirements.

The farmstead is centrally positioned within its own ring-fenced land, comprising predominantly productive pasture together with areas of woodland and attractive stream frontage. The land is well











suited to a range of agricultural, equestrian, conservation and amenity uses, enhancing the property's appeal and versatility.

In all, East Kidland extends to approximately 63 Acres (25.49 Ha) and is offered for sale as a whole.

THE FARMHOUSE

East Kidland Farmhouse is an impressive detached Grade II listed Devon longhouse, constructed principally of stone, cob and rendered elevations beneath a fibre cement slate roof. Believed to originally date from the late 16th or early 17th century, with subsequent additions and alterations over the centuries, the property is rich in history and period charm.

Whilst now requiring a programme of refurbishment and modernisation, the farmhouse offers substantial five/six-bedroom family accommodation extending over two floors. Throughout the property, a wealth of original character features have been retained, including exposed beams and timbers, stonework and a magnificent inglenook hearth, creating a home of considerable charm and authenticity.

The accommodation is entered via a welcoming entrance hall with the main stairs rising to the first floor. The principal reception rooms include a delightful sitting room with an open fireplace and a traditional dairy enjoying a dual aspect. An inner hall provides access to a study, boot room and lean-to log store to the rear. The main living room forms a particular feature of the house, centred around an impressive inglenook fireplace in stone surround, with original bread oven and substantial timber beam over. The fireplace incorporates a solid-fuel Rayburn stove, providing both character and practicality.

Leading from the living room is a side entrance hall with external access, while the farmhouse kitchen/breakfast room is fitted with a range of modern base units incorporating a stainless-steel double-bowl sink, built-in oven and grill, ceramic hob with extractor hood over, together with space and plumbing for a dishwasher. A secondary staircase rises from the kitchen to the first floor, and a ground-floor shower room is located adjacent.

The first floor is served by a principal landing giving access to four bedrooms and a useful walk-in under-eaves store room. Bedroom One currently provides access through to Bedroom Two, which benefits from a 'Jack and Jill' style bathroom. The secondary staircase from the kitchen leads to a further small landing serving the bathroom and a large former bedroom, currently utilised as a laundry room and housing the hot water cylinder within a built-in cupboard (*please note, this room has no ceiling and is currently open to the roof space*).

The property benefits from central heating and domestic hot water supplied by a recently installed air source heat pump.

Overall, East Kidland Farmhouse offers an increasingly rare opportunity to acquire an unspoilt historic Devon longhouse of considerable character and scale, presenting exceptional scope for sympathetic renovation and the creation of a superb rural residence in a highly attractive countryside setting.

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

OUTSIDE

The property is approached from the A361 via Kidland Lane, a long private track serving East Kidland, the neighbouring holding known as West Kidland and adjoining agricultural land. A gated entrance opens into the principal farmyard, from where a further gated drive leads to the farmhouse, creating an attractive sense of arrival and privacy.

Adjoining the farmhouse is a delightful enclosed front garden bounded by traditional stone walling, with a pathway flanked by lawned areas leading to the house. The gardens extend around the side elevation, where steps rise to a sheltered, predominantly lawned area incorporating a small polytunnel and former vegetable garden. To the rear, an extensive raised lawn, enclosed by mature beech trees, provides an attractive and secluded setting, ideal for outdoor enjoyment. Gates from the garden lead directly into the adjoining farmland and to a charming former orchard. At the eastern end of the farmhouse is a recently paved patio and seating area, ideally positioned for al fresco dining and entertaining. Also situated here is a traditional stone and cob outbuilding, approx. 2.88m x 2.75m, together with an adjoining enclosed area intended to house a dog kennel.

A substantial gravelled courtyard to the front of the farmhouse provides ample parking and turning space. Beyond this lies a large lawned garden with gated access to the adjoining land. Overlooking this area is a timber-clad **Mobile Home** offering ancillary accommodation comprising an entrance hall, double bedroom, shower room, living area and kitchen. A raised timber deck to the front provides an attractive outdoor seating area with views over the garden.

Please Note: *We understand that a caravan/mobile home has been sited here since the 1980s; however, there is no formal planning consent for the mobile home. The accommodation has been used on an informal basis by friends and family as ancillary accommodation to the main dwelling.*

Adjacent to the garden is a substantial fenced poultry enclosure, providing excellent facilities for small-scale poultry keeping and other lifestyle or smallholding pursuits.







THE FARM BUILDINGS

A short distance to the west of the farmhouse lies the principal farmyard, forming an attractive and largely unspoilt courtyard setting surrounded by a charming range of traditional farm buildings constructed predominantly of stone and cob. The buildings retain considerable character and may offer potential for a wide variety of uses, adaptation or redevelopment, subject to any necessary planning consents. A gated access from the yard leads directly to the adjoining farmland.

The buildings briefly comprise:

Traditional Barn - a substantial stone and part-cob building beneath a corrugated iron roof, *approx. 20.3m x 4.9m*, currently utilised as a timber workshop. Adjoining is a former **Calf house**, *approx. 8.2m x 5.1m*, with loft storage above. Attached to the front elevation is a lean-to **Store**, *approx. 3.4m x 2.5m*, while to the rear is a dilapidated former engine house of timber construction beneath a corrugated iron roof.

Traditional Barn - a further stone and cob barn beneath a corrugated iron roof, *approx. 13.9m x 4.2m*. Historically utilised for livestock housing, this building benefits from a hay loft above and offers useful storage or agricultural accommodation.

Former Shippon Range - constructed of stone and cob beneath a fibre cement roof, *approx. 18m x 4.7m*, this versatile range incorporates a workshop, loose box and car port, providing adaptable space suitable for a variety of agricultural, equestrian or lifestyle uses.

Sheep/General Purpose Shed - a timber-framed building with corrugated iron cladding and roof, *approx. 19.0m x 11.7m*, providing useful covered accommodation for livestock, machinery and fodder storage.

Hay/Sheep Barn - situated within the former orchard is a traditional three-bay timber pole barn beneath a corrugated iron roof, *approx. 12.8m x 10.6m*.

Adjacent to the gated entrance to the farmyard is a former pond, adding further character and interest to the farmstead environment.

Overall, the traditional buildings represent a particularly appealing feature of East Kidland, offering an increasingly rare collection of characterful agricultural structures with considerable scope and flexibility for a range of future uses.

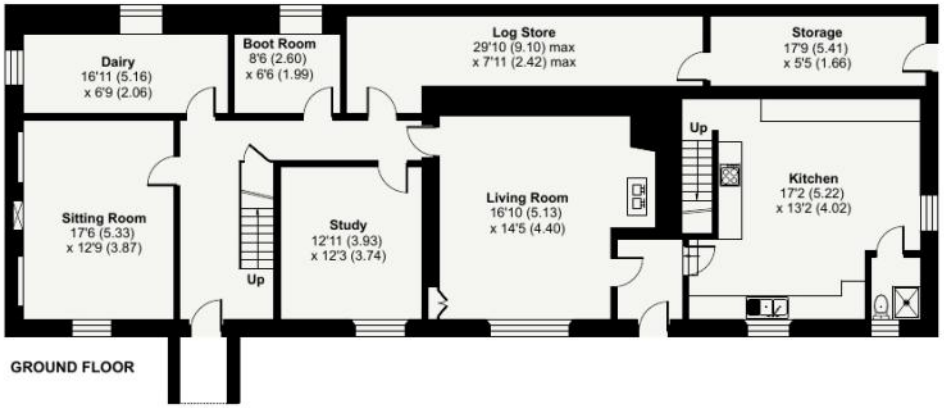
East Kidland, Ash Mill, South Molton, EX36 4QU

Approximate Area = 4059 sq ft / 377 sq m (excludes carport)
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Outbuildings = 3219 sq ft / 299 sq m
Total = 7334 sq ft / 681.2 sq m
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



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: 1493573

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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.

THE LAND

The farmstead occupies a convenient position within its own attractive block of agricultural land, which is divided into a series of manageable enclosures by traditional Devon hedge banks and mature boundaries, creating an appealing and well-balanced holding.

The land comprises predominantly level and gently undulating pasture, currently utilised for livestock grazing and the production of fodder crops. A delightful area of sloping mixed deciduous woodland and scrub extends along the south-eastern boundary, bordering a stream and providing both shelter and wildlife interest.

Having been managed in recent years with relatively low inputs of artificial fertilisers and sprays, the land is generally in good heart and offers excellent potential for a range of agricultural enterprises. Equally, the holding may appeal to those seeking land for equestrian, conservation or wider amenity purposes, benefiting from its attractive setting and varied natural features.

In all, East Kidland extends to approximately **63 Acres (25.49 Ha)** and is offered for sale as a whole, as shown shaded red on the attached identification plan.

SITUATION

East Kidland occupies a readily accessible rural position lying 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.

The nearby pretty and historic village of Knowstone provides a thriving local community and boasts the renowned Masons Arms, a Michelin star rated inn and restaurant. The bustling market town of South Molton to the north west and Tiverton to the south east, both providing a good range of everyday shops, schools, restaurants, public houses, health centres and sporting facilities. The nearby A361 also provides easy access to the M5 motorway (Junction 27), with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

DIRECTIONS

From the Square in South Molton head easterly out of the town and continue through Bish Mill to the roundabout on the A361.

From here head towards Tiverton on the A361 and after about 4.8 miles turn left into a no-through road signposted for Harpson and Kidland. Upon crossing the cattle grid bear left towards East Kidland and follow the lane to the property.

What3Words - For the exact location download the App and enter:- **loaning.otter.endings**

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

The property benefits from mains electricity and a private spring and well water supplies. Drainage of the farmhouse is to a private system. *Please note, the private drainage system may require attention and/or upgrading and prospective purchasers should carry out their own investigations.*

Local Council Tax on the farmhouse, Band E, together with the usual service and environmental charges.

AGRI-ENVIRONMENT SCHEMES AND DESIGNATIONS

The land is not currently entered into any agri-environment schemes. 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

The farmhouse is Grade II listed.

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





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.

We understand that West Kidland and the owners of the adjoining agricultural land have a right of way over the initial part of the access drive to East Kidland. We are not aware of any other rights of way crossing the property.

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

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: FFTC - Full Fibre broadband is available - highest available download speed 1600 Mbps, highest available upload speed 115 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 fibre cement slates and sheets on the farmhouse and roofing 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.

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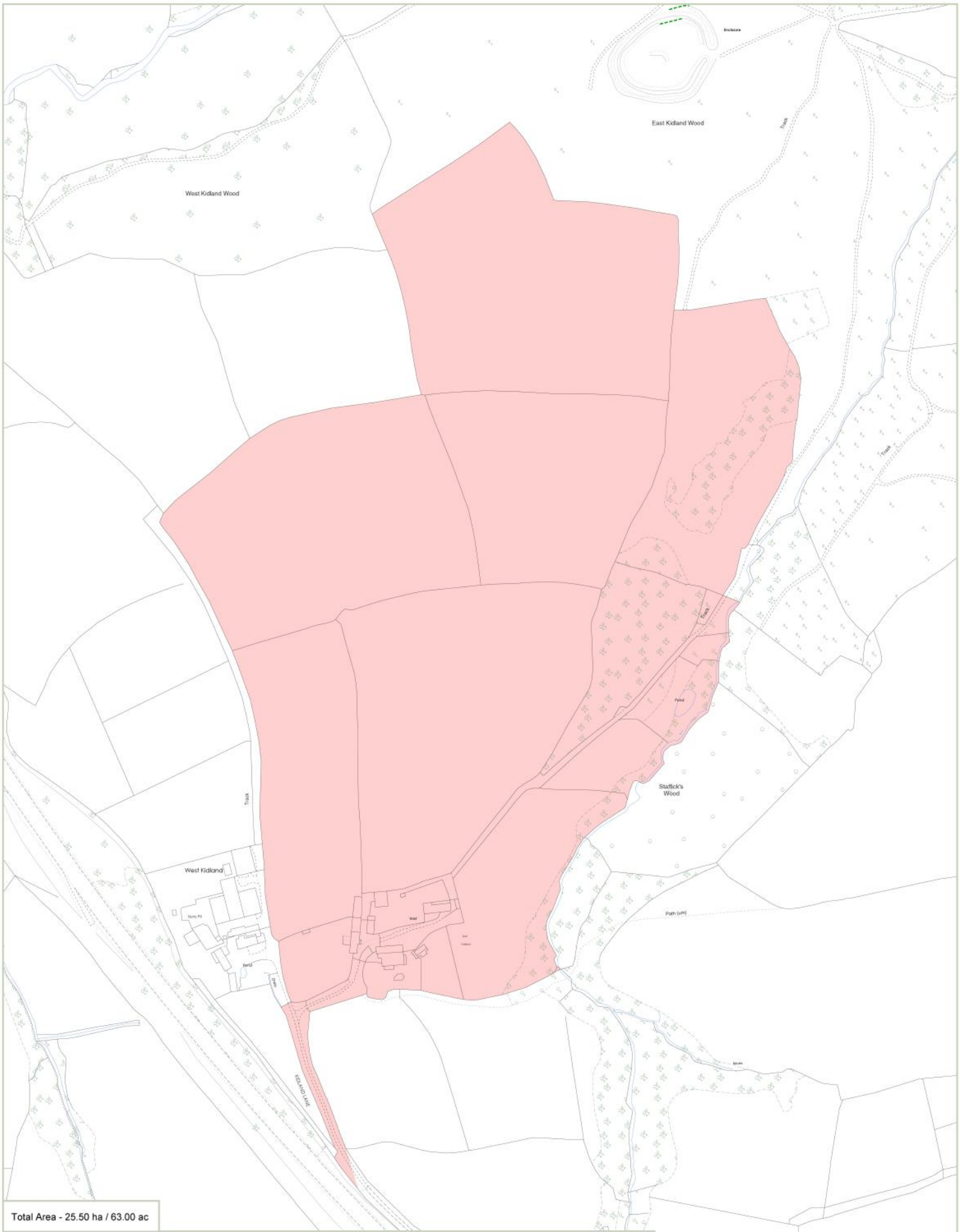


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Total Area - 25.50 ha / 63.00 ac

East Kidland

Knowstone, South Molton

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Centre Tile Ref: SS 806 227
Scale 1:3,000 @ A3
Drawing No ZAA28925-01
Date 20.07.26

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO

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