



EASTACOTT FARMHOUSE

East Knowstone - Devon



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East Knowstone - South Molton - Devon - EX36 4DZ

Knowstone 0.8 mile; Dulverton 6.7 miles; South Molton 10 miles; Tiverton 12 miles; M5 motorway (J27) 17.5 miles; Barnstaple 20.5 miles; Exeter 26 miles



A substantial character farmhouse (5 beds) benefiting from a superb range of adaptable traditional and modern outbuildings and an attractive pasture paddock, extending to about 1.50 Acres.

Up to a further 13.67 Acres of land may also be available by negotiation.

Freehold Guide Price £650,000



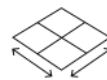
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5



2



263 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

Eastacott Farmhouse represents a most attractive and versatile country residence occupying a tucked away position in a sought after part of North Devon, offering a blend of period charm and modern amenities. Conveniently positioned on the edge of the hamlet, the five bedroomed character farmhouse provides a welcome escape from the hustle and bustle of everyday life whilst also affording a wealth of potential, whether as a countryside retreat, a working smallholding, or a home for equestrian pursuits. With its combination of character, space, impressive outbuildings and land, this property is perfect for those seeking a rural lifestyle or a business opportunity.

DESCRIPTION

The property is centered upon a substantial traditional farmhouse which, whilst not listed, provides characterful and well proportioned five bedroomed family accommodation enjoying lovely views over its own land and the unspoilt countryside to the rear. The house benefits from an extensive range of traditional and modern farm buildings, with versatile potential for conversion to a variety of residential, commercial, holiday or other ancillary uses, subject to obtaining any necessary planning consent. The outbuildings may also appeal to those prospective purchasers with agricultural and equestrian interests. Immediately to the rear of the farmstead is a gently sloping pasture paddock enclosed within Devon hedge banks. Eastacott Farmhouse extends in total to about **1.50 Acres**, as shown shaded pink on the attached identification plan.

Further adjoining pasture land of up to 13.67 Acres may be available by negotiation, as shown shaded green on the identification plan.

THE FARMHOUSE

The farmhouse comprises traditional rendered and slate roofed construction with the accommodation entered via an entrance porch with a tiled floor, leading into an entrance hall with enclosed stairs rising to the first floor. A useful study/office is situated off the entrance hall. A large double aspect sitting room enjoys lovely views to the rear with a fireplace inset with a wood burning stove on a tiled hearth. The living room boasts an impressive inglenook fireplace housing another wood burning stove on a flagstone style hearth with a beam over and original bread oven. This room opens to the kitchen, containing a range of fitted base cupboard and drawer units with work surfaces over and an inset 1½ bowl sink. Integral dishwasher and space provided for an upright fridge freezer and a range cooker (both appliances excluded from the sale), with an extractor hood over. An





inner hall has a downstairs cloakroom off and an opening back to the living room. To the rear is a lovely large double aspect dining room, with a sliding door leading out to the rear patio, a wood burning stove set on a tiled base, and an enclosed cupboard. A door leads out to the covered side entrance porch, with a utility room containing the Grant oil-fired boiler for central heating and domestic hot water, a base unit with inset sink, and plumbing for a washing machine.

On the first floor a landing runs along the rear providing access to five good sized double bedrooms. The very large main bedroom is partially below eaves with attractive exposed roof timbers, a vanity wash basin and far reaching countryside views. A family bathroom and well appointed shower room are conveniently situated at opposite ends of the first floor.

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

OUTSIDE

The farmhouse is approached from the council maintained road via two separate gated entrances leading into a large farmyard providing ample car parking and turning space to the front and sides of the dwelling. To the rear of the house is a pretty paved patio with well stocked flower beds and gravelled areas, an excellent space for outdoor dining and entertaining whilst enjoying the wonderful countryside views. For the green fingered, a charming vegetable garden is enclosed within hedged boundaries, containing an aluminium framed greenhouse. Vehicle access continues past the house via a gated concrete track leading to the land, with a lawn adjoining.

THE FARM BUILDINGS

Surrounding the yard is an extensive and adaptable range of traditional and modern farm buildings which may be further described as follows:-

Adjoining the farmhouse at the north eastern corner is a substantial L-shaped stone, rendered and slate roofed **Traditional Barn** with part partitioned off to create a freezer room accessed from the side entrance porch. Steel sheeted doors allow vehicle access to this building. Adjoining to the rear is a brick and corrugated iron roofed lean-to **Log/General Store** also with a steel sheeted door. Further adjoining the traditional barn is another substantial barn comprising a **Grain Store**, with a door and steps up to a **Feed Store** with two sliding doors to outside. At the southern end of the feed store, adjacent to the road, is a **Tank Room** accessed via a sliding door from the road. *Please note, the doors and steps up to the rear of the tank room and feed store will be required to be closed off.*

Overlooking the yard to the front of the house is a part open fronted **Car Port/Store**, approx. 10.58m x 3.87m. Whilst on the western side of the yard is a large four bay Atcost **Machinery Shed/Workshop**, approx. 18.03m x 8.71m, with double sliding doors. A lean-to **Store**, approx. 4.2m x 4m, adjoins this building to the south.

Situated adjacent to the entrance to the paddock is a charming rendered

and corrugated iron roofed **Store Shed**, approx. 4.86m x 3.7m.

Power and water are connected to the majority of the farm buildings.

THE LAND

This comprises an attractive and gently sloping pasture field contained within hedged boundaries, 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. In total Eastacott Farmhouse extends to about **1.50 Acres**, as shown shaded pink on the attached identification plan.

Further adjoining pasture land of up to 13.67 Acres may be available by negotiation, as shown shaded green on the identification plan.

SERVICES & OUTGOINGS

The property benefits from shared mains electricity and water supplies. Drainage of the farmhouse to a private system. *Please note, the drainage system now requires attention and upgrading and prospective purchasers should carry out their own investigations.*

Council Tax: Local Council Tax on the house, Band F, together with the usual service and environmental charges.

SITUATION

The property is set on the edge of East Knowstone, a small North Devon hamlet surrounded by rolling pastures and peaceful landscapes nestled below the Exmoor National Park. The nearby historic village of Knowstone has a thriving local community and boasts the renowned Masons Arms, a Michelin star rated Inn and Restaurant. Enjoying convenient access to the A361 North Devon Link Road, the bustling market town of South Molton to the north west and Tiverton to the south east are both easily accessible, providing a good range of everyday shops, schools, restaurants, public houses, health centre, library and sporting facilities. The A361 also provides quick access to the M5 motorway (Junction 27), with mainline Intercity rail links available at Tiverton Parkway. International Airports are available at Exeter and Bristol.

East Knowstone 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.

DIRECTIONS

From South Molton head east on the A361 towards Tiverton for about 6 miles and at Moortown Cross turn left signed for Knowstone. Follow this road for 1 mile and immediately after passing the village sign for 'Roachill' take the left turn. Continue to the T-junction and turn left into the hamlet





of East Knowstone where the property will be found on the right hand side.

What3Words:- For the exact location download the App and enter:- **swimsuits.kingpin.punctured**

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

TOWN & COUNTRY PLANNING

The current use of the farm buildings is agricultural although there may be scope for prospective purchasers to consider alternative uses within the farm buildings, subject to obtaining any necessary planning consent.

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.

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.

FENCING OBLIGATION

The purchaser will be required, within two months of the completion date, to erect and maintain a new boundary fence between points A and B shown on the identification plan.

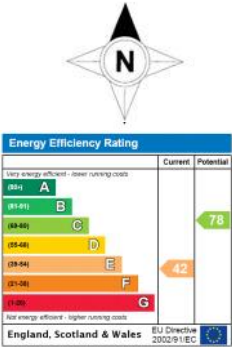
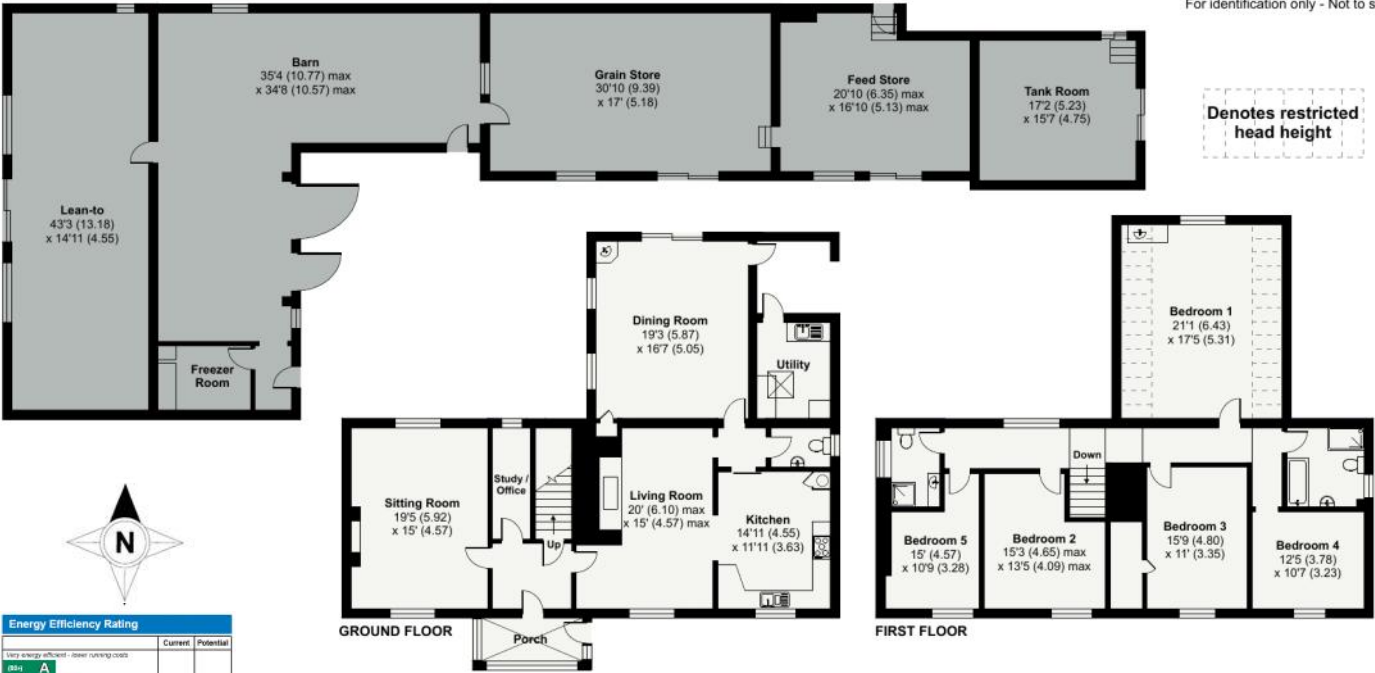
AGRI-ENVIRONMENT SCHEMES

The land is currently entered into a Mid-Tier Stewardship Agreement which commenced on the 1st January 2021 (Agreement No. 1054270). The land will be sold subject to the terms of this agreement and prospective purchasers should satisfy themselves as to the contents

Eastacott Farm East Knowstone, South Molton, Devon, EX36 4DZ

Approximate Area = 2838 sq ft / 263.7 sq m
Limited Use Area(s) = 140 sq ft / 13 sq m
Outbuilding = 2806 sq ft / 260.7 sq m
Total = 5784 sq ft / 537.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Greenslade Taylor Hunt. REF: 1184046



and obligations of this agreement and will covenant to farm in accordance with the management prescriptions. Further details are available from the Agents.

ADDITIONAL INFORMATION

Broadband: Ultrafast Full fibre broadband available, up to 1800 mbps download speed and up to 120 mbps upload speed (Based on Openreach data).

Mobile Coverage: Potentially 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%).

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: STM240204

