

gth



TRUCKHAM FARM

Combe Martin - Devon



TRUCKHAM FARM

Combe Martin - Devon - EX34 0PE

Combe Martin 2.8 miles; Ilfracombe 8 miles; Barnstaple 14 miles; South Molton 17 miles; Tiverton 35 miles



An outstanding Residential Holding enjoying a stunning rural position benefiting from a well appointed traditional farmhouse, three superb holiday letting units, a range of adaptable traditional and modern farm buildings, pasture fields, amenity woodland and ponds.

In all about 56.95 Acres. Further land available.

Viewing by appointment only through the Sole Agents:-

Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon EX31 1BA

Tel: 01271 233777 Email: residential.barnstaple@gth.net

Introduction

A beautifully situated Residential Holding affording significant income potential, whilst also exhibiting smallholder, equestrian and conservation appeal. Attractive traditional farmhouse, three holiday units and an excellent range of adaptable outbuildings, all privately set within its own pasture and woodland. Truckham Farm provides lifestyle options in an outstanding rural setting.

Freehold Guide Price £1,500,000

Directions

From Barnstaple head north on the A39 signed for Lynton and Ilfracombe. After about 7.5 miles, in the small hamlet of Kentisbury Ford, take a left turn onto the B3229 towards Combe Martin. Follow this road for about 1.4 miles to the junction with the A399. Turn right and continue along the A399 for about 0.3 miles, then turn left signed for Trenstishoe and Hunters Inn. Continue along this road for about 1 mile, whereupon the entrance to Truckham Farm will be seen on the left hand side. Follow the lane to the farmstead.

What3Words - For the exact location of the entrance lane to the farm download the App and enter:- **meant.cluttered.batches**

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

Situation

Accessed over a long private entrance track, Truckham Farm occupies a superb rural position in rolling unspoilt Devon countryside, enjoying picturesque views on the edge of the Exmoor National Park. The property enjoys an outstanding setting lying a short distance to the east of the charming coastal village of Combe Martin, beautifully nestled within its own land and benefiting from exceptional privacy and seclusion. Despite its peaceful rural position Truckham Farm is well located for access to local amenities and the wider transport network.

The popular village of Combe Martin reputedly boasts the longest main street of any village in the country and provides a useful range of local services including a variety of shops, a primary school, post office, health centre, cafes, public houses, restaurants, a parish church, pretty sheltered harbour and sandy cove. The larger coastal town of Ilfracombe lies approximately 5 miles to the west, whilst the North Devon regional centre of Barnstaple is only about 10



miles to the south providing an extensive range of commercial, educational and recreational facilities. From Barnstaple the A361 North Devon link road provides easy access to Tiverton and the M5 motorway (Junction 27). Main line rail services are available at Tiverton Parkway with international airports at Exeter and Bristol.

To the east the beautiful Exmoor National Park offers unspoilt moorland scenery with many foot and bridle paths, providing opportunities for walking, riding and hunting, whilst to the west are the popular sandy beaches of Woolacombe, Putsborough, Croyde Bay, Saunton Sands and Instow, all visited by the renowned South West Coast Path.

Description

Enjoying an unrivalled setting, Truckham Farm provides a serene escape from the hustle and bustle of everyday life, affording prospective purchasers the extremely rare opportunity to become the custodian of a superb residential holding beautifully nestled at

the head of its own private valley or 'combe'. The property is centred upon a substantial and well appointed traditional farmhouse, which is not listed, providing well proportioned five bedroomed family accommodation enjoying panoramic views over its own land and the unspoilt countryside beyond. The holding's principle income is currently derived from holiday letting, with a traditional cottage and two bespoke timber lodges forming the basis of a successful tourism enterprise. An attractive range of traditional stone barns, modern farm buildings, and stabling compliment the productive pasture land, which is primarily utilised for horse/livestock grazing and fodder production. In addition, newly established woodland, orchards, areas of scrub, deciduous woodland and ponds, provide a wonderful mix of habitats, affording significant wildlife and amenity appeal. The land may be well suited to a variety of agricultural, equestrian, conservation, sporting or other amenity uses. Truckham Farm extends in total to about **56.95 Acres** (23.06 Ha) and is offered for sale as a whole.

The Farmhouse

The farmhouse comprises traditional stone, rendered and slate roofed construction, with a datestone on the front elevation indicating an initial date of 1712. While preserving its historic character, the farmhouse has been thoughtfully and sympathetically extended and updated by the current vendors, providing a perfect blend of old-world charm and modern convenience. Affording welcoming reception rooms and additional spaces ideal for offices or studies, Truckham Farm offers versatile living options for a variety of preferences and needs.

The accommodation, which benefits from double glazing and oil-fired central heating, is accessed via an entrance porch leading into a welcoming entrance hall with a flagstone style floor, under stairs cupboard and stairs rising to the first floor. The flagstone flooring continues throughout both the dining room and sitting room, two character reception rooms each with exposed beams and an



Truckham Farm, Combe Martin, Ilfracombe, Devon, EX34 0PE

Approximate Area = 2965 sq ft / 275.4 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

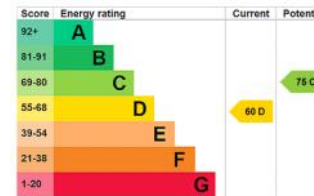


Denotes restricted head height

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: 1311794



inglenook fireplace forming the focal point, inset with a wood burning stove and with both fireplaces retaining original bread ovens. Enjoying a double aspect, the kitchen contains a good range of fitted base units with quartz work surfaces over, a built-in electric oven, space for a dishwasher, and a recess housing an electric Aga stove, the beating heart of the home during the winter months. The kitchen opens into a wonderful light and airy breakfast room enjoying superb views, with another wood burning stove and patio doors leading out to the gardens. To the rear of the entrance hall is a useful boot room, with a flagstone floor and door to outside. Situated off the boot room is a downstairs shower room, a utility room and further office. On the first floor a landing divides to serve five well proportioned bedrooms, a family bathroom and further shower room. The main bedroom suite boasts a dressing area with built-in wardrobes, and an en-suite shower room. Lovely views over the land may be enjoyed from the bedrooms.

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

Outside

The property is approached from the council maintained road over a long private entrance track known as Truckham Lane, which provides access to the farmhouse and continues to the cottage and farm buildings. A large part walled and lawned garden adjoins the house to the front elevation, overlooked by a paved patio adjoining the breakfast room and providing a wonderful area for al fresco dining and outdoor entertaining.

The Byre

Situated on the edge of the farmstead, to the south of the farmhouse, this comprises an attractive stone and slate roofed detached barn conversion providing character two bedroomed holiday accommodation benefiting from double glazing and oil fired central heating. On the ground floor is a well equipped kitchen and

a large open plan living room with a wood burning stove and patio doors leading out to the rear. The first floor has two good sized bedrooms and a bathroom. A private patio to the rear of the cottage provides guests with an excellent outdoor dining space, with further lawned gardens and a gravelled area providing guest parking.

Valentines Orchard

From the main entrance drive a parking space and pathway serve this well appointed holiday lodge, which comprises timber construction beneath an insulated 'living' roof. The superb accommodation, which benefits from an LPG combi-boiler providing heating and hot water, is accessed via a covered veranda with a roll top bath taking full advantage of the privacy and stunning views. A light open plan living area is glazed along the front elevation with a wood burning stove and a kitchen containing a range of fitted base units with slate work surfaces. Modern conveniences include an inset four ring gas hob, an electric built-in



oven and integral fridge. The living area opens to a good sized double bedroom, with a separate beautifully appointed shower room.

Skylark

This comprises another bespoke holiday lodge enjoying a very private and secluded setting, comprising timber construction beneath an insulated box profile roof and benefiting from double glazing and electric heating. A separate parking space adjoins the main entrance drive with a private pathway leading from here to the lodge. Wide steps rise up to a covered veranda with an outdoor bath and double doors into the open plan kitchen/living area, which has a vaulted ceiling and freestanding wood burning stove on a raised base. The kitchen contains a range of base units with wooden work surfaces over, an underset ceramic sink and built-in electric oven. The character shower room continues the rustic feel, with a separate walk-in store room and further lockable store cupboard. Wooden steps lead up to a mezzanine double bed with a large Velux window over enjoying fabulous dark sky views.

The Farm Buildings

These comprise a useful range of traditional and modern construction currently utilised for the housing, feeding and rearing of livestock and horses, and the storage of machinery. The buildings may be further described as follows:-

Situated opposite the house is a stone, cob and part block **Traditional Barn**, approx. 12.5m x 5.3m, beneath a slate roof, with double timber doors to the front and a wide opening to the rear. Small stone and slate lean-to **Store Sheds** adjoin to the front and





framing the stunning views. Further pasture paddocks adjoin the farmstead, with a pretty wildlife pond situated in the valley below, beyond which the land continues down to include a parcel of deciduous woodland known as Truckham Wood. To the west the land rises and is more steeply sloping in part, benefiting from wonderful views over Combe Martin and the coast beyond.

In recent years the holding has been primarily utilised for livestock and horse grazing and fodder production, with the traditional hedgerows and pasture having been sympathetically managed to provide varied habitats for a wide range of flora and fauna. In addition to its agricultural potential, the land may also afford equestrian, conservation and amenity appeal. In total Truckham Farm extends to about **59.95 Acres**, as shown shaded red on the attached identification plan. A further 22.08 acres of pasture land, shown shaded blue, may be available by negotiation.

General Remarks

Tenure and Possession

Freehold with vacant possession available upon completion.

Services & Outgoings

The property benefits from mains electricity and private water supplies. Drainage of the farmhouse and holiday accommodation is to private systems.

The current total Rateable Value of the three holiday units is £6,850 as of 1st April 2023. The Rateable Value figures have been obtained from the Valuation Office website and prospective purchasers are advised to make their own enquiries of the Valuation Office regarding these figures. Small Business Rate Relief may be available for Rateable Values below £12,000.

rear of the barn, the one to the rear housing the controls and filtration system for the private water supply.

Adjoining the traditional barn is a **Workshop/Store**, approx. 10m x 5.3m, of similar construction, containing the controls for the wind turbine and an electric vehicle charging point.

Timber **Stable Block** containing three boxes (2no. x 3.5m x 3.35m and 1no. x 4.87m x 3.35m), each with stable doors and a concrete floor throughout.

Four bay steel framed and profile steel roofed **General Purpose Barn**, approx. 18m x 11.95m, with block walls, space board cladding and steel sheeted door. This building is currently used for livestock housing and machinery storage.

As well appealing to those prospective purchasers with agricultural and equestrian interests, the outbuildings may also afford potential, subject to obtaining any necessary planning consent, for conversion to residential, commercial, holiday or other ancillary uses.

The Land

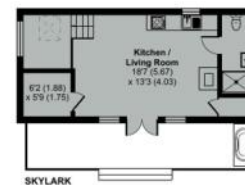
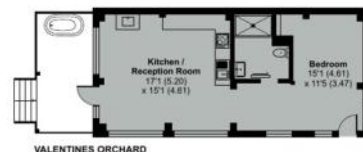
Truckham Farm is beautifully situated within its own land, which forms a particularly attractive feature of the property, comprising a delightful combination of traditional pasture meadows, mixed woodland and scrub. The land incorporates a wide variety of wild flower and herb species. The farmstead itself is beautifully situated at the head of a natural 'combe', enjoying a sheltered southerly aspect with the valley sides forming a wonderful backdrop and

Truckham Farm, Combe Martin, Ilfracombe, Devon, EX34 0PE



Valentines Orchard = 520 sq ft / 48.3 sq m
Skylark = 392 sq ft / 36.4 sq m
Byre = 837 sq ft / 77.8 sq m
Byre Limited Use Area(s) = 11 sq ft / 1 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). © nichicom 2025. Produced for Greenslade Taylor Hunt. REF: 1311794



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

Basic Payment Scheme

The Basic Payment Scheme has now ended and the land will be sold without any entitlements or de-linked payments.

Agri-Environment Schemes & Designations

The land is currently entered into a 5-year Mid-Tier Stewardship Agreement which expires on the 31st December 2026 (Agreement No. 1264676). The land will be sold subject to the terms of this agreement and prospective purchasers should satisfy themselves as to the contents and obligations of this agreement and will covenant to farm in accordance with the management prescriptions. Further details are available from the Agents.

The farm lies within an Area of Outstanding Natural Beauty (AONB), a designated Environmentally Sensitive Area and a Less Favoured Area (SDA).

Renewables

The farm benefits from a 5KW wind turbine which produces FIT payments in the region of £3,500-£4,000 per annum.

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 two lodges have the benefit of planning consent for use as holiday accommodation with a condition that they shall not be occupied by any one person for a period exceeding 28 days in any calendar year.

Fixtures and 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 are no public rights of way crossing the property. The property will be 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.



Additional Information

Broadband: Broadband is available - FTTC with a potential download speed of approx. 76 Mbps.

Mobile Coverage: Potentially available via EE 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: 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%).

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.
2. 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.
3. 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.

4. 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.

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

Ref: BAR250123







