



MICHAEL ADEY
PROPERTY



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SMEMINGTON FARM & COTTAGE
TAWSTOCK



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& DAMSON COTTAGE

TAWSTOCK - DEVON

EX31 3JD

ABOUT THE PROPERTY

Smemington Farm is a substantial former farmhouse believed to date back to 1910, providing extremely adaptable accommodation either as one large dwelling or for dual occupancy purposes with a four bedroomed main home and three bedroomed adjoining dwelling, named Damson Cottage. The smallholding occupies a rural yet accessible position set amongst the Taw Valley in a small part of Tawstock with just a few neighbouring properties. Whilst requiring refurbishment, the property undoubtedly provides tremendous potential for improvement or enlargement and caters for those seeking a large family home or multigenerational living together with those with agricultural or equestrian interests.

Smemington Farm is conveniently located just 5 miles from Barnstaple, 4 miles to Umberleigh and 2 miles from Bishops Tawton enjoying a balance of rural living whilst being close to the areas main towns, villages, coastline and Exmoor National Park. We understand that the property is of part stone and block/brick construction beneath a traditional slated roof. The mature attractive gardens wrap around the property, leading out to the adjoining pasture paddock which contains a former stable block and extends in all, to about 2.40 Acres. A private driveway provides ample parking leading to the side of the dwelling and onto the land.

For layout and approximate room measurements please see the enclosed floorplan.





THE AREA

Smemington Farm is set in a delightful position just over half a mile from the village of Tawstock which boasts a popular primary school, village hall and church. Bishop's Tawton is a highly regarded and picturesque village situated just south of Barnstaple, enjoying a beautiful setting within the Taw Valley and surrounded by the rolling countryside of North Devon.

Barnstaple, North Devon's principal town, is only a short distance away and provides an extensive range of shopping, leisure, recreational and educational facilities, together with excellent transport links. The surrounding countryside offers numerous opportunities for walking and cycling, while the North Devon coastline and renowned beaches are also within easy reach.

Chapelton, Barnstaple and Umberleigh railway stations on the Tarka Line offer a regular sprinter train service linking Barnstaple and Exeter.





Tawstock Village - **0.6 miles**
Bishops Tawton - **2.5 miles**
Barnstaple - **4 miles**
Exmoor National Park - **18 miles**



Tawstock Primary - **0.6 miles**
Bishops Tawton - **2.5 miles**
Barnstaple Schooling - **4 miles**
West Buckland - **11 miles**



Instow Beach - **8 miles**
Saunton Sands - **10 miles**
Westward Ho! - **11 miles**
Croyde Bay - **12 miles**
Woolacombe & Putsborough - **15 miles**



Chapelton Station - **2.4 miles**
Barnstaple Station - **3.3 miles**

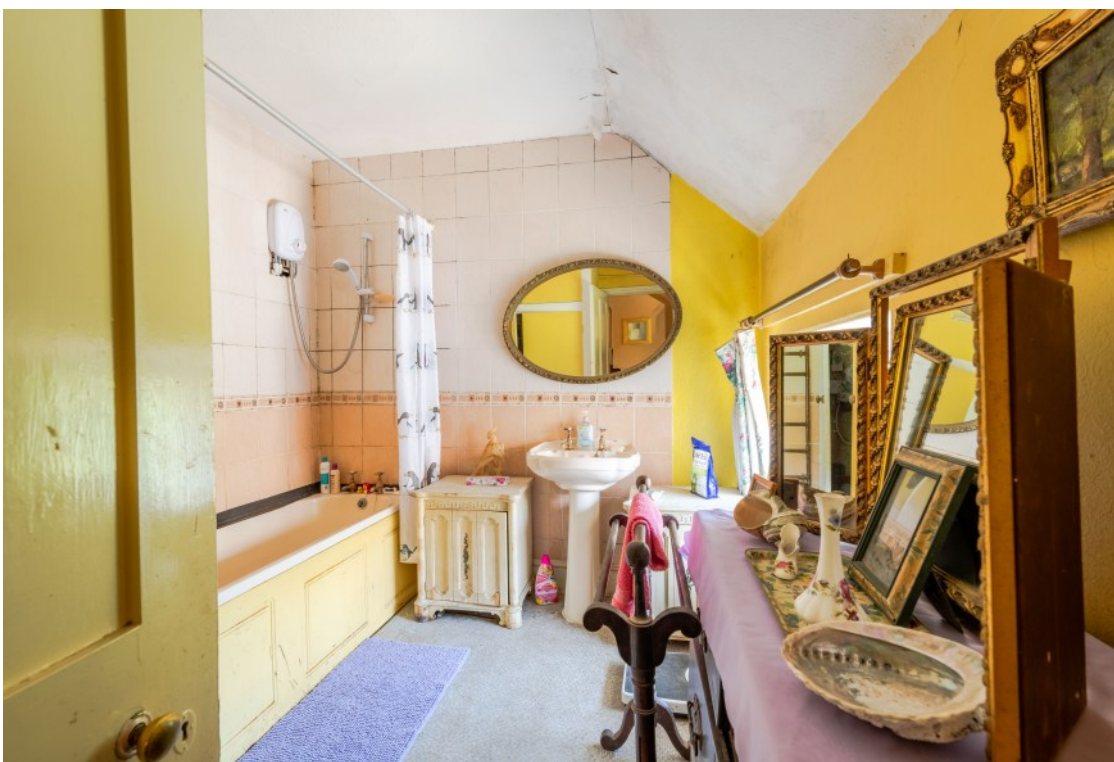


A361 North Devon Link Road - **3.6 miles**
Junction 27 (M5) - **38 miles**



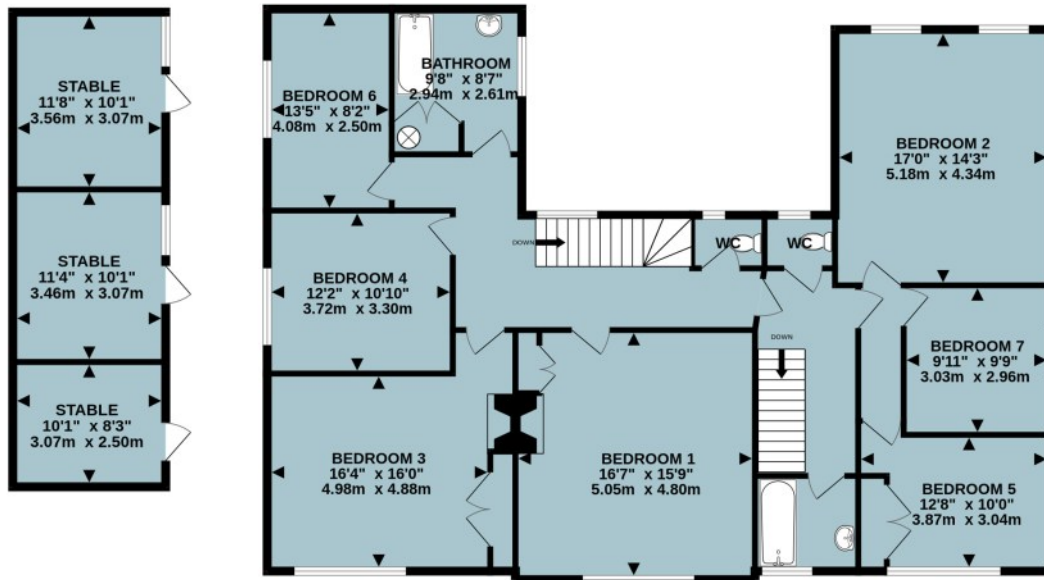
Exeter Airport - **54 miles**
Bristol Airport - **89 miles**



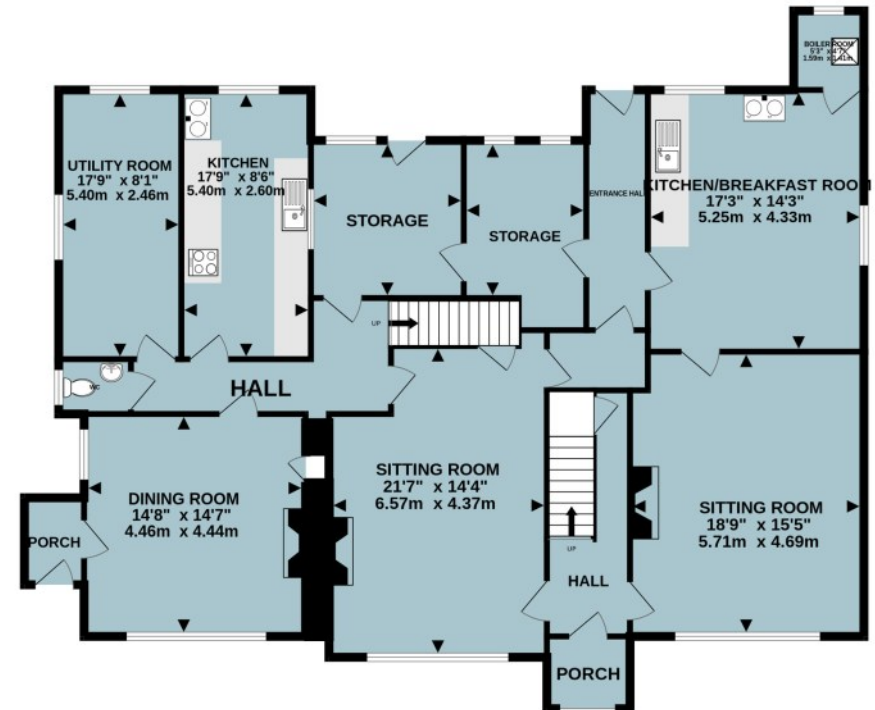


FIRST FLOOR
1622 sq.ft. (150.6 sq.m.) approx.

STABLES
315 sq.ft. (29.2 sq.m.) approx.



GROUND FLOOR
1869 sq.ft. (173.6 sq.m.) approx.



TOTAL FLOOR AREA : 3805 sq.ft. (353.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DAMSON COTTAGE

SERVICES & OUTGOINGS

We understand that the property is connected to mains water, gas and electricity.

The main house benefits from some modern electric storage heaters with an immersion hot water system. Woodburning stove to the dining room, open fireplace to the living room and solid fuel Rayburn in the kitchen.

The Cottage is connected to mains gas with a gas fired boiler providing partial central heating and hot water. Additional storage heaters. Woodburning stove to the sitting room and solid fuel Rayburn to the kitchen.

We understand drainage to a private septic tank system and soakaway within the land (not inspected for compliance).

North Devon Council – Band D (approx. £2,784 per annum)

Damson Cottage - Council Band C (approx. £2,474 per annum)

EPC - E Main House & E for Damson Cottage

Tenure - Freehold

Internet & Mobile - Visit [OFCOM](https://www.ofcom.gov.uk)

IMPORTANT NOTICE

These sale particulars have been prepared 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 make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly.

A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase.

We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

DAMSON COTTAGE





DIRECTIONS

From Barnstaple travelling on the A377 in the direction of Exeter, continue through the village of Bishops Tawton and follow the A377 for 2.3 miles crossing the river Taw and New Bridge. New Bridge Cross, just the other side of the bridge, turn right signed Lake/Tawstock and follow the land for 1 mile turning left at Smemington Cross. Smemington Farm is the second property you reach on the left hand side after a short distance.

What 3 Words Location - [///large.hiker.hockey](https://www.what3words.com////large.hiker.hockey)

Property Reference #RS0798

VIEWING & CONTACT

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