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STOKE RIVERS

Barnstaple - Devon



LANE END FARM

Stoke Rivers - Barnstaple - Devon - EX32 7LE

Barnstaple 6.9 miles; South Molton 11 miles; Tiverton 29 miles; Exeter 42.9 miles



An attractive and well-equipped Agricultural/Residential Smallholding occupying an outstanding rural position.

In all about 15.72 Acres.

Freehold Guide Price £825,000

1 | 3 | 2 | 150.8 sq. m

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 REF:BAR240255

DESCRIPTION

Lane End Farm comprises a most attractive and versatile agricultural smallholding occupying an outstanding rural position with no immediate neighbours. The holding, which has been utilised for the breeding and rearing of livestock, is centred upon a deceptively spacious detached modern farmhouse, completed to a high standard in 2020 subject to an agricultural occupancy condition, providing well-proportioned and beautifully presented three bedroomed family accommodation.

Approached over a private entrance track, the holding benefits from an extensive range of adaptable modern farm buildings with the farmstead well positioned within its own excellent block of level and very gently sloping productive pasture land which may be well suited to a variety of agricultural and smallholder uses. In total, Lane End Farm extends to about **15.72 Acres** (6.36 Ha).

OUTSIDE

The property is approached from the council road initially over a shared track known as Birch Lane, from which a gated private entrance provides access to the farmhouse and the farm buildings.

A level gravelled area with a retaining wall to the rear of the house provides space for a patio, beyond which is a large raised lawn.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected. Air source heating and drainage to a private system.

Council Tax: *North Devon Council - Band D.*

SITUATION

Occupying a tucked away and yet readily accessible rural position, Lane End Farm lies within the attractive and gently undulating band of countryside to the west of the Exmoor National Park, enjoying an elevated setting with superb views over the surrounding North Devon countryside. The nearby favoured villages of Stoke Rivers and Bratton Fleming afford thriving local communities, with a primary school, village store, post office and parish church at the latter. Despite its peaceful setting the property still enjoys easy access to the surrounding districts and further afield with the larger towns of Barnstaple and South Molton providing an extensive range of everyday shopping, banking, recreational and educational facilities. From both of these towns the A361 North Devon link road provides easy access to Tiverton and the M5 motorway (Junction 27). Mainline intercity rail links are available at Tiverton Parkway (London, Paddington approx. 2 hours) with international airports at Exeter and Bristol.









DIRECTIONS

What3words:///teacher.awaiting.heartburn

THE FARMHOUSE

This comprises a modern detached dwelling of attractive brick and rendered elevations beneath a tiled roof. The accommodation, which has been finished to a high standard, is entered via a lovely recently added boot room, which is mainly glazed. From here a door leads through into the utility room, which provides an excellent range of fitted cupboards, with a slate work surface underset with a Belfast sink and plumbing for a washing machine. A useful downstairs WC is situated off the utility. The beautifully appointed kitchen contains an extensive range of quality fitted base cupboard and drawer units with matching wall cupboards, a built-in larder cupboard with double doors, and an underset ceramic double bowl sink with a mixer tap and slate drainer. Modern appliances include an upright unit with a built-in oven and grill, an inset hob with extractor hood over and an integral dishwasher. Breakfast bar with solid timber work surface and cupboards under. The kitchen opens to a lovely large dining/living room providing a light and airy family space with bi-folding patio doors leading out to the rear, ceiling down lighters, and an oak staircase rising to the first floor. A brick recess with a beam over contains a solid fuel Rayburn Royal stove. The sitting room also boasts double glazed patio doors leading out to the rear and contains a brick fireplace style recess with a beam over, inset with a wood burning stove. The first floor provides three good sized bedrooms, all enjoying double aspects and fine countryside views, with the main bedroom providing an en-suite shower and walk-in dressing room. There is a further large and extremely well-appointed family bathroom providing both bath and shower facilities.

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

THE FARM BUILDINGS

The property boasts an adaptable range of modern farm buildings which have in the past been utilised for the housing, feeding and rearing of livestock, and may be further described as follows:-

Seven bay timber framed and profile steel roofed **General Purpose Shed**, *105' x 30' (32m x 9.14m)*, partially internally divided into 6 bays with concrete floors and secure double sheeted doors.

Timber framed and monopitch profile steel roofed former **Pig Housing**, *approx. 105' x 30' (32m x 9.14m)*, divided into 11 pens, each with running out area. Adjoining two further bays, *approx. 40¥x 29'6" (12.2m x 9m max.)*, divided into two further **Pig Loose Houses** with running out areas.







Adjoining the above pig housing is a steel framed **Covered Manure Store**, *60' max. x 28' (18.29m x 8.64m)*, with concrete panel walls to three sides and concrete floor.

Five bay timber and profile steel roofed **Workshop/Fodder Store**, *approx. 69' x 33' (21m x 10.06m)*. Adjoining five bay **Lean-to**, *approx. 69' x 19'4" (21m x 5.91m)*, part open sided. Currently used for log and machinery storage.

Four bay steel framed and profile steel roofed **Cattle/Straw/ Machinery Shed**, *60' x 36' (18.30m x 11m),* open fronted with part concrete panel walls. Adjoining **Bull/Isolation Pen**, *20' x 9'6" (6.22m x 2.92m)*, of similar construction.

THE LAND

The land associated with Lane End Farm surrounds the house and buildings comprising a level and gently sloping productive pasture which is in excellent heart and conveniently divided into three well fenced enclosures, ideally suited to mowing and livestock grazing. The property extends in total to about **15.72 Acres** as shown shaded red on the attached identification plan.

ADDITIONAL INFORMATION

Broadband: : Broadband is available- Basic 12 Mbps, Ultrafast 1000 Mbps.

Mobile Coverage: Available via EE, O2, and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.

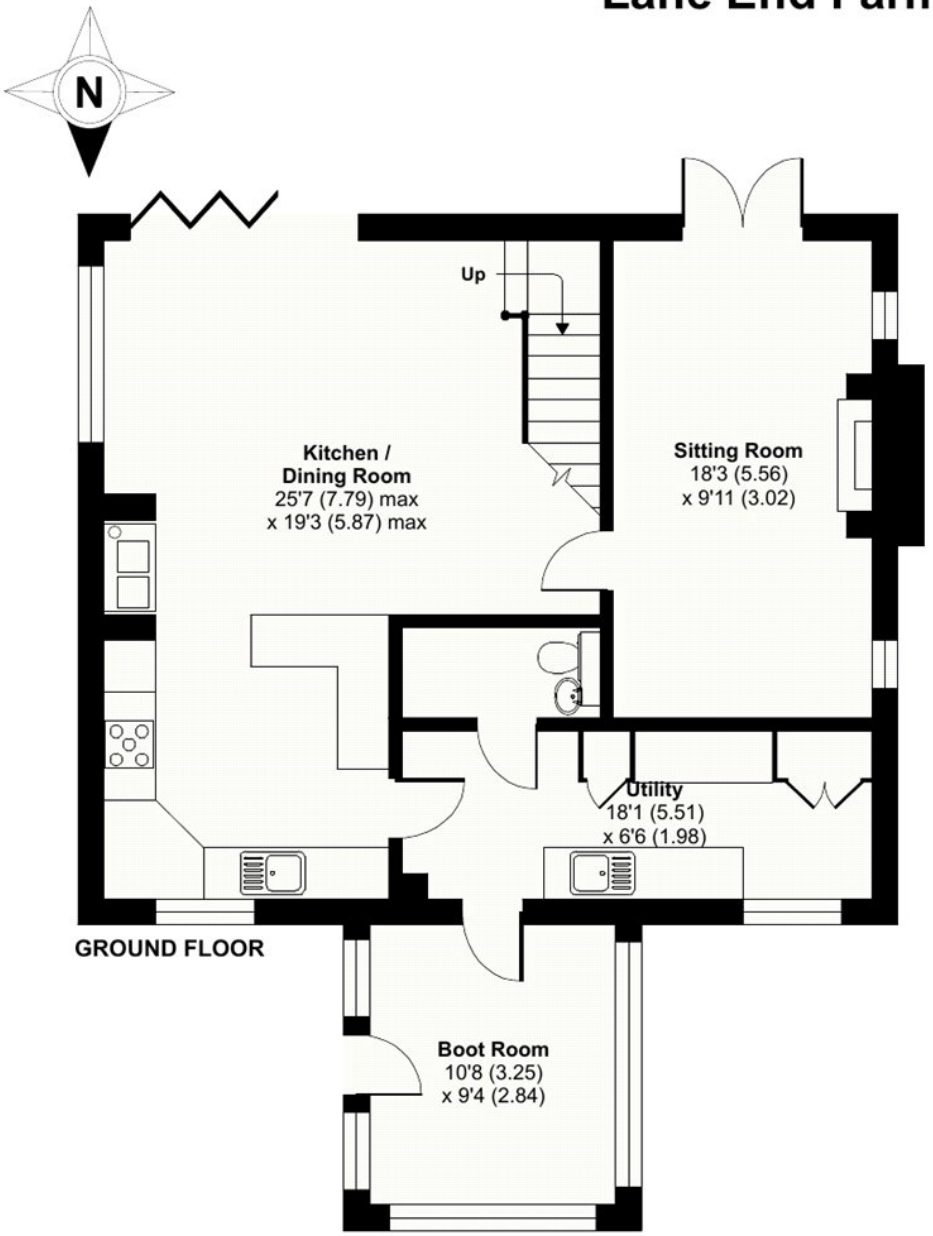
Construction Type: Block and Render

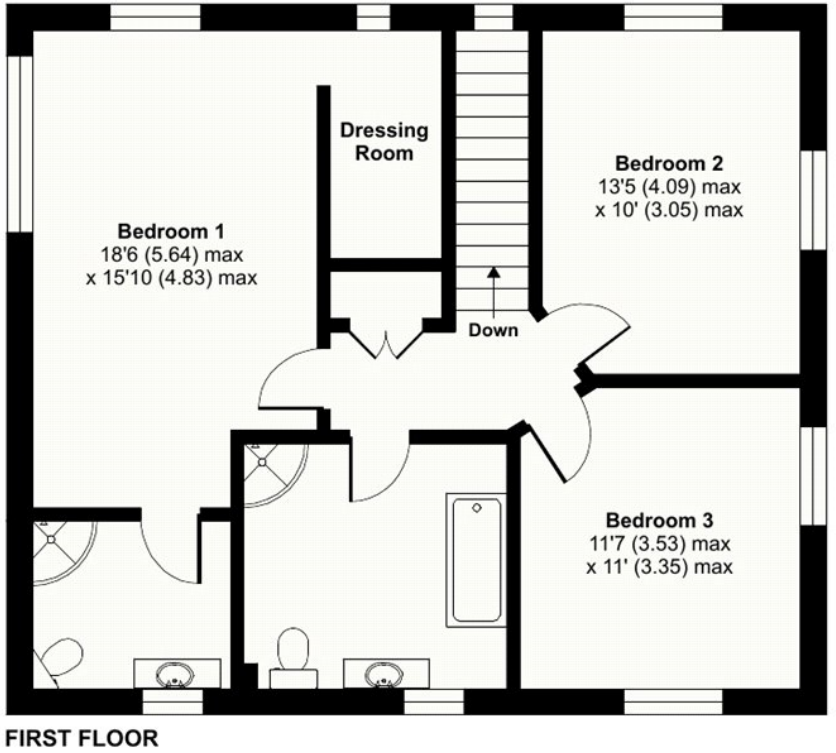
Planning Permission: The farmhouse is subject to an agricultural occupancy condition. In addition, a Section 106 Agreement prevents the separate sale, lease or disposal of any part of the property, thereby requiring that the agricultural holding shall remain in one single ownership. Further details are available on the North Devon Council Planning Portal by referencing Application No. 53560, as amended.

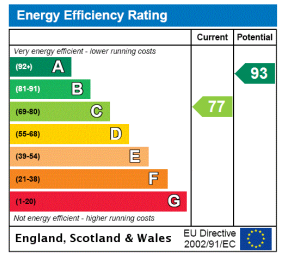
Rights & Restrictions: Land End Farm enjoys a right of way access from the council road over the initial shared entrance track which is known as Birch Lane. The property, as far as required by the Vendors, will be conveyed, subject to all public or private rights of way, easements, and wayleaves of telegraph and telephone poles,

Lane End Farm Stoke Rivers, Barnstaple, Devon, EX32 7LE

Approximate Area = 1624 sq ft / 150.8 sq m
Outbuilding(s) = 16541 sq ft / 1536.7 sq m
Total = 18165 sq ft / 1687.5 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). ©nichecom 2024. Produced for Greenslade Taylor Hunt. REF: 1215743

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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.

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stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

DESIGNATIONS

We understand that land is not currently entered into any agri-environment schemes. The land lies within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights across the holding, in so far as they are owned, will be included in the freehold sale.

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.

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

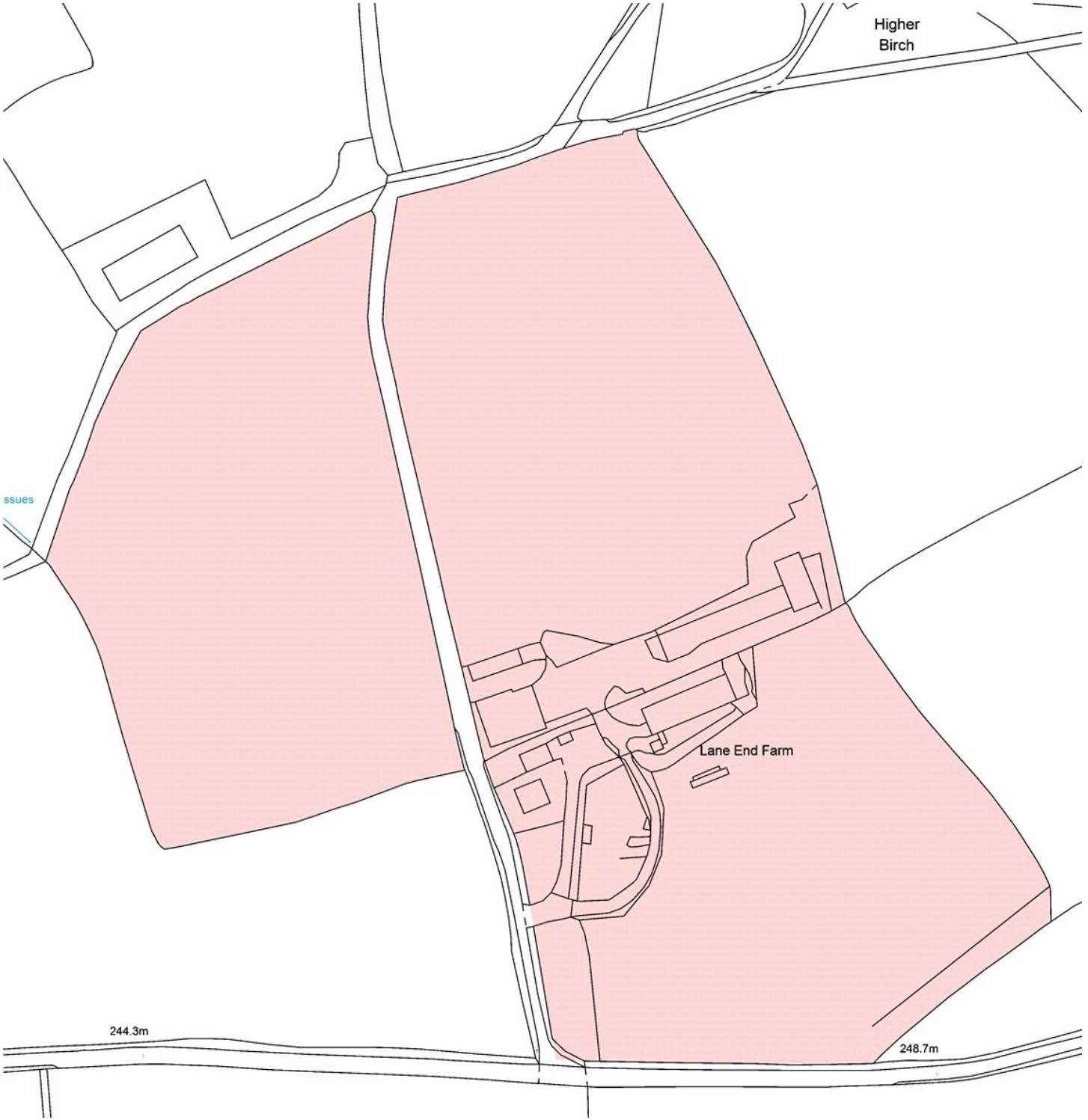
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

   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.

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.

Ref: BAR240255













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