



STAGS

Venn Farm





Venn Farm

Long Barn, Sandford, Crediton, Devon EX17 4BR

Sandford 0.75 miles • Crediton 2 miles • Exeter 11 miles

An idyllic yet conveniently located residential farm set in the popular Creedy Valley

- Lot 1: Venn Farmhouse, modern and traditional farm buildings, stables, manège and 11.54 acres
- Lot 2: 36.45 acres of productive red land soils with single bank fishing rights
- Lot 3: 6.89 acres of level grassland
- Lot 4: 0.95 acre paddock with field stable and store
- Lot 5: 11.37 acres of sloping pasture in a single field

67.20 acres (27.20 hectares) in all

For sale as a whole or in up to 5 Lots

Stags Farm Agency
21 Southernhay West
Exeter
Devon EX1 1PR
Tel: 01392 680059
Email: farms@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888



Situation

Venn Farm is situated in the Creedy Valley just outside the popular village of Sandford, which has two pubs, including the renowned Lamb Inn, a pre-& primary school, a village hall, a community shop, a post office and a church. The market town of Crediton provides an extensive range of facilities along with a well-regarded secondary school, a sports centre, indoor swimming pool and golf course. The cathedral and university city of Exeter (11 miles) has an extensive range of facilities befitting a centre of its importance. Exeter has two mainline railway stations on the London Waterloo and Paddington lines and its international airport lies about 4 miles to the East of the city.

Introduction

Venn Farm comes to the open market for the first time in more than one hundred years and offers an increasingly rare opportunity to purchase an adaptable family home with outbuildings and land, which together offer much potential, be it for farming or equestrian uses.

Venn Farm formed part of the Creedy Park Estate until 1976, when the current owner's father (the then tenant) bought the farm. The farm sits comfortably less than a mile from the popular village of Sandford, yet enjoys a most peaceful and idyllic position with panoramic views across its own land and the undulating hills of the Creedy Valley beyond. In the past the farm has been run as a dairy operation and in more recent years has been home to a successful equestrian operation, thanks in no small part to the wonderful hacking out available in the local vicinity.

Lot 1: Venn Farm, traditional and modern farm buildings, stables, manege & 11.54 acres The Farmhouse

Venn Farmhouse is a detached period property of stone and cob construction with part brick facade, under a slate roof. The house enjoys a south-facing aspect and overlooks the farmyard to the front, with the upstairs rooms offering wonderful views over the farm and surrounding countryside.

From the farmyard, a gate leads into a front garden, with lawned and patio areas. A uPVC door opens into the **Conservatory** with tiled floor. The front door opens into an **Entrance Hall** with doors off to the **Sitting Room** with open fireplace, encased beams and a **Dining Room**, with fireplace housing a wood burner with timber mantle above, window seat and built-in cupboard. The Ashgrove **Kitchen** is fitted with a cream oil-fired Aga which provides both hot water and cooking, with a range of base and wall units, a single sink drainer and a built-in cupboard. Off the Kitchen is a useful **Boot Room**. In a single storey addition to the house accessed from the Hall is a large **Store Room**, as well as a **Cloakroom** with door through to farmyard, a walk-in **Pantry** with slate and timber shelving and a **Utility Room** with double Belfast style sink and door to the outside.

From the Hall stairs lead up to the first floor, with doors off to **Three Double Bedrooms**, one with a Victorian fireplace and all with south facing aspects and built-in cupboards, **Two Single Bedrooms** and a **Family Bathroom** with bath, wash hand basin, WC and built-in cupboard. There is loft access from the landing.

Outside

The lane leads to a yard area for parking and turning, surrounded by the farm buildings. To the north east of the house is an orchard with a variety of mature fruit trees. A vegetable garden has been created behind the Cob Barn.

The Farm Buildings

To the south of the house are the majority of the farm buildings situated around an open concrete yard area.

Cob Barn - Two storey stone/brick and cob barn under a tiled roof. See Outbuilding 2 on the floorplan.

Former Wash House - (3.97m x 4.70m). Stone and brick construction under tile roof, brick floor. Used as a log store.

Stone & Cob Barn - (10.50m x 2.76m). Earth floor.

Open Fronted Barn - (4.64m x 6.88m). Stone and block construction under box profile sheet roof.

Implement Shed - (5.33m x 24.12m). Open fronted pole barn under corrugated sheet roof with earth floor.

Former Piggery - (2.86m x 9.60m). Stone construction under slate roof.

Former Livestock Housing - (11m x 21.83m). Mono pitch barn constructed of steel frame, concrete panels and concrete block with Yorkshire Boarding above under corrugated roof sheets.

Modern Farm Building - adapted to stables. (10.42m x 27 m) Open fronted, steel frame with part concrete block and stone with





Yorkshire Boarding above under corrugated roof sheets, concrete floor. 5 stables and 2 feed store areas with wooden partitions.

Stable Block - Feed Store/Tack Room/Workshop. See Outbuilding 1 on the floorplan. Concrete block construction under corrugated roof.

Garage/Store - (4.13m x 3.40m). Timber frame under corrugated roof.

Former Cider Barn - (5.78m x 6.67m). Two storey, stone and cob construction under a slate roof.

Manège - (40m x 20m). Flexiride surface with post and rail fencing.

The Land

The land within Lot 1 includes two orchards with a variety of fruit trees, a paddock and 6.93 acres of permanent pasture

Lot 2: 36.45 acres (14.75 ha)

Lot 2 forms a productive block of predominately level grassland in three enclosures extending to 36.45 acres. The land runs down to the River Creedy on the eastern boundary. There are single bank fishing rights along the River Creedy between points X and Y on the landplan.

Lot 3: 6.89 acres (2.79 ha)

Lot 3 extends to 6.89 acres of level grassland in two enclosures. The land borders the River Creedy on the eastern boundary.

Lot 4: 0.95 acres (0.39 ha)

Lot 4 is a paddock totalling 0.95 acres with a field stable and store (4.05m gross x 6.37m). The mono pitch building is constructed of stone and concrete block under a slate roof.

Lot 5: 11.37 Acres (4.60 ha)

Extends to 11.37 acres. A single field of sloping permanent pasture.

General Remarks Services

Lot 1: mains electricity, mains & spring water, private drainage and oil fired central heating. PV panels generate an income of approximately £1,500 per annum (further details available). Broadband.

Lot 2: natural water.

Lot 3: mains water.

Lot 4: no services.

Lot 5: natural water.

Tenure

Freehold with vacant possession.

Basic Payment Scheme

BPS entitlements will be made available and if the property is sold in lots the entitlements will be apportioned on a pro rata basis.

The purchaser will take over the vendors' cross compliance responsibilities until 31/12/2017.

Schemes

The Farm is entered into an Entry Level Scheme which ends on 30/09/2018. As part of the purchase of the farm the purchaser(s) will undertake to take on this agreement.

Access

Lot 1 has direct access onto the public highway.

Lot 2 has access to the public highway crossing part of lot 1.

Lots 3, 4 & 5 have direct access onto the public highway.

Designations

The land is located in a Nitrate Vulnerable Zone.

Rights of Way

There are no public rights of way crossing the land.

Local Authority

Mid Devon District Council - Tel: 01884 255255 / www.middevon.gov.uk

Council Tax Band

Band E

Specific Rights, Fencing Convenants, Rights of Way

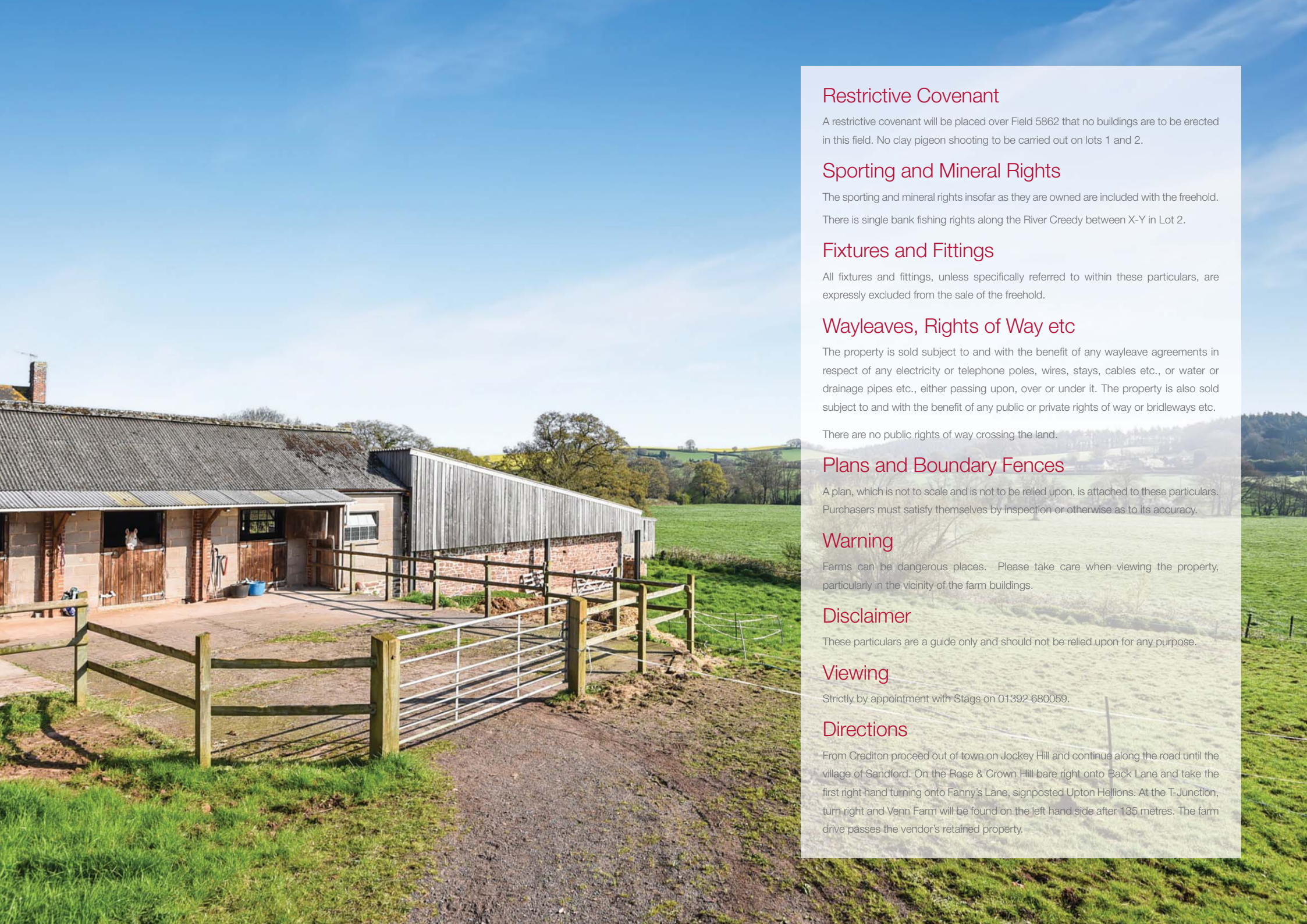
The vendors reserve the right to take water from the farm's spring supply for use by their retained property. A meter will be fitted by the vendors and water consumed will be paid for at 50% of South West Water rates.

The purchaser of Lot 1 will erect and own the fence between points A-B & F-G marked on the sale plan.

The purchaser of Lot 1 will erect and own a post and rail fence within 12 months of completion, between points D-E marked on the sale plan.

The vendors will own and maintain the boundary between points D-C.

The purchaser of Lot 1 will be granted a right of way over the vendors retained land (coloured black on the plan) for ease of access into Lot 1.



Restrictive Covenant

A restrictive covenant will be placed over Field 5862 that no buildings are to be erected in this field. No clay pigeon shooting to be carried out on lots 1 and 2.

Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

There is single bank fishing rights along the River Creedy between X-Y in Lot 2.

Fixtures and Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Wayleaves, Rights of Way etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

There are no public rights of way crossing the land.

Plans and Boundary Fences

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

Viewing

Strictly by appointment with Stags on 01392 680059.

Directions

From Crediton proceed out of town on Jockey Hill and continue along the road until the village of Sandford. On the Rose & Crown Hill bare right onto Back Lane and take the first right hand turning onto Fanny's Lane, signposted Upton Hellions. At the T-Junction, turn right and Venn Farm will be found on the left hand side after 135 metres. The farm drive passes the vendor's retained property.

