



STAGS

Helecombe Farm

Helecombe Farm

Clayhanger, Tiverton, EX16 7NY

Waterrow 3 Miles. Wiveliscombe 6 Miles. Taunton 15 Miles.

- Private Valley Setting
- Four Bedroom Farmhouse
- Detached Award Winning 4* Holiday Cottage
- Traditional Barns with Potential
- Further Two Modern Barns
- Gardens and Grounds
- Approximately 41.94 Acres

Guide price £975,000

SITUATION

Helecombe Farm is a privately situated smallholding in a fine rural position, surrounded by beautiful unspoilt countryside and close to Exmoor National Park, the Quantocks and the Brendon Hills. The property is close to the village of Clayhanger with its historic church, dating back to the domesday book. The small village of Waterrow is within 3 miles with its public house and the attractive towns of Wiveliscombe (6 miles) and Bampton (7 miles) provide an excellent range of day to day facilities. The M5 motorway is readily accessible at Wellington (J26) and the County Town of Taunton is within 17 miles and provides a greater selection of amenities including a main line rail link to London Paddington.

DESCRIPTION

Helecombe Farm is approached over a private driveway and centred on an attractive courtyard, set within its own land. It comprises an elevated farmhouse enjoying views over its grounds, along with a recently converted holiday cottage and a range of traditional and modern outbuildings. It was purchased by the present owners approximately nine years ago and during this time, has undergone extensive improvements. Surrounding the properties and outbuildings are private gardens and grounds, along with a block of 10 well maintained and stock proofed fields, suitable for livestock grazing. In total, the land extends to approximately 41.94 acres.

HELECOMBE FARMHOUSE

The farmhouse is believed to date back to the 1850s and has been beautifully renovated by the current owners whilst maintaining many of the original features. It benefits from electric heating and double glazed windows and doors. The ground floor offers fantastic accommodation for family living, with a large farmhouse style kitchen comprising slate flooring and a selection of wall and floor mounted units, along with space for free standing units. There is a large



A privately situated smallholding with self contained holiday let in a fine rural location of approximately 41.94 acres.





walk in pantry in addition to the electric Aga, there is a Delongi range cooker and hob. There are two reception rooms; the sitting room is centred on a beautiful recessed fireplace with a bread oven and Villager woodburner and exposed original brick flooring; and the living room boasts a large inglenook with exposed brickwork and a Fisher woodburner and views over the grounds. There is also a study on the ground floor along with excellent service rooms including a cloakroom, utility and boot room (both benefitting from slate flooring).

On the first floor there are four double bedrooms, three of which boast exposed original wooden flooring and views over the gardens and grounds and in the principal bedroom there is a cast iron fireplace. The bathroom comprises a white suite with a roll top bath and separate shower unit.

THE FOXES LARDER

The Foxes Larder is an award winning four star holiday cottage converted in 2016. It provides accommodation which is wheelchair accessible for up to six people. On the ground floor there is a large, open plan kitchen/sitting room providing well equipped self-catering facilities, along with a double bedroom and shower room. On the first floor there is a mezzanine landing which provides access to a further double bedroom, along with a twin room and bathroom.

OUTBUILDINGS

The courtyard of buildings are built primarily of block and render under a corrugated iron roof with wooden single glazed windows. They provide a wide range of uses and include two stables and also have potential for further development subject to the necessary planning consents. There are two modern buildings, both of which benefit from power and water and situated further up the driveway is a carport.

GARDENS AND GROUND

From the courtyard, steps lead up to the gardens, which surround the property and are laid to lawn with a range of mature shrubs and trees. To the front of the property is a patio area, ideal for sitting and enjoying the views over the land and to the side is an area of garden with raised vegetable beds, a greenhouse and shed. From the parking area, there is access to two orchard areas and there is also a pond with wooden jetty.

LAND

The land is enclosed by a mix of hedging and fencing and can be accessed from the farm as well as from the lane in a couple of locations. It comprises a total of ten fields creating a valley setting through which power lines pass. In total, the land extends to approximately 41.94 acres.

SERVICES

Mains electricity. Private Drainage. Spring fed water supply (a new treatment system for both properties was installed along with new pipework in 2016).

VIEWINGS

Strictly by appointment through the vendors selling agents, Messrs Stags, Wellington Office Telephone 01823 66282.

DIRECTIONS

From Wellington, head north passing through Milverton to the roundabout with the B3227. Take the first turning left towards Wiveliscombe. Continue through Wiveliscombe and on to Waterrow passing the Rock Inn public house and after a further 2 miles, turn left at Venn Cross signposted Clayhanger. Proceed for a short distance turning right signposted Clayhanger and after a short distance, the entrance to Helecombe Farm can be identified on the left hand side.





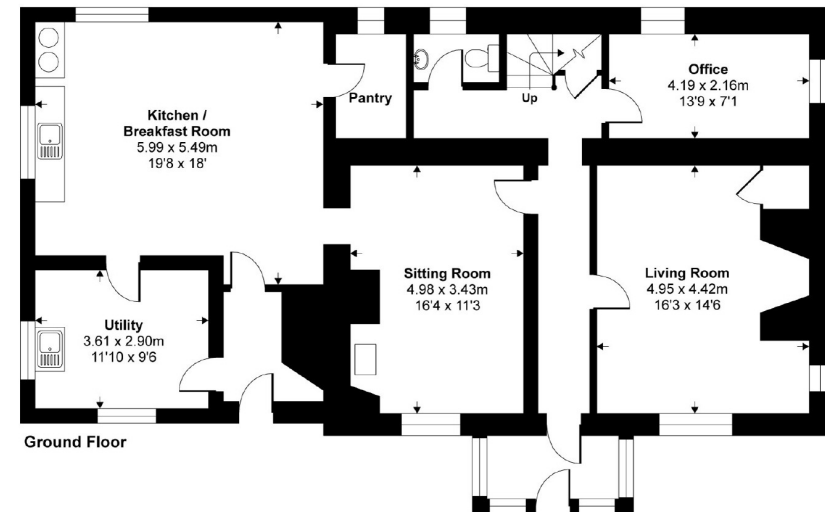
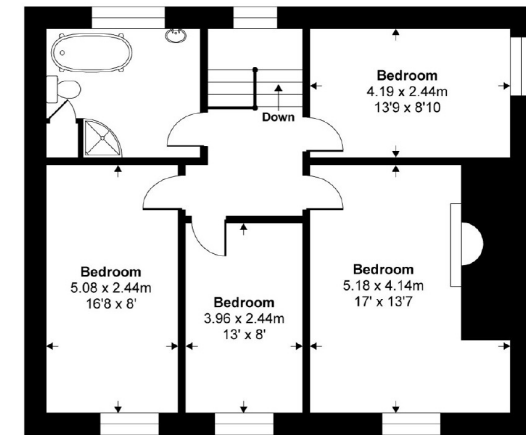
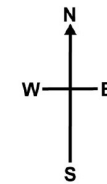
These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		90
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	44	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approx. Gross Internal Floor Area
210.2 Sq Metres 2263 Sq Ft (Excludes Outbuildings)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale