

W A T E R B R O O K S F A R M

Waterbrooks Farm

North Molton, South Molton, Devon, EX36 3JS

North Molton 1.75 miles

South Molton 4 miles

Barnstaple 14 miles

M5 (Junction 27) / Tiverton Parkway Station 24 miles

A secluded farm near to the Exmoor National Park, with a south-facing Grade II Listed house, Italianate gardens and stone outbuildings, surrounded by pasture fields, woodland and streams

- Stunning location close to Exmoor, but with good access to the North Devon Link Road
- Characterful Grade II Listed house, with period features throughout, five bedrooms and three principal reception rooms
- Attractive Italianate gardens featuring sculptures, fountains, a pond and a tiered lawn with steps down to a stream
- Stone outbuildings including stables, a former shippen, workshop and a studio in addition to a more modern livestock building
- An appealing mix of productive level pasture fields, some sloping pasture and mature woodland, including hard and soft wood trees
- For sale as a whole
- **256.24 acres (103.70 hectares)**





Stags
29 The Square, South Molton
EX36 3AQ

Tel: 01769 572263

Email: south-molton@stags.co.uk

Stags Farm Agency
21 Southernhay West
Exeter, 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



@StagsProperty

stags.co.uk



Situation

Waterbrooks Farm lies in a stunning position in north Devon, close to the south-western edge of the Exmoor National Park and approximately 1.75 miles east of the village of North Molton.

This pretty village has a thriving community and offers a village shop and post office, a primary school (Ofsted rated 'Good'), a sports club, a garage, the Poltimore Inn, a church and a village hall.

The market town of South Molton is within 4 miles and has a more comprehensive range of shops, a delicatessen, a bank, primary and secondary schools, a supermarket as well as weekly livestock and farmers markets and the nearby independent West Buckland School.

The A361 (North Devon Link Road) can be accessed near to South Molton and provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington. Exeter and Bristol Airports have flights to many UK and European cities.

From the farm there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery, and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

Introduction

Waterbrooks Farm is a hidden gem, positioned at the end of a long lane and with 256.24 acres (103.70 hectares) in total.

The attractive traditional longhouse has an almost perfectly south-facing aspect and is full of character throughout, complimented by the beautiful Italianate gardens which were created by the former owner of the farm.

The traditional farmstead includes a range of well-maintained stone outbuildings which would be suitable for alternative uses, subject to planning consent, and the surrounding farm land includes a mix of productive pasture, sloping fields and mature woodland, with streams flowing through.

There are stunning views from the farm over the surrounding countryside towards Exmoor.

The farm is offered for sale as a whole.

Waterbrooks Farmhouse

Waterbrooks Farmhouse is Grade II Listed and is believed to date from the 17th Century, with the possibility that it was remodelled from a medieval building.

It is constructed of rendered cob over a stone plinth with a slate roof and stone chimney stacks.



The accommodation extends over 3,247 square feet (301 square metres) and has period features throughout including leaded mullion windows, an inglenook fireplace, cross beams and a vaulted library.

The side entrance hall has a vaulted ceiling, a tiled floor and leads through to the sitting room, which overlooks the front garden and has an impressive inglenook fireplace with a bread oven, brick hearth and a wood-burning stove.

The front entrance hall has glazed double doors to the front path, book shelving and exposed ceiling beams, and opens into the living room with alcove book-shelving, a window seat and a wood-burning stove.

The kitchen / breakfast room has a tiled floor, two windows overlooking the front garden, an oil-fired AGA and opens into the rear hall which has been used as a dining room.

The vaulted library has a triple aspect and a tiled floor and the ground floor accommodation is completed by a utility / wash room and w.c and a further timber store room.

On the first floor there are five bedrooms, all with a south-facing aspect and accessed from the long rear landing. All of the rooms have space for a double bed and most have in-built storage and there are two bathrooms each with a bath, wash-basin and a w.c.



Main Building

Approx. Gross Internal Floor Area
301.6 Sq Metres 3247 Sq Ft (Excludes Outbuildings)



WATERBROOKS FARM

Outside

To the front of the house is a small intimate garden, enclosed by a low level stone wall, including a lawn and space for seating, flanked by shrub beds.

Beyond the front garden an area of grass leads up to a post and rail fence which opens into one of the fields.

Italianate Gardens: To the south-west of the house are the beautiful Italianate Gardens, created by the previous owner of Waterbrooks Farm.

These gardens are extensively landscaped with classical sculptures, topiary, urns and an ornamental pond with fountains. There is also a secret garden and a tiered lawn with steps leading down to a stream.

The Outbuildings

The older buildings flank the south-western side of the farmstead and overall appear to be in good condition.

The Old Stables: Built of stone with a slate roof. There are two enclosed boxes internally with an open yard outside.

Workshop & Studio: Stone construction with a slate roof, on the ground floor is the workshop with fitted workbenches and

space for storage. Steps lead up to the studio with fitted shelves, exposed beams and an electric panel heater.

Double Garage: With sliding doors and space for two cars.

The Old Shippen: This substantial stone barn has a slate roof, a concrete floor and hay loft on the first floor. This building is divided into three sections.

Behind the traditional barns is an aviary and a former orchard, and to the east of the house are the more modern farm buildings:

Livestock / Storage Building: Comprising a covered silage clamp, livestock housing and storage to the rear, this building has a timber frame with timber clad / block walls and a corrugated fibre cement / GI roof.

The Land

The land at Waterbrooks Farm comprises an attractive mixture of pasture and woodland which surrounds the farmstead.

There are approximately 146 acres (59 hectares) of pasture and 107 acres (43 hectares) of woodland.

The pasture fields lie on a ridge line from where it slopes down to the woodland on

the eastern boundary and also Easter Wood, which extends to the south.

The fields to the north-east of the farmstead are mostly level and extend along the ridge line to the south, and have most recently been used for grazing and mowing.

The land on the western boundary is all pasture, with mature tree-lined boundaries, and is sloping and gently sloping and mostly used for grazing.

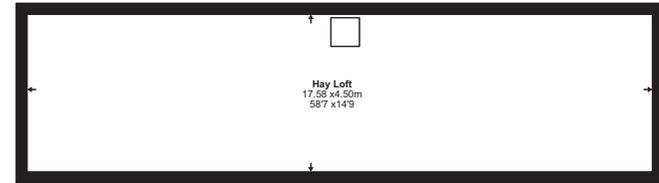
At the highest point the land lies at 230 metres above sea level and is classified as grade 3 and 4, described as "freely draining slightly acid loamy soils" by the National Soils Resource Institute.

The woodland known as Easter Wood has a mixture of hardwood and softwood trees, with some of the timber ready for harvesting. A track provides good access for machinery through the woodland, and with a stream burbling along and an abundance of bluebells and other flora on the woodland floor, this wood is very appealing during the spring and summer months.

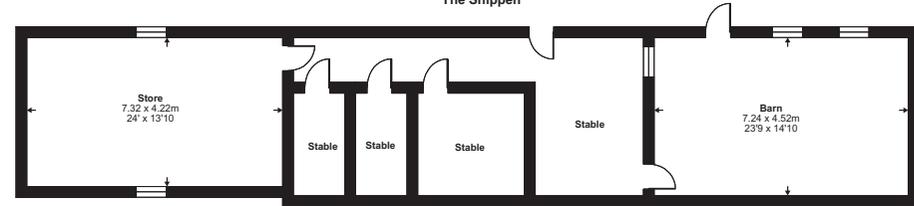




Outbuildings



The Shippen



The Old Stables



WATERBROOKS FARM

General Remarks

Method Of Sale

The farm is offered for sale by private treaty, as one lot.

Services

Mains water supply to the house and land. Mains electricity to the house and outbuildings. Private drainage.

Tenure

The farm is owned freehold and is registered on the Land Registry.

Vacant possession will be available upon completion.

Basic Payment Scheme (BPS)

There are no entitlements to be transferred with the farm.

Land Management

There are no stewardship or land management agreements affecting the farm.

Local Authority

North Devon District Council,
Lynton House, Commercial Road,
Barnstaple, EX31 1DG.
Tel: 01271 327711
(www.northdevon.gov.uk).

Farmhouse: Council Tax Band G.

Planning / Listing: The farmhouse is a Grade II Listed building.

Designations

The farm falls within a Nitrate Vulnerable Zone (NVZ).

Photographs

The photographs were taken in August 2018.

Plans & 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.

Sporting Rights

The hunting rights belong to the Badgworthy Land Company. The shooting rights are mostly included with the farm except for the woodland known as Easter Wood where they belong to a third party.

Mineral Rights

The mines and minerals are excepted from the title.

Fixtures & Fittings

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

Wayleaves & Rights Of Way

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

There are no public footpaths, byways or bridleways passing across the farm.

Viewing

Strictly by prior appointment with Stags. Please call:
01769 572263 or 01392 680059 to arrange an appointment.

Directions

From the centre of South Molton, proceed out of the town on the B3227 and after about 0.75 miles take the left turn into Folly Lane (unsigned). Continue on this road for three miles and upon reaching Ley Cross turn right signed towards Waterbrooks Farm. Continue on this lane for 0.5 miles to the farm.

Warning

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

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





