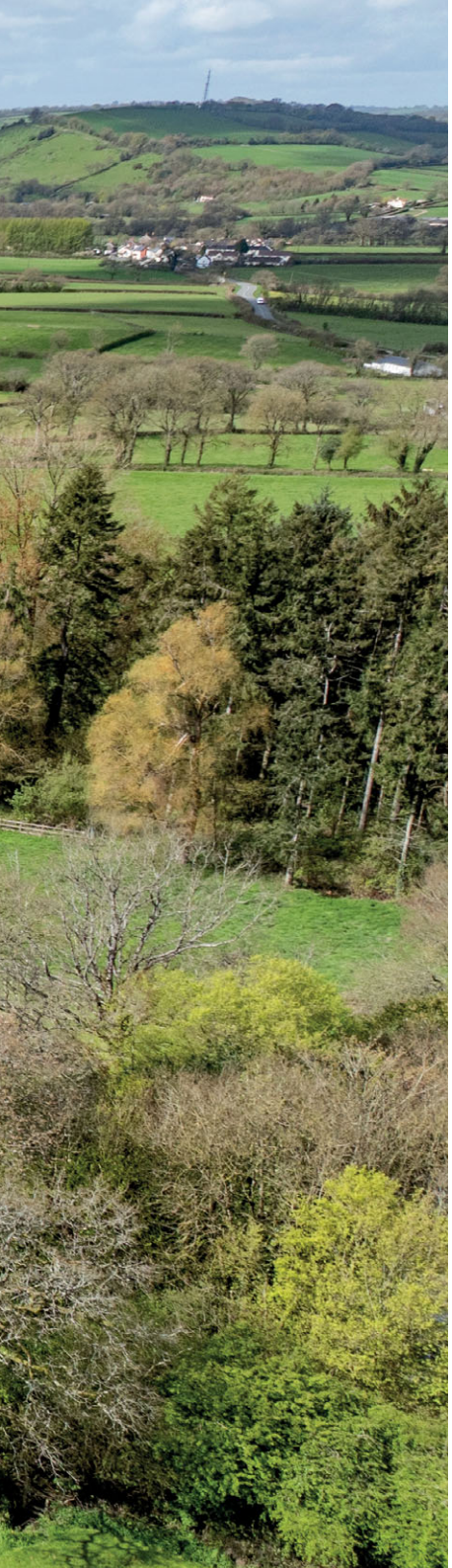


STAGS

GREAT RILL FARM





Great Rill Farm

Shillingford, Tiverton, Devon, EX16 9BD

Bampton 3 miles • Wiveliscombe 7 miles • Tiverton 9 miles • M5 (junction 27) 15.5 miles

A well presented farm with two dwellings, two holiday cottages, modern farm buildings and 116 acres of productive farmland with river frontage, lake, pond and woodland.

- Spacious family home with four bedrooms and attractive gardens.
- Great Rill Barn – A four bedroom detached barn conversion with a one bedroom annexe
- Anna's and Bramble Cottage – Two one bedroomed holiday cottages
- A versatile range of modern agricultural buildings with potential for alternative uses (subject to planning consent).
- A productive run of farmland with a lake, pond, river frontage and woodland

Council Tax – Band G and Band F
EPC - Great Rill Farm (Band E), Great Rill (Barn D), Holiday Cottages (Band E)

Offered for sale as a whole or in two lots
The farm totals 116. 74 acres (43.23 hectares)

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stags.co.uk

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Email: tiverton@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
Email: enquiries@tlo.co.uk

Situation

Great Rill Farm lies in a beautiful part of Devon, close to the Somerset border and Exmoor National Park. Whilst completely unspoilt, the local area has easy access to Tiverton, Taunton and the M5 motorway.

Shillingford is a short distance from the farm and has a village hall, whilst just three miles away is the small town of Bampton which offers village stores, butchers, a primary school, post office and a good choice of restaurants, pubs and coffee shops.

The larger market town of Tiverton, 9 miles away, is an old market town with a historic castle. There are several supermarkets and a wide range of shops together with schools for all ages, including the independent Blundell's School. There is also a hospital, sports centre and an 18-hole golf course.

The A361 (North Devon Link Road) can be accessed at Tiverton and provides a link to the M5 motorway at Junction 27 (15.5 miles), 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 onto Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery.

Introduction

Great Rill Farm has been in the same family ownership for 18 years and has been renovated and maintained by the present owners to a high standard.

The farm occupies a wonderful position, with a private entrance lane leading to the farmstead, which is surrounded and screened by the farm's own land.

The main house (not listed) provides spacious accommodation for a family and has been modernised and had an orangery added by the current owners to take advantage of the views. Additional accommodation is provided by the detached Great Rill Barn and Annexe. The two holiday cottages provide additional income.

The versatile buildings are used for agricultural purposes and include stabling.

The farm has productive grassland, including a lake, pond and pockets of woodland, with the River Batherm forming the farm's southern boundary.

The farm totals 116.74 acres (43.23 hectares) and is available as a whole or in two lots.





Lot 1 Great Rill Farm (59.46 acres / 24.06 ha.)

A private tarmac driveway, bordered by grass verges, leads down to the main farmstead.

The farmhouse is of stone and cob construction, under a slate roof, with PV panels and benefits from attractive landscaped gardens. The accommodation extends to approximately 3,398 square feet over two floors, as shown on the floor plan.

The front door opens into the entrance and inner hall with traditional slate flagstone flooring. Off the entrance hall is a laundry/utility room.

The open plan kitchen/dining room has a modern kitchen, with granite worktops and double Belfast sink. Built in appliances include twin dishwasher (Fisher and Paykel), electric Everhot with extractor fan, Neff cooker and fitted Fisher & Paykel fridge/freezer with cold water supply.

The dining area has timber flooring and a large open fireplace with a timber mantel housing a wood burner. From the dining area there are steps down to a cold porch and an external door to the garden and a boot room with a cloakroom, and W.C., with an external door to the garden.

The ground floor also has a large sitting room with an open fireplace and an office including four security cameras and alarms. An orangery adjoins the side of the house with views south over the Batherm Valley and French doors opening to a patio area.

The first floor has a large landing, providing access to three double bedrooms and the master bedroom which has a dual aspect, en-suite and a walk-in wardrobe. The first floor is serviced by a family bathroom.

Outbuildings

There is a double garage of stone construction under a clad roof with an electric roller-shutter door. Inside are the electric meters and PV panel inverters. The insulated wine store with freezers are included in the sale.

Pump house providing water pressure.

Garden and Grounds

To the north of the house is a landscaped, terraced garden with stone steps leading up the centre of the garden. The gardens have attractive beech hedging with planted flowerbeds and borders. The top lawn features a number of notable specimen trees, including a white-barked tree, tulip tree and handkerchief tree, together with an orchard and vegetable garden.

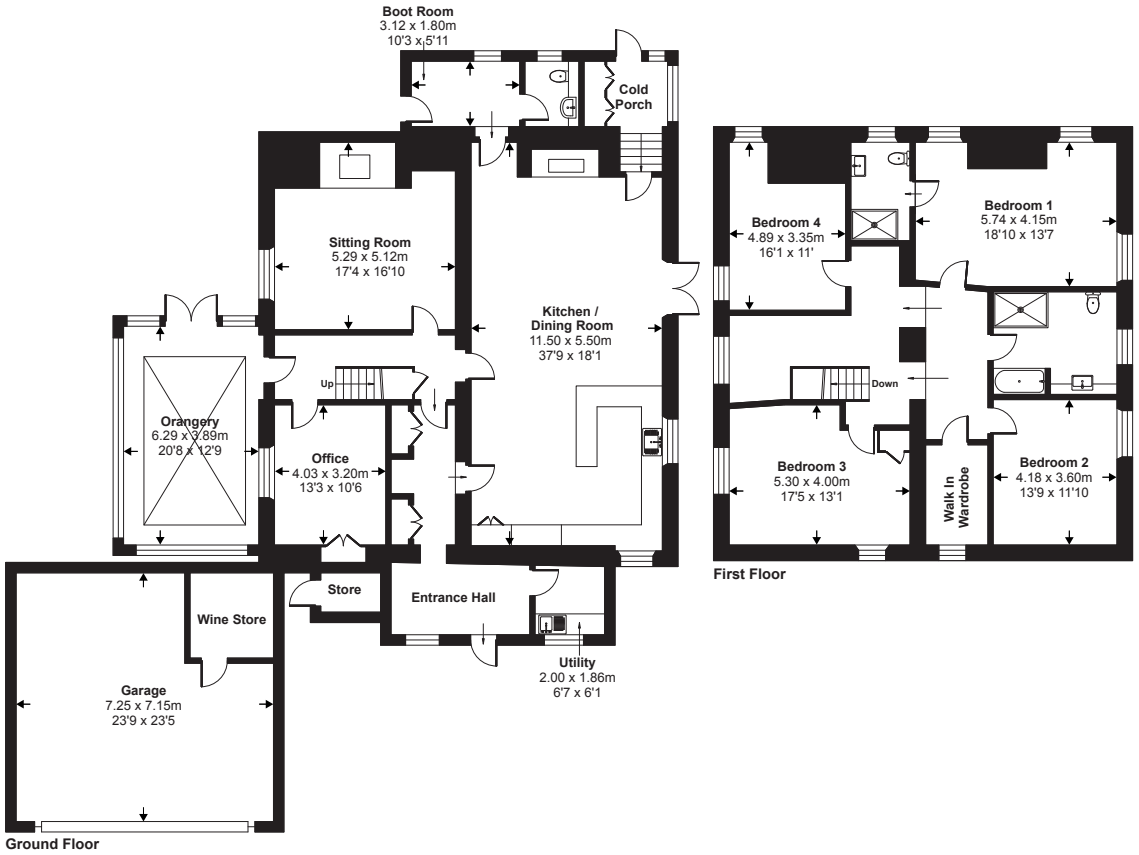
To the south of the farmhouse is a brick patio and steps lead down to a lower courtyard garden enclosed by stone walling and planted with a wide variety of flowers, shrubs, ornamental trees. An established rose bed is a particular feature and enjoys a south facing shelter position.

Two greenhouses and raised vegetable beds.





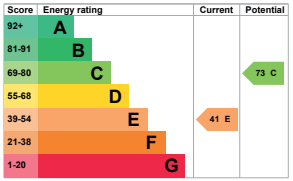




Approximate Area = 3398 sq ft / 315.6 sq m
Garage = 570 sq ft / 52.9 sq m
Total = 3968 sq ft / 368.5 sq m
For identification only - Not to scale

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The Farmhouse



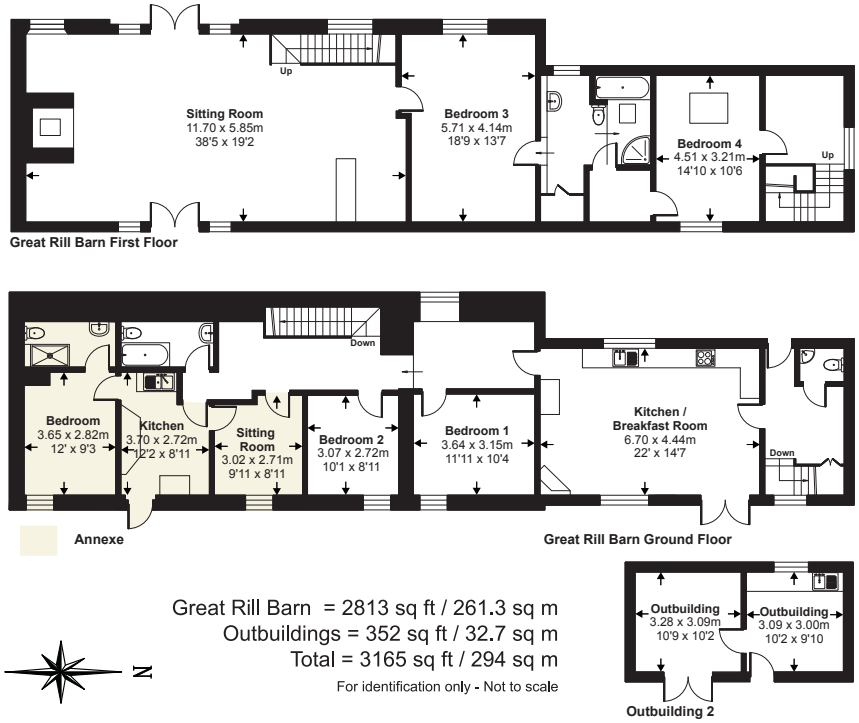


















Great Rill Barn

Great Rill Barn constructed of brick and stone under a slate roof with PV panels, and with separate turning and parking area.

The ground floor has a utility area with cloakroom and WC, kitchen with, built-in Hotpoint dishwasher, built-in fridge and freezer, Aga gas cooker with extractor fan above, tiled floor and a wood burner.

Ground floor accommodation includes two double bedrooms and a family bathroom.

The first floor hosts an open plan sitting/living room with exposed timber beams, large stone fireplace housing wood burner and doors to a patio area and the master bedroom with an en-suite.

From the utility room stairs lead up to bedroom 4 and a landing.

Outside

The barn benefits from a workshop and garage, lawn gardens and a paved courtyard.

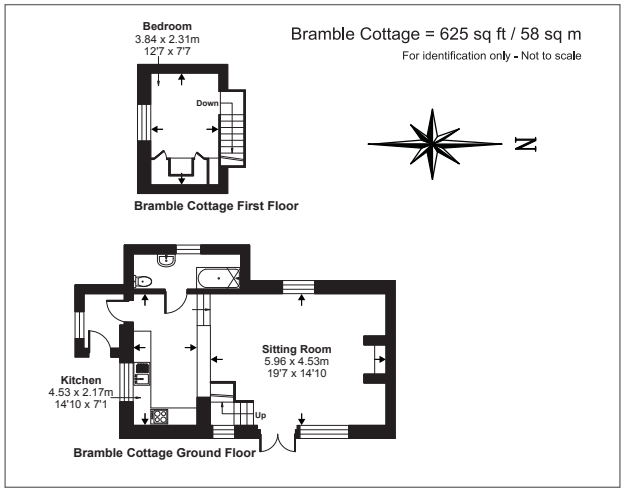
Great Rill Barn is sold fully furnished.

The Annexe

The annexe forms part of Great Rill Barn and has its own external access, with an internal door connecting the two properties. The annexe has a kitchen, living room and double bedroom with an en-suite.

Bramble Cottage

A one bedroom holiday cottage constructed of stone under a slate roof with PV panels, with porch, open-plan kitchen/living space and mezzanine double bedroom.



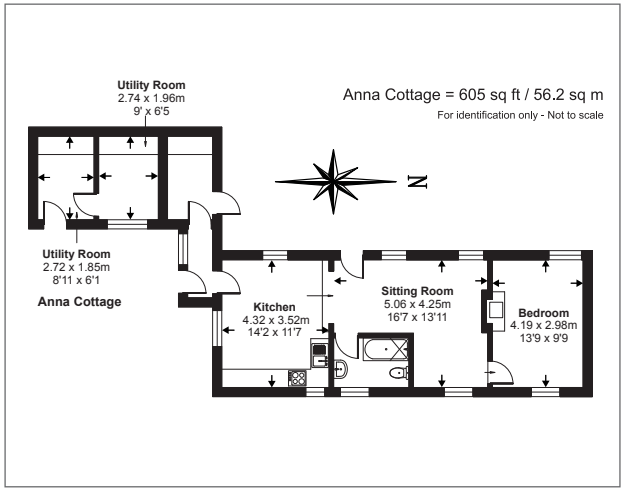


Anna's Cottage

A one bedroom holiday cottage constructed of brick under a slate roof with porch, kitchen, living area with a wood burner, a double bedroom and bathroom. An adjoining storeroom houses the appliances, all to be included.

Both holiday units are sold fully furnished.

Both cottages have their own parking and garden areas.





Farm buildings

Stables (8.90 m x 5.58 m) – Block construction under a clad roof. Two stables and tack room/ workshop.

Open-fronted machinery store (8.52m x 4.0 m). Timber construction under a clad roof.

Open-fronted machinery barn (18.30 m x 9.0 m) Steel portal frame with timber elevations under a corrugated roof.

Land

The land is a mixture of level and gently sloping productive pasture bounded by attractive, well-maintained hedgerows. Throughout the land are parcels of woodland, natural ponds and game strip offering sporting and conservation appeal. A hardcore farm track leads to a lake and hardstanding area (connected with water and private drainage), that has been used for a Caravan site under temporary permitted development. Planning exists for an addition lake and two stock ponds. Further details are available.

Lot 2 Land and Buildings at Lower Rill (57.28 acres / 23.16 ha.)

The Farm Buildings

Lean-to: (22.79m x 9.25m). Steel and concrete frame with part block walls and space boarding over. Fibre cement roof.

Cubicle House: (19.82m x 14.19m). Steel pole supports. Fibre cement roof.

Cubicle House: (17.48m x 14.17m). Timber frame. Box profile sheet roof. With a collecting yard to the southern end.

Former Parlour: (7.34m x 4.61m). Concrete floor, fibre cement roof and box profile sheet elevations. Attached:

Former Bulk Tank Room: (4.61m x 3.93m).

Great Rill Farm

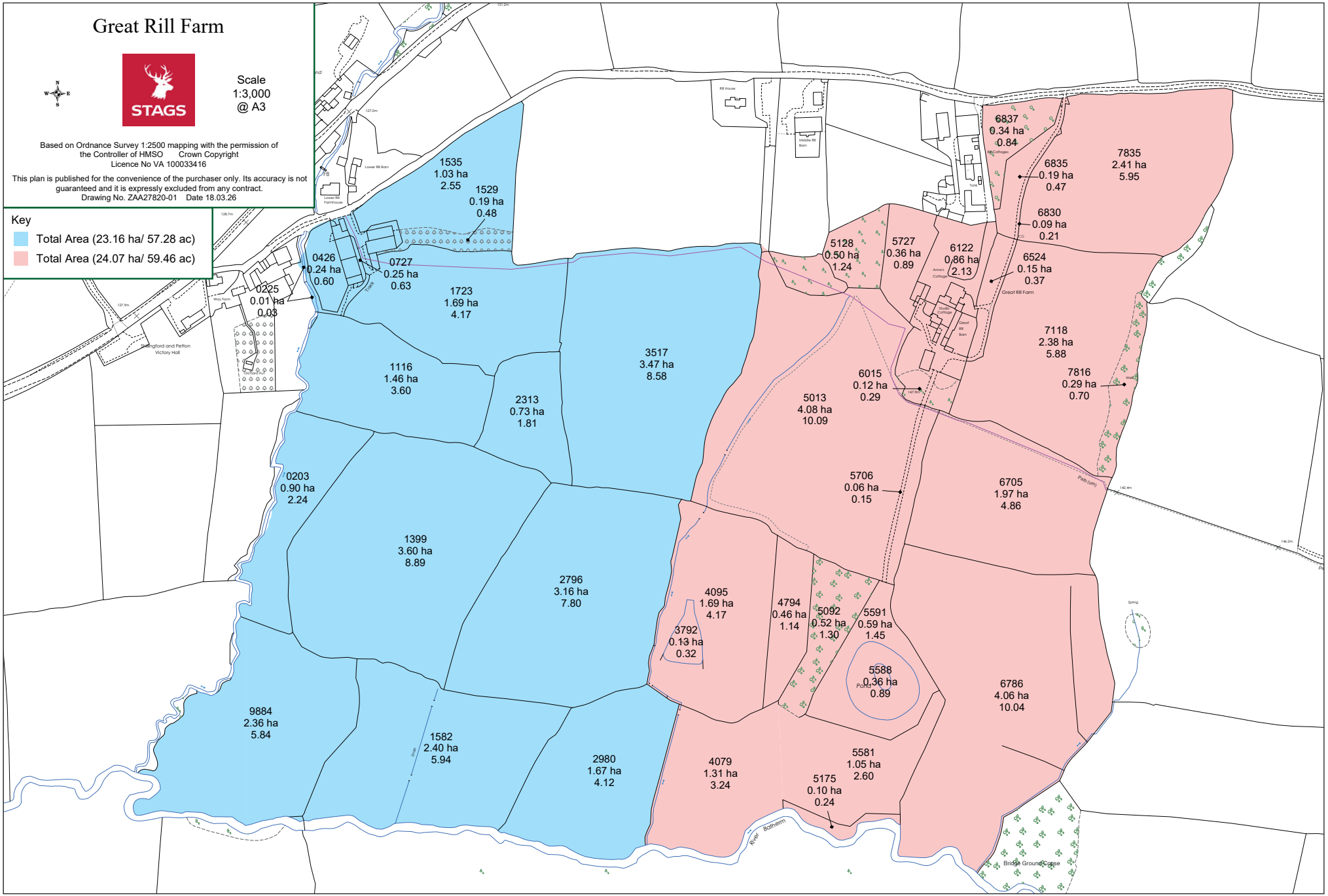
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Scale
1:3,000
@ A3

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO Crown Copyright
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This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. ZAA27820-01 Date 18.03.26

Key
- Total Area (23.16 ha/ 57.28 ac)
- Total Area (24.07 ha/ 59.46 ac)



General Remarks

Services

Central Heating: Gas central heating with two LPG tanks.

Water: Mains water to the dwellings. Borehole water to the farm.

Electricity: Mains Electric. PV panels located on the Farmhouse roof, Bramble and Great Rill Barn.

Telephone/ Broadband: Up to Superfast is available (Ofcom)'.

Mobile Coverage/Signal Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom)

Private drainage for Farmhouse and two holiday cottages replaced and upgraded in 2025. The Barn has separate private drainage.

Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Tenure

Freehold with vacant possession

Access

Direct access onto the public highway

Public Rights Of Way

A public footpath crosses the farm.

Local Authority

Mid Devon

Council Tax and Business Rates

The Residential Properties and Self Catering Cottages will be subject to Council Tax and Business Rates. Great Rill farmhouse (Band G), Great Rill Barn (Band F). Rateable value of the two holiday cottages £3,900.

Planning

Copies of recent planning permission are available from the agent.

Land Management Schemes

The farm is entered into a Countryside Stewardship Scheme Mid Tier ending 31/12/26 and Sustainable Farm Initiative Agreement.

Sporting And Mineral Rights

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

Fixtures And Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold. Great Rill Barn, Bramble and Anna's Cottage will be sold fully furnished.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

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.

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.

Directions

What three words
Lot 1 - ///mailers.obstinate.clip
Lot 2 - ///limit.outwards.mystery

Warning

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

Disclaimer

Important: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





