



# GREAT NURCOTT

Winsford ▪ Minehead ▪ Somerset



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Winsford ▪ Minehead ▪ Somerset ▪ TA24 7HR

*Winsford 1.3 miles; Exford 4.5 miles; Dulverton 8 miles; Taunton & M5 Motorway 26 miles*

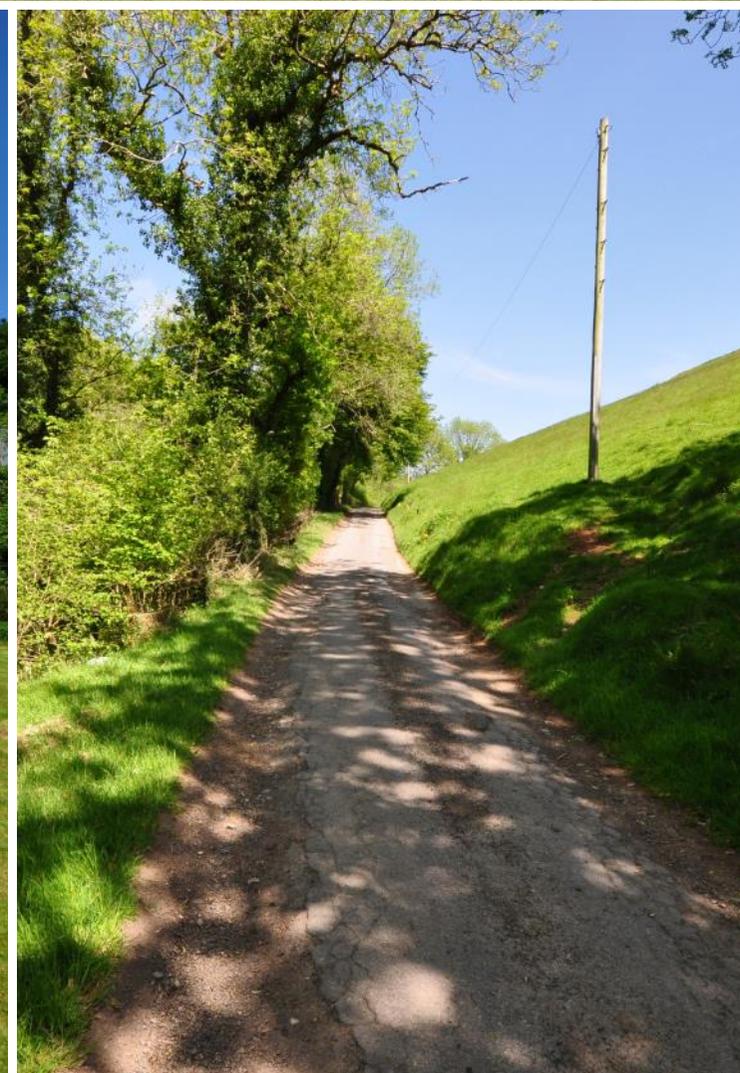


An attractive and well situated Residential and Commercial Livestock Holding with considerable sporting appeal occupying an outstanding rural position within the sought after Exmoor National Park - In all about 457.06 Acres Available as a whole or in up to 4 lots



Viewing by appointment only through the Joint Sole Agents:-  
**Greenslade Taylor Hunt**, 23 Broad Street, South Molton, Devon EX36 3AQ  
Tel: 01769 574500 Email: farms.southmolton@gth.net  
**Exmoor Farmers**, Cutcombe Market, Wheddon Cross, Minehead, Somerset TA24 7DT  
Tel: 01643 841841 Email: exmoorfarmers@btconnect.com





## Introduction

Great Nurcott comes to the market following the Vendor's decision to dissolve the farming partnership, the property having been occupied by the same family for over 100 years. This sale thereby affords potential purchasers an extremely rare opportunity to acquire an outstanding residential and commercial livestock holding occupying an exceptional position within the unspoilt countryside of the Exmoor National Park, providing considerable sporting and amenity appeal.

## Directions

From Taunton take the A358 in a north westerly direction towards Minehead and after about 6 miles turn left onto the B3224 sign posted Elworthy and Raleigh's Cross. Follow this road for about 5.5 miles and at Elworthy Cross continue straight over into the Exmoor National Park. After passing the Raleigh's Cross Inn continue for about 0.6 miles and bear right beside the Brendon Hills Methodist Church, remaining on the B3224 towards Wheddon Cross. Follow this road for about 7 miles into Wheddon Cross and turn left. Stay on this road for about 3 miles before turning right for Winsford. Upon reaching Winsford continue straight through the village heading for Exford and Simonsbath whereupon the entrance drive to Great Nurcott will be found approximately 1 mile along this road on the right hand side.

## Situation

The property is situated in a sought after part of the picturesque Exmoor National Park accessed over a long private drive in a south facing position, enjoying outstanding views over the surrounding countryside. The setting is superb lying well positioned within its own land in some of the most attractive countryside in the county comprising a beautiful and varied landscape primarily dominated by traditional agriculture interspersed with charming villages and farmsteads, with an abundance of pasture, woodland and open moor.

Whilst the setting is rural the property still enjoys easy access to the surrounding districts, being within convenient driving distance of the popular Exmoor villages and towns of Winsford, Exford and Dulverton. Winsford itself is an extremely pretty village providing a parish church, village hall, post office/village stores, restaurant, and village cricket club, whilst the nearby A396 provides a useful link to Minehead, Dulverton, Bampton and Tiverton. The larger towns of Minehead and Dulverton offer a more comprehensive range of everyday shopping, banking and scholastic facilities, including primary and middle schools. Secondary schooling is available at Minehead or Wiveliscombe, with independent schools at Taunton, Wellington, West Buckland and Tiverton.

Access to the M5 motorway is available at Taunton (J25), as well as





Wellington (J26) and Tiverton (J27). Main line stations at Taunton and Tiverton Parkway provide a fast rail service to London (Paddington) with international airports available at Bristol and Exeter.

### Sporting & Recreation

In itself the property occupies a position within south west England renowned for both the diversity of its countryside and for the many varied sporting and recreational facilities available, either within the immediate vicinity or further afield. The Exmoor National Park boasts an abundance of foot and bridle paths and hunting may be enjoyed with several noted packs. For the equestrian inclined there are numerous active pony clubs in the area, point-to-points, polo clubs and National Hunt Steeplechase meetings held regularly at the Taunton Racecourse. Coarse and game fishing, together with sailing, exists on a number of local reservoirs, lakes and rivers, including nearby Wimbleball Lake. The spectacular north coast provides sea fishing, surfing and sailing, as well as pretty coastal villages and towns such as Lynton, Lynmouth, Porlock and Watchet.

### Description

The property briefly comprises a substantial detached Grade II listed farmhouse of traditional construction affording well-proportioned six bedroomed accommodation. One wing of the house is currently disused and in a severely dilapidated condition, although this part could be incorporated back into the main house or utilised for the creation of a self-contained annexe, subject to any necessary planning and/or listed building consents.

Situated adjacent to the farmhouse are a range of traditional stone buildings eminently suited to alternative uses such as holiday cottages, shooting lodges, annexe, studios or offices, subject to obtaining the appropriate planning consent. There is a further range of adaptable modern farm buildings well suited to a variety of livestock enterprises.

The farmstead itself is conveniently positioned within the surrounding land, which is primarily contained within a ring fence and enjoys extensive road frontage and access. Currently utilised for the breeding, rearing and grazing of livestock and fodder production, the holding also incorporates a number of highly regarded commercial pheasant drives with associated release pens, game cover crops and woodland. In total Great Nurcott extends to about **457.06 Acres** (185.02 Ha).

The property is offered for sale by private treaty, either as a whole or in a combination of up to 4 lots as described within these sale particulars:-

**Lot 1 - Farmhouse, Farm Buildings and Land extending to about 222.03 Acres**

### The Farmhouse

A character traditional farmhouse, which despite now requiring updating and modernisation, affords the potential to create an exceptionally attractive and highly individual family home occupying a secluded south facing position. A spacious entrance porch with an original heavy studded front door leads into the entrance hall, with an enclosed





staircase rising to the first floor. The large dining room has exposed ceiling beams, a window seat and a stone open fireplace (possibly concealing an original inglenook) with a walk in cupboard to one side. A similarly well proportioned sitting room has exposed chamfered beams, a window seat and a tiled open fireplace (also possibly concealing an original inglenook) with an enclosed early spiral staircase (disused) to one side. The farmhouse kitchen boasts an impressive walk-in inglenook fireplace with a bread oven, slate hearth, original witches window and fireside seat. An oil-fired Rayburn provides cooking and domestic hot water, with a small range of base cupboard and drawer units and a stainless steel sink. A door from the kitchen leads into a rear hall with secondary stairs rising to the first floor. The dairy still retains a slate cold shelf, with steps leading up into the adjoining disused wing which is in a dilapidated condition and contains a further cellar and store. Situated off the kitchen is a utility/boot room with a glazed sink, cloakroom off and

doors to outside.

On the first floor there are five bedrooms situated off the main landing, with a rear landing providing access to a further bedroom and the family bathroom. A door from Bedroom 2 leads through into two further rooms situated on the first floor of the disused wing. *Pease Note:- This area should not be entered when viewing.*

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

### Outside

A private entrance drive bisects the holding, rising to the east of the farmhouse and terminating in a large courtyard area off which are situated the principal range of farm buildings. A pedestrian path provides access to the front, flanked by shrub borders and principally lawned

within walled and laurel hedged boundaries. Steps lead down to a lower garden area. To the rear is an enclosed courtyard providing access to the farmhouse with a part stone and GI roofed open sided **Fuel Store**. A side access leads to the rear of the farmhouse and to an inner courtyard containing the domestic oil tank and flanked by the west wing.

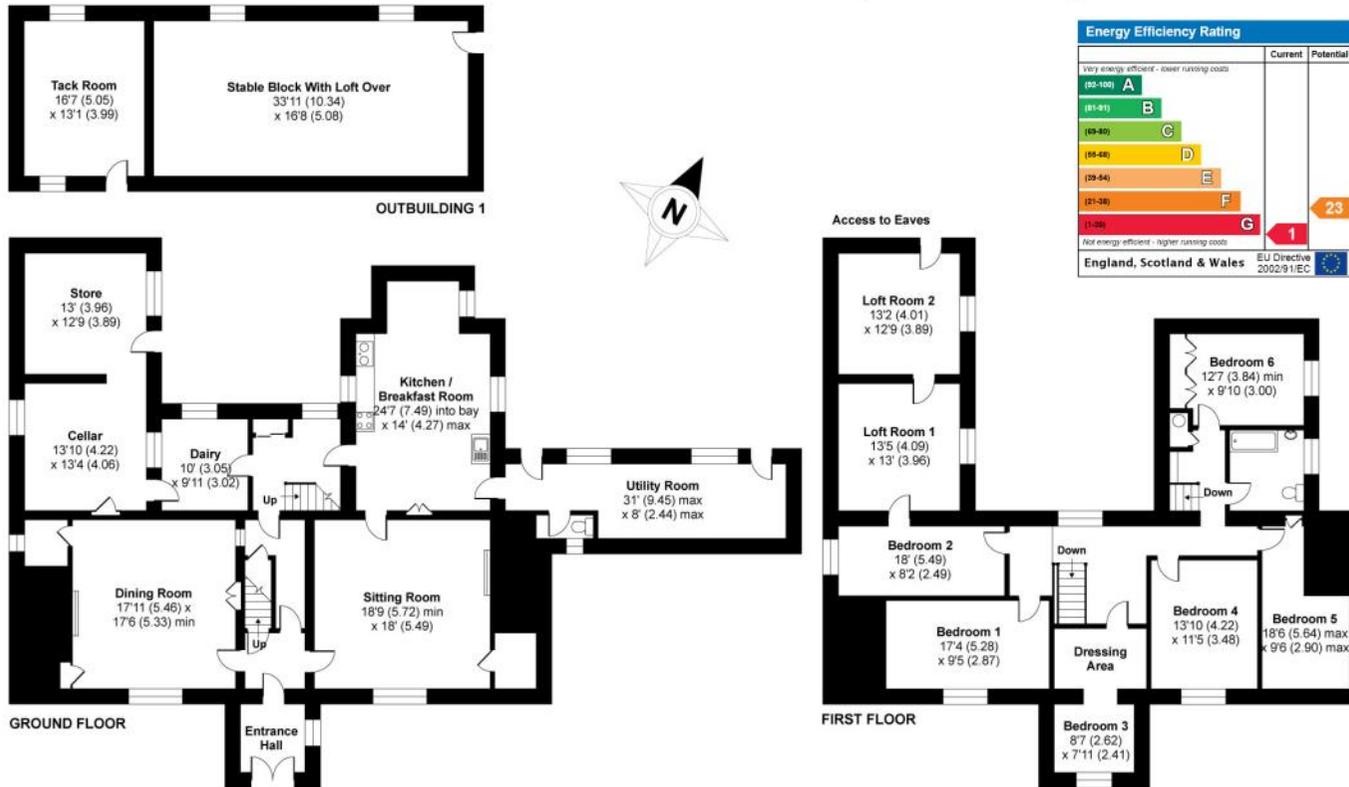
To the north are further dilapidated traditional outbuildings, with attached **Stable Block** of stone and slate roofed construction, containing **Three Loose Boxes** and further **Pony Box** with loft over. Adjoining **Tack Room**.

### The Farm Buildings

Situated on the opposite side of the entrance drive, the buildings consist of an amalgam of both tradition and more modern construction. Although presently utilised for mixed livestock purposes they are never the less adaptable to a variety of alternative uses allied to the residential

# Great Nurcott Farm, Winsford, Minehead, TA24 7HR

APPROX. GROSS INTERNAL FLOOR AREA 3792 SQ FT 352.2 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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enjoyment of the property. They may be further described as follows:- Stone and slate roofed **Workshop**, 25'1" x 11'3" (7.65m x 3.43m), with double doors to one end.

Three bay steel and fibre cement roofed **Dutch Barn**, 45' x 23'9" (13.71m x 7.24m), with adjoining **Covered Yard**, 45' x 24'5" (13.71m x 7.45m), with part block and GI clad elevations.

Stone and fibre cement roofed **former Threshing Barn**, 39' x 16' (11.89m x 4.88m), with door to ground level at rear and various **Loose Houses** below and accessed from the lower yard. Adjoining is a range of part stone, part block and corrugated fibre cement roofed **former Calf Houses**, 27'6" x 10'1" (8.39m x 3.08m), with further attached range of similar construction, 64'10" x 10'7" min. (19.76m x 3.24m min.).

Three bay steel and fibre cement roofed **Covered Yard**, 58'7" x 34'7" (17.86m x 10.55m), with part block walls and part concrete floor. Adjoining two bay **Fodder Store**, 39'4" x 34'7" (12m x 10.55m), of similar construction.

Situated below the house and accessed from the entrance drive is a modern **Sheep House**, 240' x 110' (73.15m x 33.53m), of timber and profile steel roofed construction with overhanging eaves to either side. Further central feed passage. Internal **handling area** with sheep dip flanked with concrete floors and draining pens. The building has a capacity for about 1600 ewes.

Adjoining hardened yard with two RSJ and timber panelled **Open Silage Clamps**, approx. 108' x 25' (32.92m x 7.64m) and 108' x 24'10" (32.92m x 7.59m). Concrete floor throughout with effluent tank.

## The Land

Principally contained within a ring fence the farmland provides a diversity of topography ranging from productive permanent pastures and leys which have historically been used in part for arable rotations to more steeply sloping coombes, in part afforested to both coniferous and broad leafed woodland. It is a holding which possesses agricultural productivity as well as sporting, amenity and conservation appeal. In total, Lot 1 extends to about **222.03 Acres** (89.88 Ha) as shown shaded pink on the identification plan.

## Lot 2 - Pasture Land extending to about 82.69 Acres

An attractive block of productive pasture land situated immediately to the south of Lot 1 enjoying frontage to and access from the quiet council road known as Upcott Lane. Contained within this lot, situated adjacent to the road, is a useful 3 bay steel and fibre cement roofed **Dutch Barn**, 45'3" x 28'10" (13.80m x 8.80m), with an adjoining **Lean-to**, 45'3" x 19'6" (13.80m x 5.96m). Lot 2 is shown shaded yellow on the identification plan.

## Lot 3 - Pasture and Amenity Woodland extending to about 109.66 Acres

This is another excellent block of productive agricultural land, bisected from the main holding by Upcott Lane from which this lot enjoys good

frontage and access. The land comprises an undulating pasture, well suited to livestock grazing and fodder production. An attractive parcel of mixed deciduous woodland is situated on the southern periphery of this lot, overlooking the village of Winsford and known as Berry Cleave Wood. Lot 3 is shown shaded blue on the identification plan.

### Lot 4 - Pasture and Amenity Woodland extending to about 42.68 Acres

This is an exceptionally attractive block of versatile land, bisected by the River Exe and comprising an amalgam of productive level meadow pasture, amenity broad leaved woodland and more steeply sloping amenity pasture. As well as being agriculturally productive it also possesses considerable amenity and sporting appeal. Lot 4 is shown shaded green on the identification plan.

### General Remarks

#### Tenure and Possession

The property is of freehold tenure with the benefit of vacant possession of all parts, subject to any rights of holdover which may be required, depending upon the date of completion.

#### Services

Mains electricity connected to the farmhouse and principal farm buildings. Private water supply to the farmhouse, farm buildings and troughs upon some of the land. The majority of the land benefits from natural spring and stream watering. Drainage of farmhouse to a private system.

In the event of the property being sold in lots adequate provision will need to be made for appropriate easements and rights for services.

#### Outgoings

These are believed to comprise of local Council Tax on Great Nurcott farmhouse - Band E, together with the usual service and environmental charges where applicable.

#### Fixtures and Fittings

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

#### Basic Payment Scheme

Basic Payment Scheme entitlements for the relevant area of land will be included in the sale and the Vendors agree to use their best endeavours to transfer the entitlements to the Purchaser subject to receiving written instructions. On request of this transfer the Purchaser will be responsible for the Vendors Agents reasonable costs incurred in completing the relevant transfer documents.

#### Rights of Way, Easements, Wayleaves, Etc.

A public footpath crosses the land contained within Lot 4.

The property is offered and as far as required by the vendors will be

conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages, either public or private, whether specifically referred to in these particulars of sale or not.

### Designations

The land has been entered into a 10 year Environmental Stewardship agreement (Agreement No. AG00520472) with Natural England which commenced on the 1<sup>st</sup> May 2014. The land currently receives payments under the Uplands Entry Level Stewardship and Higher Level Stewardship schemes totalling approximately £13,500 per annum.

Prospective purchasers should satisfy themselves as to the contents and obligations of the above agreement and will covenant to farm in accordance with the management prescriptions. Copies of the Environmental Stewardship agreement are available from the agents upon request.

### Sporting Rights

The shooting rights across the property are to be included in the sale.

These rights are currently let, together with some small areas of game cover crop, to a neighbouring pheasant shoot on an annual basis.

It is understood that the double bank fishing rights on the River Exe are included in the sale of the property.

The hunting rights across the property have been vested in the Badgworthy Land Company.

### Fencing Obligation

The Purchaser(s) of Lot 1 will be responsible, within two months of the completion date, for the erection and future maintenance of a new stock proof fence between points A and B shown on the identification plan.

### Town and Country Planning

Great Nurcott farmhouse and its associated traditional farm buildings are listed Grade II, being of special architectural or historic interest. Further details are available on the Historic England website.

The current use of the farm buildings is agricultural although there may



be scope for prospective purchasers to consider alternative uses within the farm buildings, subject to obtaining the necessary planning consent from Exmoor National Park Authority.

### Live & Deadstock Sale

The right is reserved to hold a sale by auction on the premises of the live and dead farming stock prior to the date of completion.

### Local Authority

**Somerset County Council**, County Hall, Taunton, Somerset TA1 4DY. Tel: 0300 123 2224.

**Exmoor National Park Authority**, Exmoor House, Dulverton, Somerset, TA22 9HL. Tel: 01398 323665.

**West Somerset Council**, West Somerset House, Killick Way, Williton, Taunton, Somerset TA4 4QA. Tel: 01643 703704.

### Ingoing Valuation

In addition to the purchase price for the property, the Purchaser(s) of



Lot 1 may be required to take over and pay for the items detailed below by way of an ingoing valuation:-

- Any bagged or wrapped silage, hay and straw at market value.
- Clamped silage at consuming value.
- Any consumable stores, fertilisers, fuel, oils and other stores at cost price.

The valuation will be carried out by the Vendors Agents whose decision shall be final and binding on behalf of the Vendors and Purchaser(s). All valuation monies shall be liable at the time of completion, together with the Valuers fees and expenses which will be borne equally by the parties. Any unpaid sums following completion shall incur interest at the contract rate until settled.

The Purchaser(s) will have the option to appoint their own Valuer. This option shall be exercised on the signing of the sale contract. In the event of such an option being exercised and in the event of the Valuers failing to agree the valuation by the date of completion, the valuation will be settled by an Arbitrator to be appointed by the President for the time being of the Central Association of Agricultural Valuers.

### 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.

Greenslade Taylor Hunt and Exmoor Farmers Livestock Auctions Ltd. for themselves and for the Vendors of the property whose agents they are give notice that:-

- these particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor

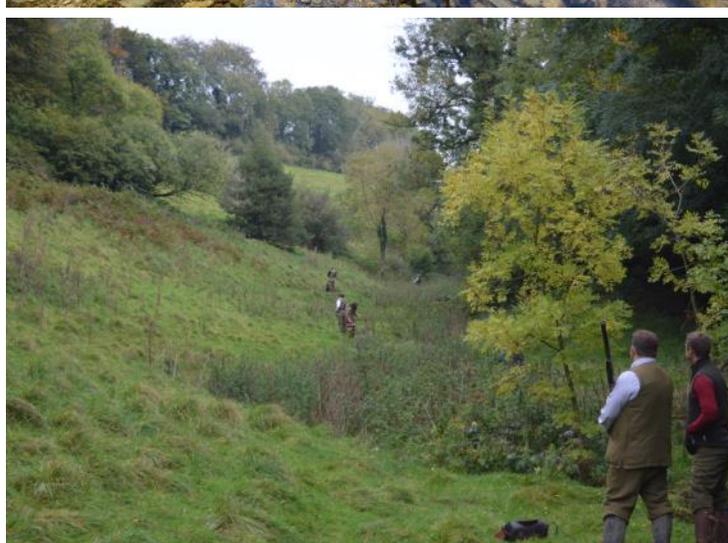
constitute part of, an offer or contract. Prospective purchasers should seek their own professional advice.

- all descriptions, dimensions, areas, reference to condition, necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.
- no person in the employment of Greenslade Taylor Hunt or Exmoor Farmers Livestock Auctions Ltd. has any authority to make or give any representation or warranty whatsoever in relation to the property or the particulars.

### Measurements and Other Information

All measurements are approximate. The field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any points which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, heating or services.







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