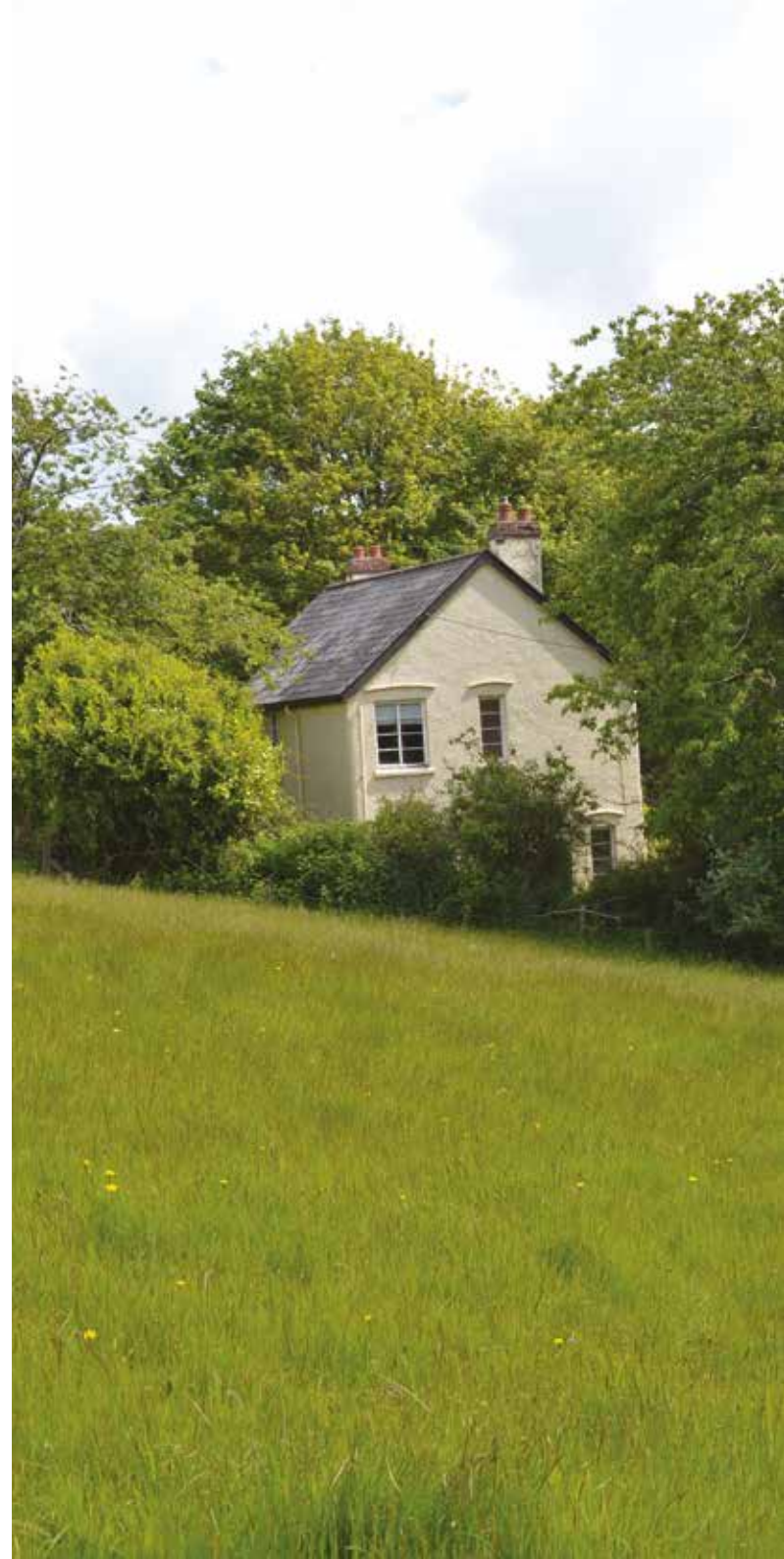




SURRIDGE FARM

Skilgate, Taunton, Somerset, TA4 2DN





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Bampton 4.9 Miles • Dulverton 4.5 miles • Tiverton 11.8 miles • Taunton and M5 Motorway 20.3 miles



An excellently situated and most attractive Residential and Commercial Livestock Holding with a desirable five bedroom Farmhouse and range of Traditional Buildings, together with in total 282 acres.

Available as a whole or in up to five lots.

Viewing by appointment only through the sole agents:-
Exmoor Farmers Livestock Auctions Ltd,
Cutcombe Market, Wheddon Cross, Minehead, Somerset, TA24 7DT.

Tel: 01643 841841.

Email: exmoorfarmers@btconnect.com Website: www.exmoorfarmers.co.uk



Introduction

Surridge Farm comes to the market for the first time in 56 years, having been occupied by the Vendors since 1963. The sale of the property provides potential purchasers with an exciting opportunity to acquire an outstanding Residential and Commercial Livestock Holding occupying a most attractive location on the west side of the village of Skilgate, just outside the Exmoor National Park boundary.

In total, the farm comprises 282 acres and can be acquired as a whole or in a combination of up to five lots, as follows:-

Lot 1 – Surridge Farmhouse, Farm Buildings and Land extending to 206.5 acres

Lot 2 – Surridge Cottage with 5.75 acres

Lot 3 – Traditional Barns (Beccombe) with 4.75 acres

Lot 4 – Pasture Land 18.5 acres

Lot 5 – Pasture Land 43 acres

Situation

Surridge Farm is well-located in a superb rural setting, whilst enjoying easy access to surrounding districts, being on the west side of the attractive village of Skilgate and with the farmstead being well-located at the south side of its surrounding land. The farmhouse is set well back from the council road, enjoying a private setting within a courtyard formed by the traditional farm buildings

A lovely rural setting, yet still accessible, with the popular villages and towns of Dulverton and Bampton nearby providing a full range of facilities, and Wiveliscombe, Tiverton and Taunton also easily accessible. There is a comprehensive range of everyday shopping, banking and scholastic facilities, with nursery, infant and junior schools. Senior schooling is available in Wiveliscombe, with independent schools in Taunton, Wellington and Tiverton. There is an excellent range of recreational facilities in the area, being near the boundary of Exmoor National Park with its walking, riding and many other attractions. For the equestrian minded there are numerous pony clubs, point to points, polo clubs and national hunt steeplechase meetings held regularly at Taunton Racecourse. There are also opportunities for game and sea fishing, surfing and sailing, with Wimbleball Lake nearby and the beaches and coast of North Devon within a short distance, together with the pretty coastal villages and towns such as Lynton, Lynmouth, Porlock and Watchet.

Motorway and rail links are available at Taunton and Tiverton, with regional airports at Exeter and Bristol.



Description

Surridge Farm comprises a substantial detached Grade II Listed Farmhouse of traditional construction, being well proportioned with five bedrooms and scope for alteration and improvement, subject to any necessary planning or listed building consents.

Adjoining the farmhouse on its west side are a range of traditional buildings, together with three further traditional buildings set back around what would have been the original farmyard.

The main block of farmland is situated immediately to the north of the farmhouse, with two separate blocks of land, being 18.5 and 43 acres respectively. In total, Surridge Farm comprises 282 acres. The property is offered for sale by private treaty, as a whole or in a combination of up to five lots, as described within these particulars.

Lot 1 – Surridge Farmhouse, Farm Buildings and Land Extending to 206.5 Acres

Farmhouse

A traditional Farmhouse full of character, dating from the 16th Century, with many original features, offering the opportunity to create an exceptionally attractive and individual family home. Surridge Farmhouse is a rendered wall construction over stone and cob, with part slate and part artificial slate roof. The accommodation is arranged over two floors as follows:-

Ground floor: Front door access to small hall leading to the main **Sitting Room**, with a large feature fireplace, containing wood burning stove and bread oven. Door to full-height under-stair cupboard. Complete flagstone floor with window to the front elevation and steps up to the **main Farmhouse Kitchen**, with tiled floor, range of kitchen units with built-in appliances. Solid fuel Rayburn providing heat and hot water, under a large wooden beam. Door to **Utility Room**, having red stone tiled floor. Further door with rear door access to the outside of the house. **Dining Room** with tiled fireplace, built-in cupboard to one side. Windows to front elevation, complete with shutters. Door leading to:-

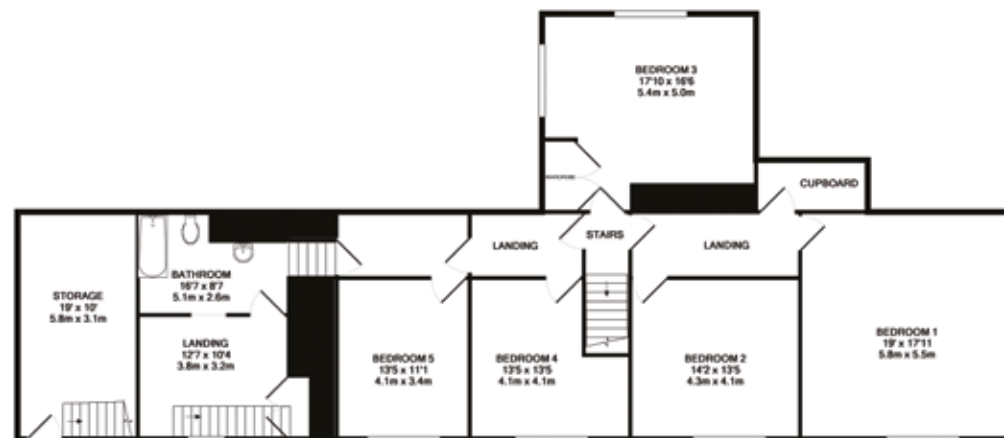
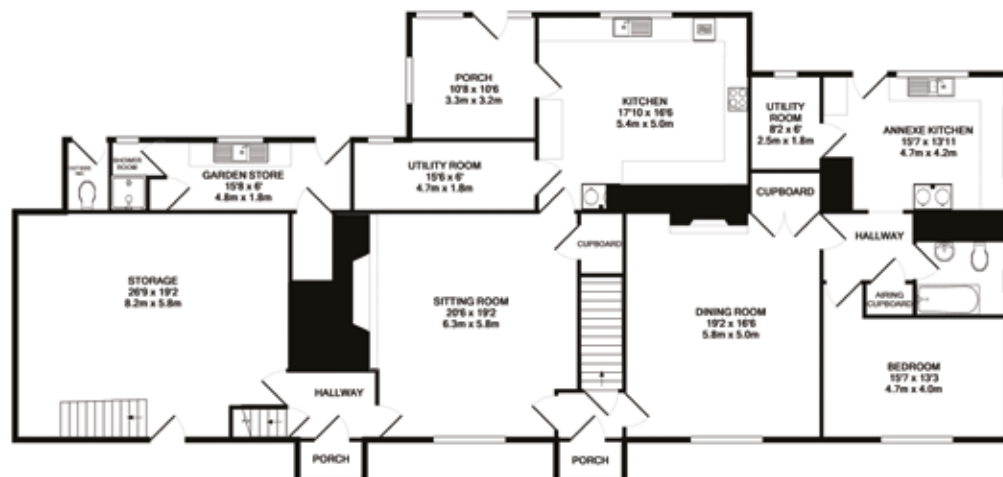
Annexe: Accommodation containing a small internal hallway leading to **Annexe Kitchen** with fitted units, oil fired Rayburn providing hot water, adjacent Utility Room and rear door to the outside of the house. **Bathroom** with bath, hand basin and WC, adjacent airing cupboard with hot water tank and immersion heater and a door to downstairs **Bedroom** at the front of the Annexe.

At the rear of the Farmhouse there is a further **Garden Store** with a double stainless steel sink, wood burning stove and Shower Room. Internal door leads to a Concealed Circular Chamber (possible former smokehouse). Also on the ground floor, a substantial **Storage Room**, being on the west side of the Farmhouse with an outside separate door access, being part of the attached traditional building.

First Floor: Main stairs lead to the First Floor, with **Bedroom 1**, a large double at the east end of the Farmhouse, with fireplace (boarded over) and Loft access. **Bedroom 2**, a double. **Bedroom 3**, a large double at the rear of the house, with windows to two elevations, a small double radiator, Loft access and cupboard containing hot water immersion tank. **Bedroom 4**, an 'L' shaped single room and **Bedroom 5**, a double with part glazed partition to upstairs hallway. The hallway leads to steps down to the family Bathroom, containing bath with shower over, hand basin and WC and further door through to Landing/ Storage Area with secondary stairs leading back to the ground floor.



Surridge Farmhouse Floorplans
TOTAL APPROX FLOOR AREA 4258 SQ.FT (395.6 SQ.M)
GROUND FLOOR APPROX FLOOR AREA 2437 SQ.FT (226.4 SQ.M)
FIRST FLOOR APPROX FLOOR AREA 1821 SQ.FT (169.2 SQ.M)



Outside: The Farmhouse has a stone wall enclosed front lawn area. Gates to the east side of the house lead around to the rear of the property, with a concrete path, lawn and banked lawn area. At the far west end of the house is a separate WC, and further doors to a separate storage area.

Farm Buildings

Situated immediately adjacent to the Farmhouse is a versatile range of Traditional Farm Buildings, and to the east of these lie the more modern Livestock Buildings.

Traditional Buildings: The range of traditional buildings provide an attractive setting for Surridge Farmhouse and yard area, now requiring remedial and restoration work.

Attached to the Farmhouse on the west side, an 'L' shaped building, comprising storage area on the ground floor, with part Loft above and at right angles to this the Cider House, being mainly stone floored, with the cider press in situ and outside steps to the loft above with wooden floor. To the side of the cider house is a further lean-to, containing an engine house and loosebox.

The Mill, a substantial stone-built barn with timber frame supporting a slate style roof, part concrete floor and on the west side the remains of the original water wheel.

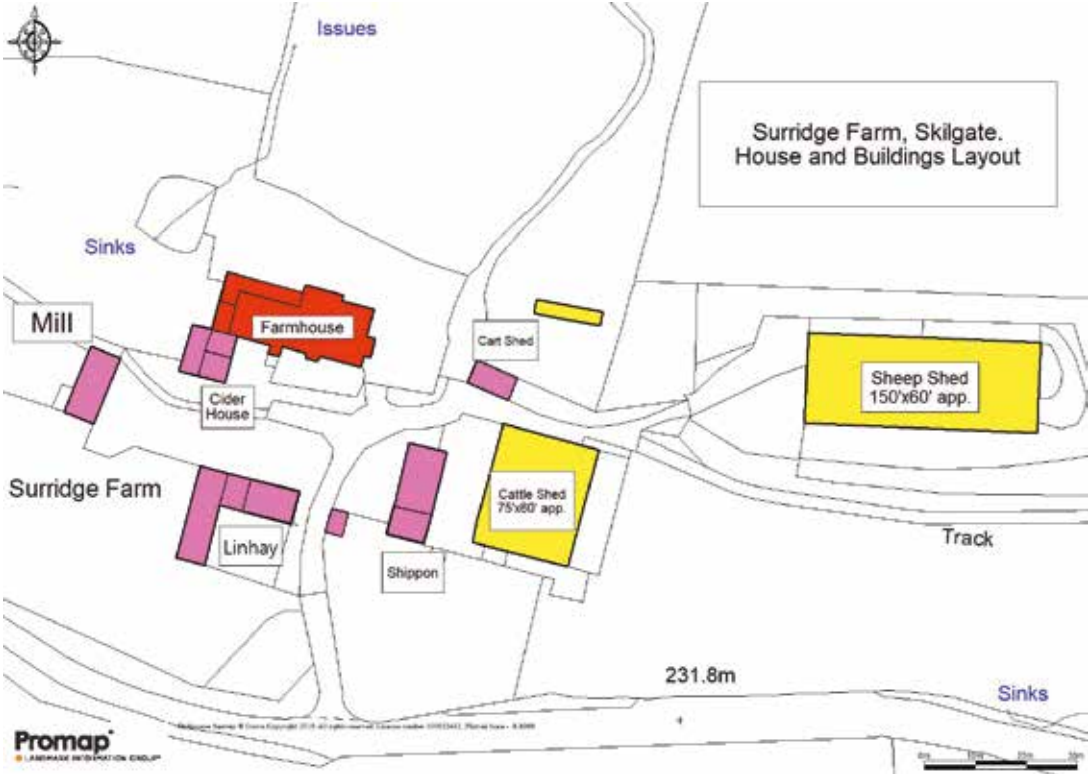
The **Main Stockhouse and Linhay** is a stone, cob and slate roof with part wood frame, enclosed front yard area with concrete block wall surround and gate to orchard.

Nearby small Storage Shed adjacent to the farm drive, constructed of stone and slate roof. On the east side of the courtyard is a substantial stone and cob **Shippon**, a traditional building with galvanised iron roof, comprising loosebox and former cow stalls with loft over, with a small lean-to at one end. Further separate **Cart Shed** of cob, stone and slate roof construction, currently housing a feed bin.

Cattle Shed: The four bay Atcost Barn, being concrete frame with a lean-to either side of a central feed/storage area, with concrete yard at both ends, together with sheeted doors. The **Sheep Shed** comprises a ten bay wooden framed Fingle Sheep Shed under a fibre cement roof. Central feed passage with penning areas to each side. Access at both ends through sheeted doors, with good access to adjoining paddocks and fields. The roof overhangs on each side of the building.

The Land

The land is well situated, principally to the north of Surridge Farmstead, lying within a ring fence and comprising in total 206.5 acres of permanent pasture land. There is further road access from the north. The farm has in recent years reared beef cattle and sheep, and provides an opportunity for a productive unit with sporting and amenity potential. In all, Lot 1 extends to approximately 206.5 acres, as shown outlined in red on the identification plan.



Telecommunications Mast

At the very north part of Lot 1, marked on the identification map 'TM', an emergency services telecommunications mast has been installed during June/July 2019. This installation will provide a rental income for the Purchaser of Lot 1 and will require an installation of a mains electricity cable by the mast provider during the latter part of 2019, with the route running from Surridge Farm northwards to the mast location. For full details please ask the agents



Lot 2 – Surridge Cottage with 5.75 Acres

Surridge Cottage comprises an opportunity for potential purchasers to modernise and renovate this Detached Three Bedroom Property, which stands within its own gardens and has the benefit of 5.75 acres of pasture land adjoining. The house is set back from the council road and has not been occupied for some years, with accommodation comprising: Porch with door to small hallway leading to **Sitting Room** with fireplace, **Dining Room**, Rear **Kitchen** with under-stair cupboard, further large walk-in cupboard, **Bathroom**, **Utility Room**, further separate Outside WC, stairs lead to the first floor with **Bedroom 1**, a double with fireplace; **Bedroom 2**, a double with fireplace; **Bedroom 3** is a single and cupboard at the end of the upstairs landing.

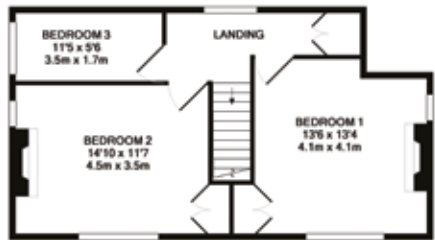
Outside, there is Single Garage with a nearby Garden Store.

The house itself has rendered walls under a slate style roof, septic tank drainage, mains electricity and natural water supply. The garden area adjoining the house has trees and shrubs with the drive from the gated entrance on the nearby council road.

The pasture land with Surridge Cottage comprises 5.75 acres, which surrounds the cottage to the north and west side and can be seen outlined in blue on the identification plan.



Surridge Cottage Floorplans and EPC



TOTAL APPROX FLOOR AREA - 1424 SQ.FT (132.3 SQ.M)
 GROUND FLOOR APPROX FLOOR AREA - 914 SQ.FT (84.9 SQ.M)
 FIRST FLOOR APPROX FLOOR AREA - 510 SQ.FT (47.4 SQ.M)



Lot 3 – Barns (Beccombe) with 4.75 Acres



A Traditional Range of farm buildings with some potential for conversion/ diversification, subject to necessary planning consents, with in total 4.75 acres of pasture land immediately to the south of the buildings with road access.

The buildings comprise a cob and stone building with part galvanised iron roof, a second cob building with a part slate roof. A block built two bay storage/livestock building with galvanised iron roof. The main barn comprises a stone, cob and galvanised iron roofed barn in a raised position, with a yard in front behind a part block and part stone wall surround. Outlined in green on the identification plan.



Lot 4 – 18.5 Acres of Pasture Land

Four Fields comprising in total 18.5 acres of pasture land, situated to the south of the minor road from Frogwell Cross to Skilgate. An attractive block of pasture, with good road access. Outlined in purple on the identification plan, lying immediately opposite the entrance to Surridge Farm.

Lot 5 – 43 Acres of Permanent Pasture Land

Situated to the south west of Surridge Farm, approximately 1 mile from Surridge Farm. The land comprises three principal enclosures with good road access and can be seen outlined in light blue on the identification plan. The land is situated adjacent to the B3190, being south of Frogwell Cross.



General Remarks

Tenure and possession: The Property is freehold with the benefit of vacant possession, subject to any rights of holdover which may be required, dependent upon the date of completion.

Services: Mains electricity connected to the Farmhouse and Surridge Cottage. Private natural water supply, being spring and bore hole. Septic tank drainage for the Farmhouse and Surridge Cottage. 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: Council Tax Bands are: Surridge Farm Band E and Surridge Cottage Band D.

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

Directions: From Taunton take the A358 in a north westerly direction towards Minehead and after about 6 miles turn left onto the B3224, signposted Elworthy and Raleigh’s Cross. Following this road for approximately 5.5 miles and at Elworthy Cross, continue straight over towards Raleigh’s Cross Inn. After passing the Raleigh’s Cross Inn continue for about 0.6 miles and bear left at the Brendon Hills Methodist Church, following the B3190 towards Morebath and Bampton. After approximately 7 miles proceed through the village of Upton and passing some forestry plantations, the road bears sharp left near Haddon End Car Park, arriving at Frogwell Cross approximately 0.5 miles later. Turn left at Frogwell Cross and the entrance to Surridge Farm will be found on the left after approximately 0.6 miles

Basic Payment Scheme: Basic Payment Scheme entitlements for the relevant areas 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 Rural Payments Agency rules at the appropriate time.

Rights of Way, Eastments, Wayleaves Etc: The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title, together with all public or private rights of way, wayleaves, easements and other rights of way, whether these are specifically referred to or not.

Environmental Scheme: The property has been entered into a 10 year Environmental Stewardship Agreement with Natural England, which expires on 30th June 2020. Prospective purchasers should satisfy themselves as to the contents and obligations of the agreement and will covenant to farm in accordance with the management prescriptions and take over the remainder of the agreement from the Vendors.

Sporting Rights: Hunting and Shooting Rights are in hand.

Local Authorities

Somerset County Council, County Hall, Taunton, Somerset, TA1 4DY. Tel: 0300 123 2224
Somerset West & Taunton West Somerset House, Killick Way, Williton, Taunton, TA4 4QA. Tel: 0300 304 8000

Town & Country Planning: Surridge Farmhouse is listed Grade II, being of Special Architectural or Historic Interest. Further details are available from the agents or 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 buildings, subject to obtaining the necessary planning consents.

Viewings: Strictly by appointment with Exmoor Farmers Livestock Auctions Ltd. Prior to making an appointment to view, we strongly recommend you discuss any particular points that are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

