



COLES CROSS FARM
SANDYWAY, SOUTH MOLTON
EX36 3LU





COLES CROSS FARM

Sandyway, South Molton, Devon, EX36 3LU

• South Molton 7.8 miles • Dulverton 11.7 miles • A361 Link Road 7.3 miles • Barnstaple 17.9 miles



114.3 acre farm situated within the Exmoor National Park.
Three bedroom farmhouse (AOC) together with buildings in a stunning location.
Available as a whole.

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

Coles Cross Farm comes to the market for the first time since the farmhouse was built by the vendors in 1993. The sale of the property provides purchasers with the opportunity to acquire a residential and commercial livestock holding situated in the heart of the Exmoor countryside, with all the opportunities for a variety of enterprises.

In total, the farm comprises 114.3 acres and is offered for sale as a whole.

Situation

Coles Cross Farm is located on the south side of the Exmoor National Park area, with a superb rural location, enjoying marvellous views across the surrounding Exmoor country, whilst being in an accessible and private location.

Coles Cross Farm is situated to the south west of the nearby picturesque village of Withypool, and a similar distance from the nearby village of North Molton in the opposite direction, both of which have village shops and other facilities. The larger towns of Dulverton, South Molton and Barnstaple are within easy access providing a full range of everyday shopping, banking and scholastic facilities. With its location in the heart of the Exmoor countryside there is an excellent range of recreational facilities, including walking, riding and many other attractions. For the equestrian minded, there are pony clubs, point to points, polo clubs and easily accessible riding through the Exmoor Countryside. There are opportunities for game and sea fishing, surfing and sailing with the beaches and coast of North Devon within a short distance, together with pretty coastal villages and towns such as Lynton, Lynmouth and Porlock.

The A361 Link Road is a short distance from the property, providing motorway and rail links at Tiverton, with regional airports at Exeter and Bristol.

Description

Coles Cross Farm, in total 114.3 acres with a three bedroomed farmhouse adjoining farm and equestrian buildings and with the land in a ring fence located to the north of the house.

Farmhouse

The three bedroom farmhouse is approached through a private gated entrance a short distance from the public highway. The house was built by the vendors in 1993 and has an agricultural occupancy condition. The property is well laid out and provides spacious accommodation being a stone built farmhouse under a slated roof with accommodation described as follows.

Ground Floor

Front door with access to front hallway, leading to **Main Sitting** room with a feature stone fireplace with a wood beam over, large glazed patio doors leading directly to the front of the house and **Garden**. Windows to three elevations and door to **Kitchen/ Dining** room, tiled floor throughout, large bay window, oak fitted kitchen units with built-in cooker and Rayburn providing heat for the kitchen. Further door to **Utility room**, with tiled floor and rear door access to the **Side Garden**. **Separate WC** adjacent to the hallway. Stairs from the entrance hallway lead to the first floor.



First Floor

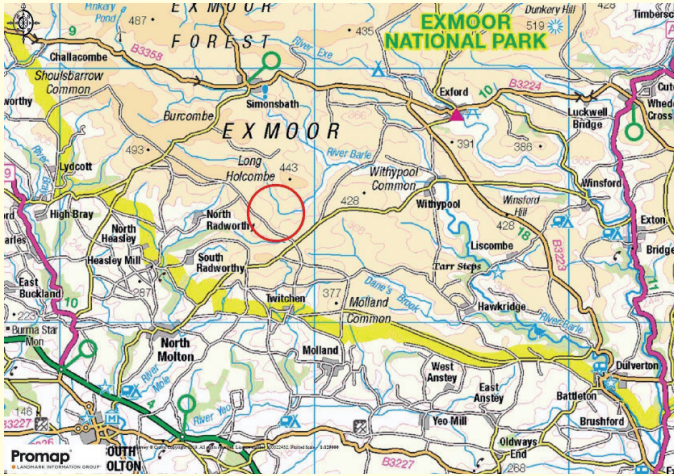
Stairs to the upstairs landing with **Bedroom One**, a large double with three built-in wardrobes and views to the front and rear elevations of the property. **Bedroom Two**, a large double with built-in wardrobes and views to the front and rear elevation of the property. **Bedroom Three**, a double with built-in wardrobes and views to the front of the house. **Family Bathroom** with hand basin, bath with shower over and WC. From the upstairs landing there is loft access.

Outside

The house is well located within its own Gardens with a large lawn area to the front of the house and a variety of shrubs, together with a well laid out mix of lawn, shrubs and flower borders to the side and rear of the house. On the east side is an enclosed wild flower/vegetable garden with a **Greenhouse** in situ. There is a parking and turning area immediately adjacent to the property and access leads to the buildings.

Buildings

Four Bay steel framed **Barn** under a fibre cement roof, being approximately 60ft X 32ft, currently used as a workshop with wood double doors, concrete floor and block walls. Adjoining lean to **Generator shed** containing water UV filters. A further Three Bay lean to containing three stables (each 15ft X 12ft) and a pony box, concrete floor throughout. The **Owl Barn**, is situated one field to the north of the farmhouse, being a small stone built barn with slate roof.



The Land

The land is well situated to the north and west of Coles Cross Farm with good access, conveniently sized fields. The fields are all permanent pasture land, having been well maintained with good fences. The land is for the most part reasonably level, dropping down to the river and stream on the northern boundary, which provides a most attractive and secluded valley setting. There are no public rights of way across the property.

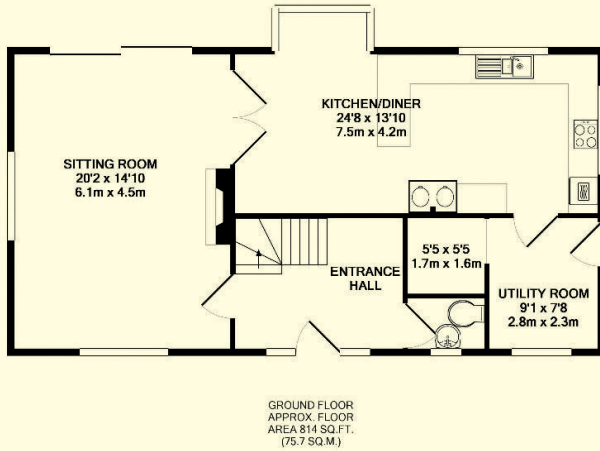
The land has been claimed for Basic Payment Scheme each year and is currently entered into a Mid-Tier Environmental Stewardship agreement which commenced on the 1st January 2019. Prospective purchasers should satisfy themselves as to the contents and obligations of the agreement, and will covenant to take over the remainder of the agreement from the vendors.

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 Rural Payment Agency rules at the appropriate time.

Tenure

The property is freehold with the benefit of vacant possession, subject to any rights of holdover which may be required dependent on the date of completion.



Fixtures and Fittings

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

Directions

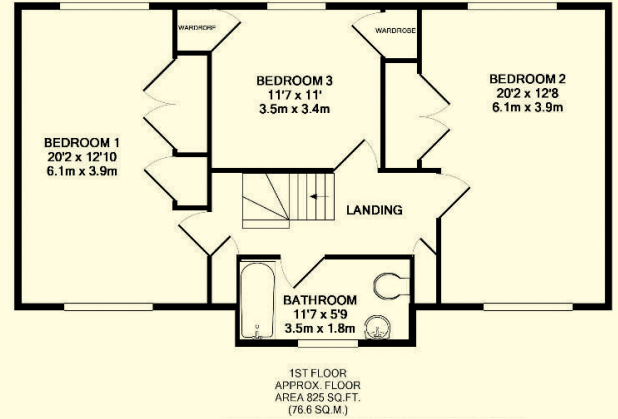
From Withypool, follow the road from the village signed South Molton travelling across the moorland in a south west direction, leaving the common over the cattle grid and pass the Sportsman Inn on the right hand side. Take the next right hand road after ¼ mile and the entrance for Coles Cross is on the right after a further ¼ mile.

Viewings

Viewing 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

Services

Mains electricity, private water supply from two boreholes. Septic tank drainage. BT connection. Double Glazing to the farmhouse. Outgoings Council Tax Band E



Local Authorities

Somerset West & Taunton Council, West Somerset House, Killick Way TA4 4QA 0300 304 8000

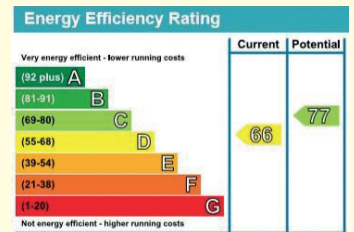
Exmoor National Park, Exmoor House, Dulverton, Somerset, TA22 9HL. 01398 323665

Rights of way Easements Wayleaves etc.

The property is offered to sale subject to and with the benefit of all matters contained in or referred to in the property in 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.

Sporting Rights

Hunting rights with Badgworthy land Co. Shooting rights are in hand.



Important Notice

Exmoor Farmers Livestock Auctions Ltd. for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Exmoor Farmers or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Exmoor Farmers or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.



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