

# HIGHER BIRCH FARM

STOKE RIVERS, BARNSTAPLE, EX32 7LE



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## HIGHER BIRCH FARM, STOKE RIVERS, BARNSTAPLE, NORTH DEVON, EX32 7LE

- **120 Acres of Agricultural Land**
- **4 Bedroom Dwelling for Renovation/Modernisation**
- **Range of Farm Buildings**
- **Attractive North Devon Location**
- **Barnstaple 6.9 Miles. South Molton 10.9 Miles. Exeter 44 Miles**

**An attractive and exciting opportunity within the unspoilt North Devon countryside, Higher Birch Farm provides in all 120.25 acres of pasture land, available as a whole with farm buildings and a four bedroom dwelling in need of renovation.**

### **INTRODUCTION:**

The sale of Higher Birch Farm provides potential purchasers with a marvellous opportunity to acquire a residential and commercial livestock holding, occupying a stunning location within the unspoilt countryside of North Devon. The four bedroom dwelling, having been recently unoccupied, is in need of refurbishment and modernisation, together with an extensive range of farm buildings and 120 acres approximately of principally pasture land, situated to the east of the farm yard, with agricultural, equestrian and amenity appeal.

### **SITUATION:**

Higher Birch Farm is well located within the North Devon countryside, yet is easily accessible to surrounding districts.

The property is within convenient driving distance of Barnstaple, South Molton and Exeter. More locally, there are the villages of Stoke Rivers, Brayford and Bratton Fleming. There are excellent recreational and educational facilities throughout the area and the beaches and coast of North Devon are within a short distance, as is the Exmoor National Park to the north east and a short distance away the North Devon link road (A361) gives easy access to the M5 motorway at junction 27, where there is Tiverton Parkway with direct trains to London Paddington. Airports are located at Exeter and Bristol.



### THE HOUSE:

Higher Birch Farmhouse is stone-built, with part-rendered walls under a slate and tile roof, with accommodation comprising two reception rooms, utility/pantry, hallway to the kitchen which contains a large traditional fireplace and beyond the kitchen a further utility room on the ground floor. On the first floor there are four bedrooms; three doubles and one single with a further small box room. Adjacent to the house is a further lean-to with fibre cement roof. The house requires refurbishment and modernisation, following a recent chimney fire.

### OUTSIDE:

The tarmac driveway and parking is bordered by a low stone wall with a lawned area and shrubs providing privacy. The south-west facing front garden is mainly laid to lawn with a large paved terrace and steps that lead down to a lawn and vegetable garden. On one side of the house is the spa pool building with a remarkable large spa exercise pool with shower and changing facilities. On the other side of the house is a vehicle track providing access to the workshop (9.25m x 5m), garage (9.2m x 3.9m), store (6.2m x 3.4m) block of 3 stables and paddocks, all with power and water. The paddocks have gated access from the main road, water supply and are well fenced and with beech hedges. 6.14 acres in total.

### FARM BUILDINGS

Situated to the east of the dwelling is an extensive and versatile range of farm buildings, briefly described as follows:-

Main concrete yard with steel framed profile clad lean-to building, with a further lean-to of steel frame construction, profile roof and concrete floor, opening out onto the concrete yard and providing versatile livestock and storage accommodation. Adjoining this concrete yard is a traditional stone, cob and part galvanized iron roofed stable. Adjoined to these buildings with separate access is found the tool shed, approximately 45 feet by 20 feet, with concrete floor, steel framed and profile roof.

The sheep shed is steel framed, with timber, galvanized iron and profile sheeted roof, 60 feet by 60 feet with an adjacent pole barn building with galvanized iron roof, approximately 65 feet by 70 feet with a further lean-to adjoining. Close by is a further barn which is steel framed and profile-clad, being 60 feet by 22 feet approximately.

At the end of the garden of the dwelling is a steel and timber framed barn with profile cladding, currently housing a mobile home with plumbing and electricity connected.

### THE LAND

The land is well-placed to the east of the dwelling and farm yard, providing an excellent range of pasture fields for livestock production. The land has all been registered on the Rural Land Registry and claimed each year for Basic Farm Payment and the entitlements for the relevant area of land will be included in the sale. There are attractive areas of woodland and amenity land, as marked on the plan within these particulars.



**GENERAL REMARKS:** Tenure and possession: The property is freehold with the benefit of vacant possession upon completion.

**SERVICES:** Mains electricity, septic tank drainage, private water (to be checked).

**OUTGOINGS:** Council Tax on Higher Birch Farm is currently Band C.

**LOCAL AUTHORITY:** North Devon District Council, North Walk, Barnstaple, North Devon, EX31 1EA. Telephone 01271 327711. [www.northdevon.gov.uk](http://www.northdevon.gov.uk). Devon County Council, County Hall, Topsham Road, Exeter, EX2 4QD. Telephone 0845 1551015. [www.new.devon.gov.uk](http://www.new.devon.gov.uk)

**DIRECTIONS:** Higher Birch Farm is found on the north east side of the village of Stoke Rivers and is easily accessible from the A399 South Molton to Ilfracombe main road. When travelling north, on leaving the village of Brayford, after approximately 2 miles bear left, signed for Stoke Rivers, and follow this road for approximately 1.5 miles, then turning right into Higher Birch Lane, which leads directly to Higher Birch Farm.

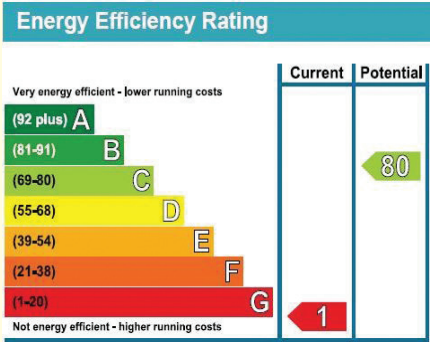
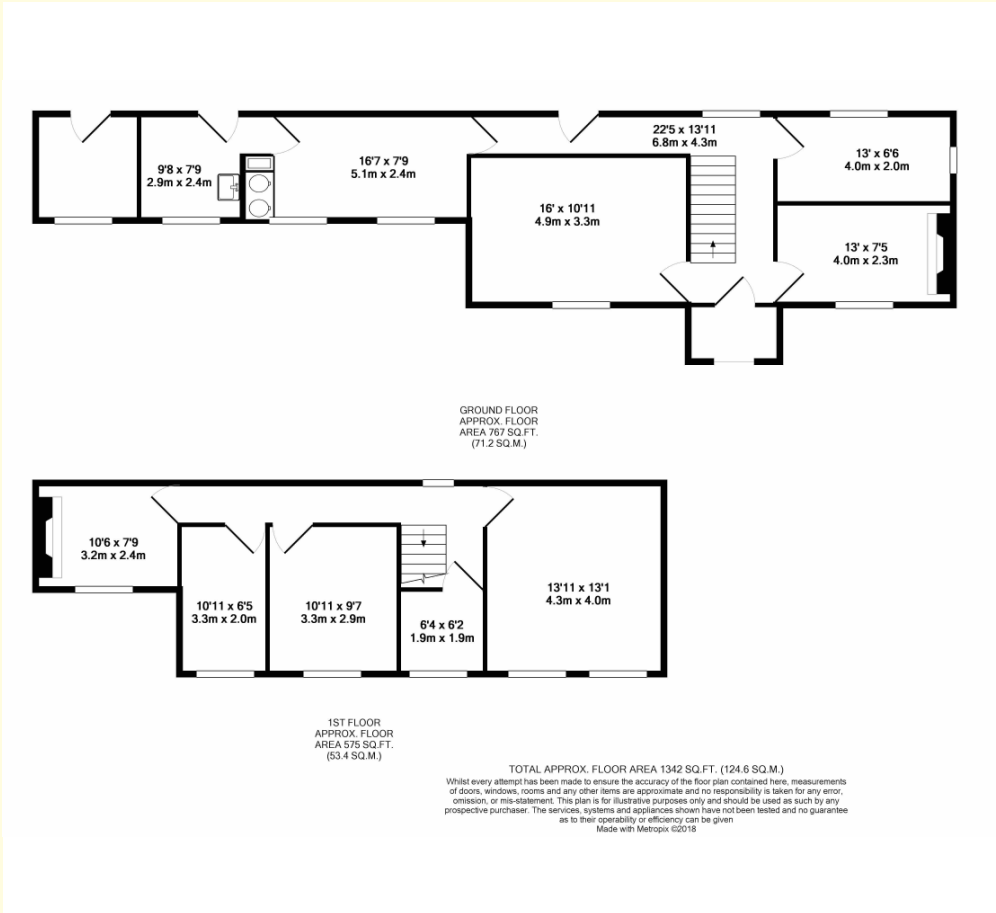
**FIXTURES AND FITTINGS:** All fixtures and fittings, unless specifically referred to within these sale particulars or otherwise, are expressly excluded from the sale of the freehold and will be removed by the vendor or their agents prior to completion.

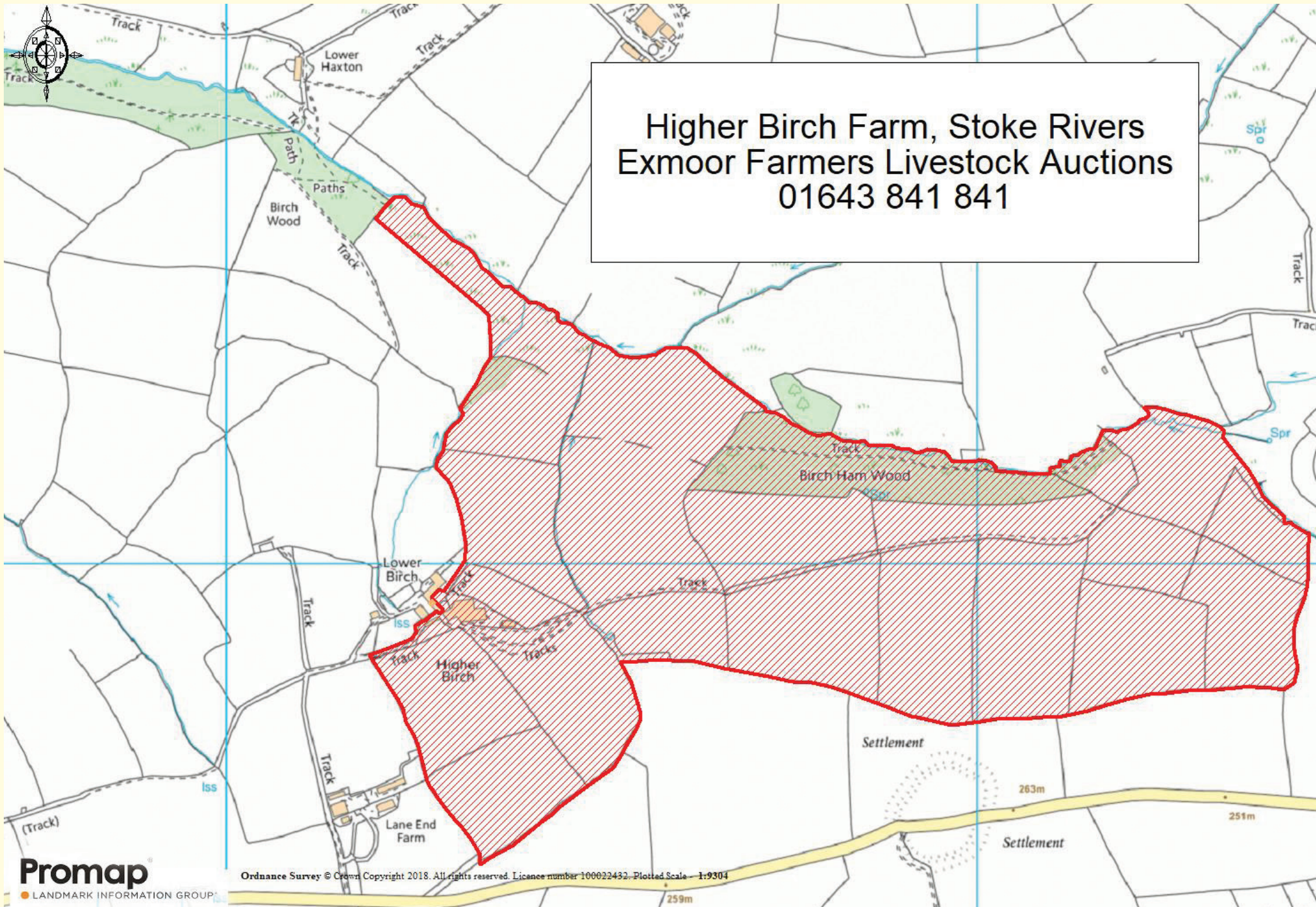
**SPORTING RIGHTS:** Hunting and shooting rights are in hand.

**EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:** The property is offered for sale subject to and with the benefit of all matters contained in and 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.

**TOWN AND COUNTRY PLANNING:** 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 North Devon Planning Authority.

**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 to avoid a wasted journey.





Higher Birch Farm, Stoke Rivers  
Exmoor Farmers Livestock Auctions  
01643 841 841

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LANDMARK INFORMATION GROUP

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