



HIGHER BROWN FARM

HUISH CHAMPFLOWER, TAUNTON SOMERSET TA4 2EL







HIGHER BROWN FARM, HUISH CHAMPFLOWER, TAUNTON, TA4 2EL

- **Lot 1 – 3 Bedroom Farmhouse, Extensive Range of Farm Buildings plus 24 Acres Pastureland**
- **Lot 2 – 45 Acres of bare Pasture land**
- **Available as a whole or in two lots**
- **Superb Potential for Improvement STPP**
- **Wiveliscombe 6 miles • Taunton 18 miles • Exeter 33 miles**

Situation

Higher Brown Farm is set on the outskirts of the Exmoor National Park, near the village of Huish Champflower. The property has good road access and enjoys rural views. The property comes to the market for the first time in 80 years.

Introduction

Higher Brown Farm is found off the council road between Raleigh's Cross and Huish Champflower. The well-proportioned Farmhouse with adjacent farm buildings and land surrounding is a unique opportunity to purchase a small working farm with excellent potential. The spacious three bedroom Farmhouse is partly renovated with scope for further improvement. The ground floor offers a comfortable Living Room, spacious Dining Room and versatile Kitchen with rear lobby containing a WC and Utility Area. The Farmhouse has gardens to the front and rear and, again, adjacent vegetable garden. The land extends to 24 acres on the farmstead side of the road and has all been set to permanent pasture. There is a wide array of farm buildings and a further 45 acres of land is also available making up Lot 2, this is down to permanent pasture and found on the opposite side of the road to the main farmstead.

Local amenities are found predominantly in Wiveliscombe, 6 miles away, where schools, shops and daily necessities are available. The county town of Taunton is some 18 miles away and offers a full and diverse range of facilities, together with being a centre for fast train links to London and road links to the M5. International airports are found at Bristol and Exeter.



Description

Lot 1

The farm is set back from the road and has ample parking in the farmyard beside the Farmhouse, which is accessed via a garden, leading to the rear door into a **Boot Room** and **Utility Area** with a separate WC. From here, steps down to the central hallway, giving access to the front door and to the **Living Room** to one side and the **Kitchen/Dining Area** on the other side.

The **Living Room** is recently renovated and has a feature wood burning stove and double glazed patio doors to the front garden. The **Kitchen/Dining Room** is split, with the dining area entered from the central hallway. The **Dining Room** is spacious and has a multi-fuel Rayburn, which heats the central heating system and hot water. Beside the Rayburn is a feature bread oven. To the rear is access to the **Kitchen** area and a second door from the **Dining Area** leads to the **first floor**. The **Kitchen**

comprises fitted units and has dual aspect windows and the added benefit of electric underfloor heating.

Stairs from the **Dining Room** rise to the first floor, where a back corridor links three bedrooms and family bathroom. The **Master Bedroom**, found at the end of the corridor, has a lovely aspect over the front garden and has the benefit of **En-suite Bathroom**. There is also access to the **Loft Space** via a hatch. Two further **Double Bedrooms** both have views to the front garden, with the second of these bedrooms containing the airing cupboard. Finally, there is a **Jack & Jill Family Bathroom** with WC, bath and shower over and hand basin.

Outside, the Farmhouse is surrounded by lawned garden and flowerbeds with a feature pond to one side. Beyond the pond there is a vegetable garden with raised beds.





Farmyard and Buildings

On entering the farmyard from the road a **Dutch Barn** is found on the left. Currently used as a wood shed, comprising a steel frame and under a corrugated sheet roof and having a two bay lean-to. Adjacent to this is a stone cow **Shippen** under a tin sheet roof, currently used as storage space and adjacent to this a small open fronted Shed of concrete block construction, again under a sheet roof.

The first **Sheep Shed** contains four ten foot bays, being concrete block construction with profile galvanised sheet roof and has two further small division pens, again of concrete block construction. A wooden door at the rear of this building leads to a **Second Sheep Shed**, overlapping the first shed on the lean-to side, where five bays of timber frame under a sheet roof offer a useful sheep housing area. The **main shed** is four bays and is of the same construction. The opposite lean-to is four bays and covers off the area towards the **Silage Shed**; again this is wooden framed and sheet roof with a concrete floor.

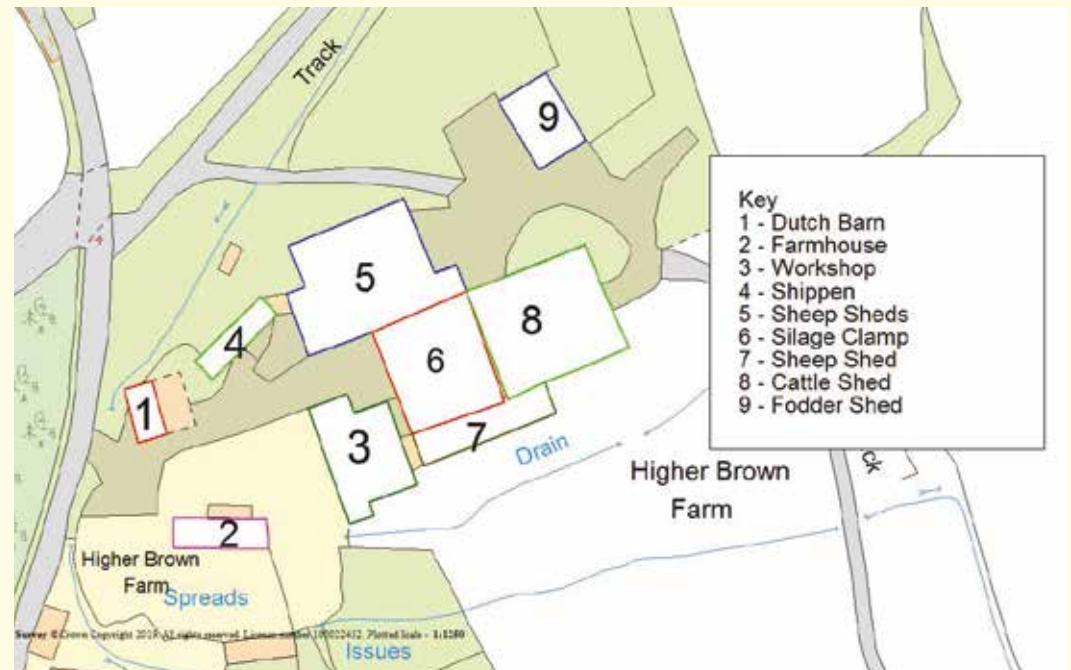
To the rear of this is found a **Straw/Fodder Shed**, being three bays long and of timber and sheet roof construction.

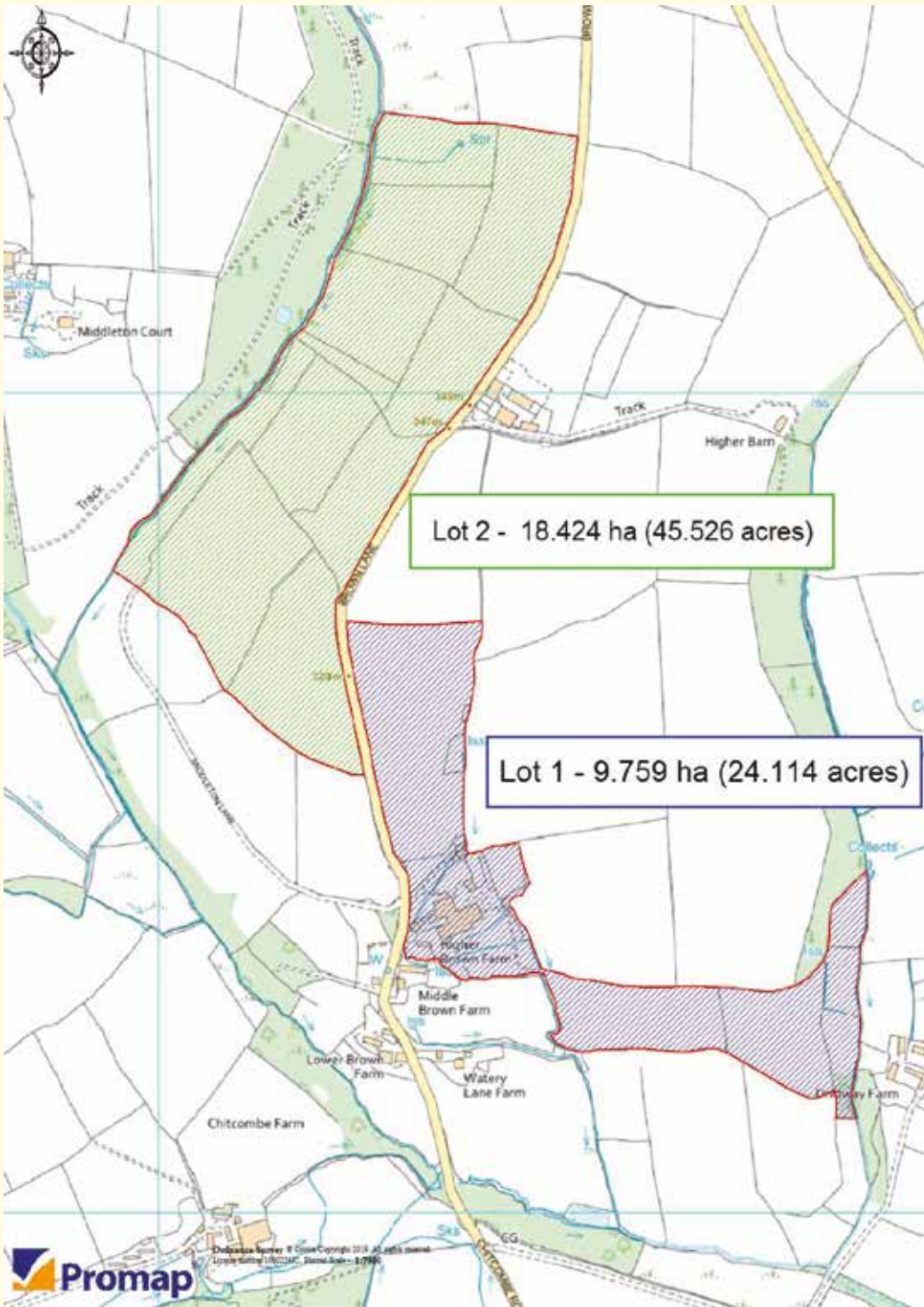
The **Cattle Shed**, is a timber framed building under a sheet roof with concrete floor and a lean-to at one side. The shed is open-fronted, covering a total 75ft x 40ft, with an additional 18ft lean-to. A built-in handling area for the cattle is situated along one short side.

On returning back to the front yards the Silage Pit comprises concrete walls and part concrete floor and adjacent to this has a feed passage and a **Third**

Sheep Shed, being of timber frame and sheet roof.

The final building is a **Workshop**, 45ft and three bays long.





The Land

The land with Lot 1 extends to 24 acres and is all permanent pasture. The fields are well sized and comprise a total of 5 parcels. The land has all been activated for Basic payment Scheme and is hatched blue on the plan.

Lot 2

Lot 2 extends to 45 acres in total and is all permanent pasture. The land is split between gently sloping and steeper ground with the parcels against the stream having a water supply. The land is conveniently split into 8 parcels and has been activated for Basic Payment Scheme. Lot 2 is hatched green on the plan.

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: Spring water supply (which jointly supplies three properties. One third of the cost of upkeep is payable). Mains Electric and private septic tank sewage.

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 Band C.

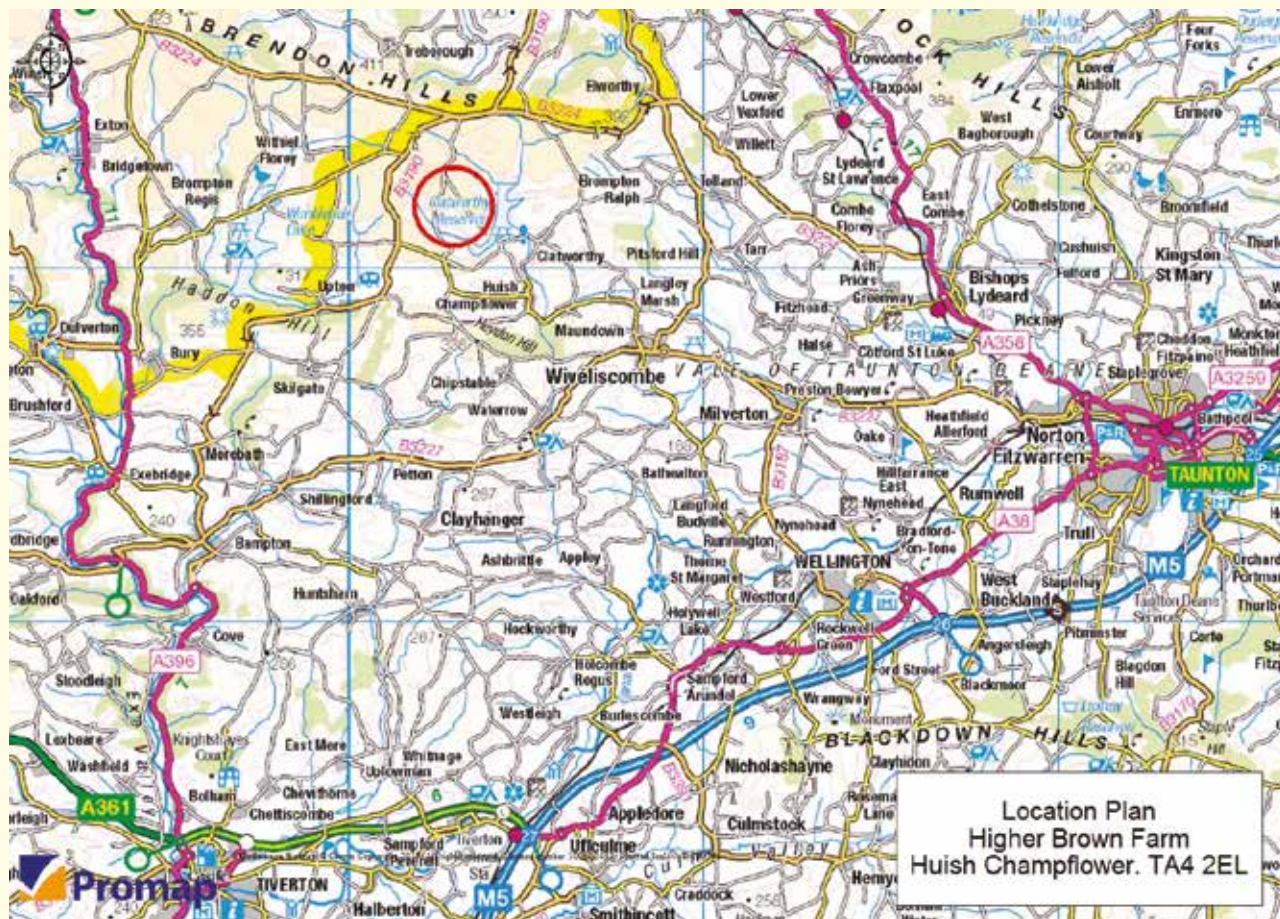
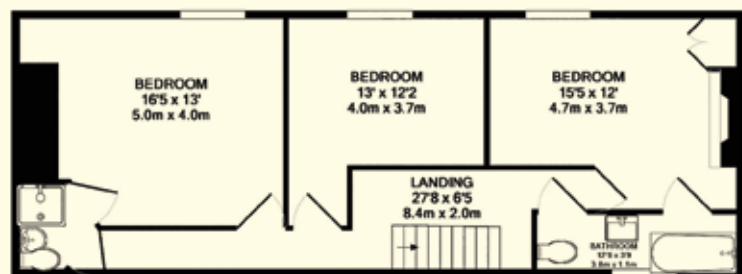
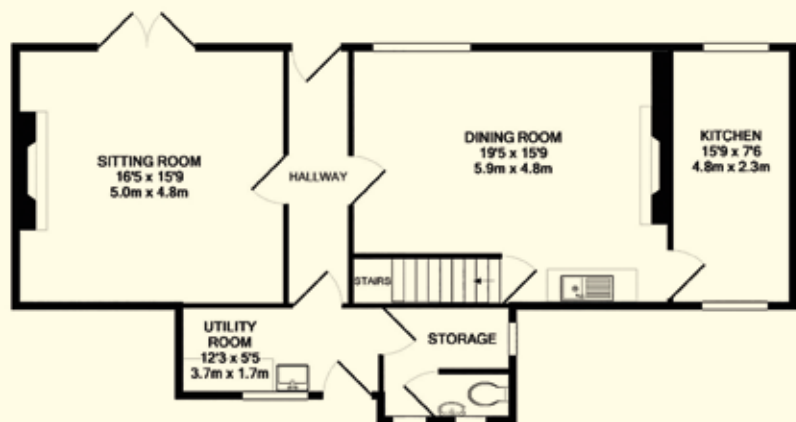
Fixtures and Fittings: All fixtures and fittings, unless specifically referred to within these sale particulars, are otherwise expressly excluded from the sale.

Basic Payment Scheme: Basic Payment Scheme entitlements for the relevant 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.

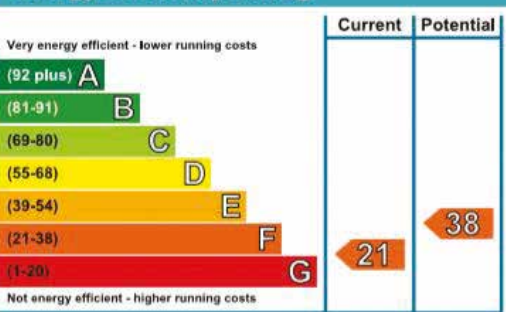
Environmental Stewardship

Currently there is no Environmental Stewardship scheme on the holding.

Directions: From Taunton, follow the A358 towards Minehead. After 3.9 miles turn left onto the B3224. Follow this road for 9.1 miles (crossing straight over crossroads at Elworthy). Shortly after Raleigh's Cross Inn turn left onto Brown Lane. At the fork keep right and the property is found on the left after 2 1/2 miles.



Energy Efficiency Rating





Rights of Way, Easements, 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.

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: 01643 703704

Viewings: Strictly by appointment with the agents Exmoor Farmers Livestock Auctions Ltd.
Tel:- **01643 841841**

IMPORTANT NOTICE

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