



TATTISCOMBE FARM

TRENTISHOE, BARNSTAPLE, NORTH DEVON

FOR SALE BY INFORMAL TENDER

TATTISCOMBE FARM

TRENTISHOE, BARNSTAPLE, NORTH
DEVON, EX31 4PH

Woolacombe 13.6 miles, Lynton 10 miles,
Barnstaple 13.7 miles

Exciting opportunity to create an
impressive family home in a unique and
secluded setting with superb potential.

Accommodation Summary

Conservatory • Large Kitchen • Dining Room
Sitting Room • Office • Utility • Six Bedrooms

Family Bathroom • Annexe with Kitchen, Lounge,
Bathroom and Bedroom

Range of Traditional Outbuildings with extensive attached
Barn/Games Room • Stable • Three Stone Barns
Modern Building

In total 3.611 Acres (1.461 Hectares)

For sale by Informal Tender

SITUATION

Tattiscombe Farm is situated in a particularly unique
position, being a private, secluded setting.

Tattiscombe is within the north west part of the Exmoor
National Park, providing a private yet accessible location,
being only 1.5 miles from the A399 main road, yet the
surrounding countryside offers wonderful walking, riding
and recreational opportunities over some of Exmoor's
most spectacular and unspoilt countryside, including
nearby Lynton and Lynmouth and the spectacular North
Devon coast with additional opportunities such as surfing,
sailing and sea fishing.

The A399 provides access to the North Devon Link Road
(A361) and onto the motorway network at the M5. Both
motorway and rail links are provided at Tiverton with
regional airports at Exeter and Bristol.





DESCRIPTION

Tattiscombe Farm comprises a substantial Detached Property with an extensive range of stone built Traditional Buildings within the grounds, providing a wide range of opportunities for a variety of uses (STP). The property in all comprises 1.461 hectares (3.611 acres), providing a spectacular smallholding.

ACCOMMODATION

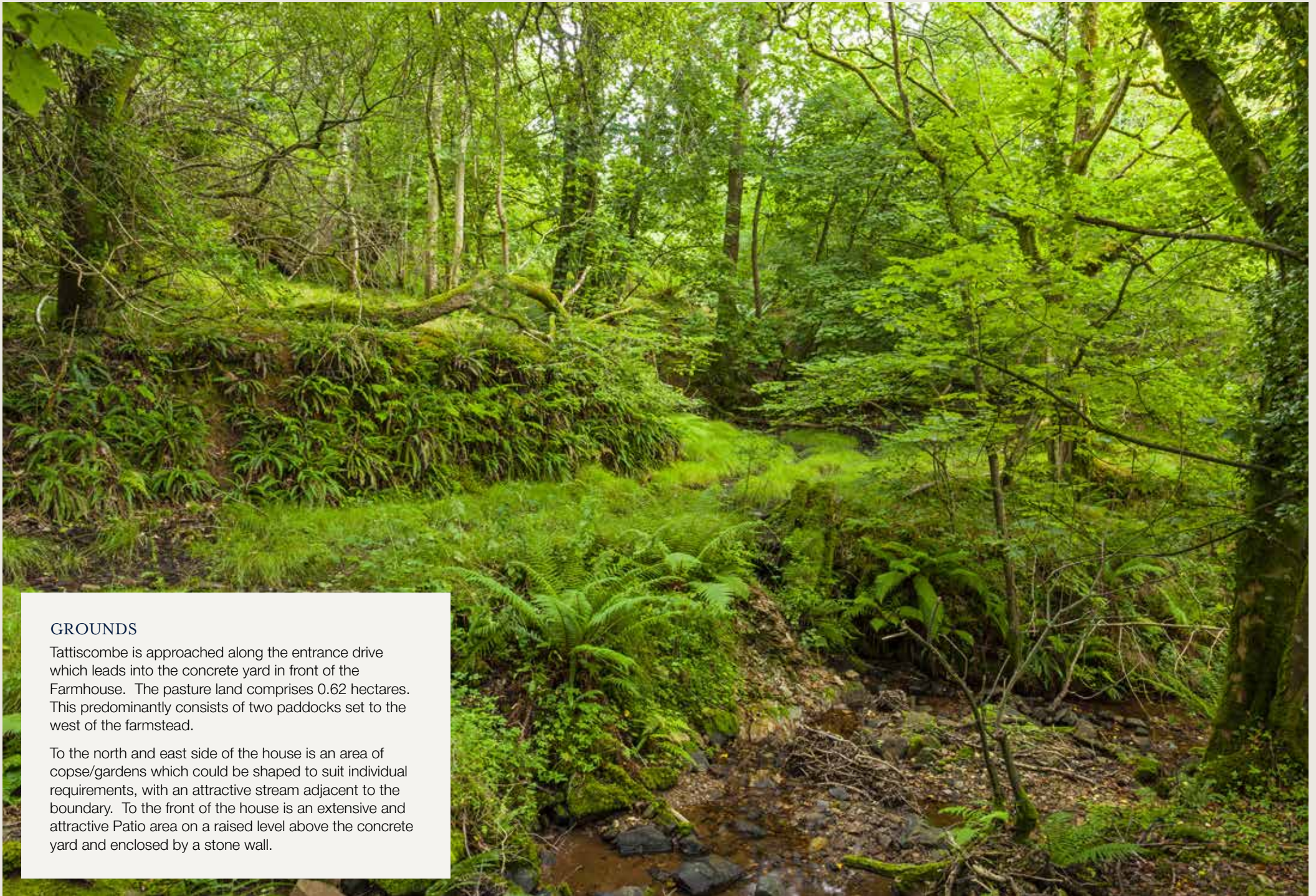
The house, which is not listed, offers spacious accommodation with many original features and offers the opportunity to create an exceptionally attractive and individual family home. The accommodation is over three floors, comprising an entrance to the Conservatory with direct access to the main Farmhouse Kitchen, being an 'L' shaped room with oil fired Aga, leading to Dining Room containing wood burning stove set in a traditional fireplace and door to the front Patio. The Lounge with large fireplace containing woodburning stove, alcove to one side. Office with woodburner in fireplace, feature beams and then Utility with door to back garden, flagstone floor and door to Annexe containing Kitchen with fitted units, Lounge with adjoining Bathroom and large Double Bedroom.

On the first floor, accommodation provides a Family Bathroom, together with Three Double Bedrooms (1 en-suite) and on the second floor the opportunity for three further bedrooms to be provided in the loft area.

TRADITIONAL BUILDINGS

Attached to the House on the west side is a substantial Stone Barn with slate roof, recently used for storage/ garaging with a Games Room on the first floor at one end, which is insulated and double glazed, with further storage underneath.

To the front of the Farmhouse the Stable, stone built with a tiled roof and concrete floor with loft over and three further traditional Stone-built Barns, situated to the east side of the property. In addition, a five bay timber framed Stock Shed with part small mezzanine floor at one end and a PV Solar Array on the roof.



GROUNDS

Tattiscombe is approached along the entrance drive which leads into the concrete yard in front of the Farmhouse. The pasture land comprises 0.62 hectares. This predominantly consists of two paddocks set to the west of the farmstead.

To the north and east side of the house is an area of copse/gardens which could be shaped to suit individual requirements, with an attractive stream adjacent to the boundary. To the front of the house is an extensive and attractive Patio area on a raised level above the concrete yard and enclosed by a stone wall.



SERVICES

Mains electricity, private water supply, septic tank drainage, oil fired central heating, double glazing.

OUTGOINGS

Council Tax Band: F

FIXTURES AND FITTINGS

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

METHOD OF SALE

Tattiscombe Farm is offered for sale by informal tender, with a closing date for offers to be received by the Agents by Friday the 25th October, unless sold previously.

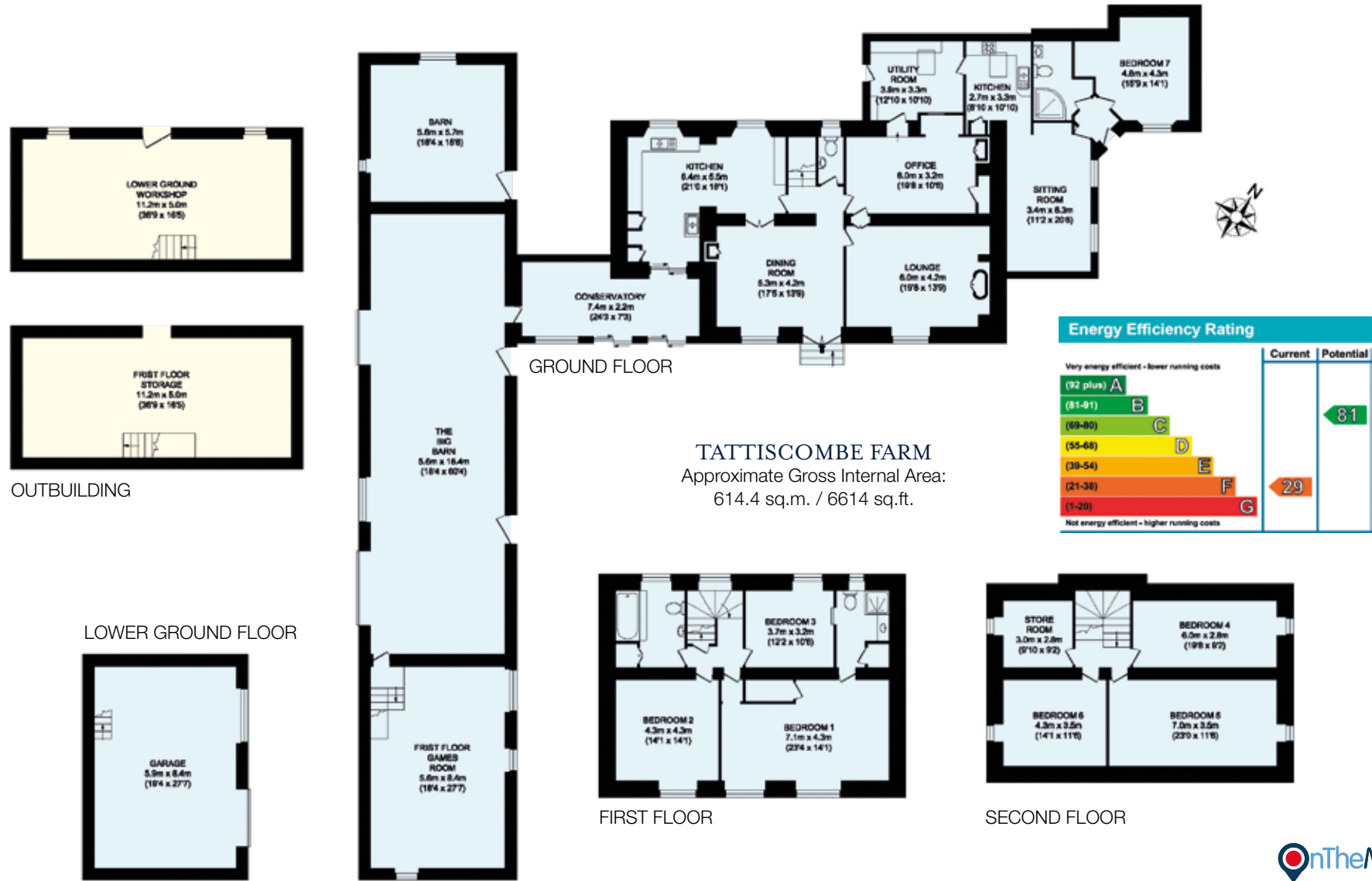
DIRECTIONS

From Barnstaple take the A39 heading north towards Blackmoor Gate. On reaching Blackmoor Gate crossroads turn left onto the A399 and after approximately 1 mile turn right onto Dean Lane. On reaching the T junction, turn right and after a short distance where the road forks take the left

hand fork and follow this for its entirety. This will lead you to Tattiscombe Farm.

VIEWINGS

Strictly by appointment through either of the Joint Sole Agents, Savills, Tel 01392 455733; or Exmoor Farmers Livestock Auctions Ltd, 01643 841841. 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.



IMPORTANT NOTICE:

Exmoor Farmers Livestock Auctions Ltd. and Savills LLP 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. FB 15/08/19 Kingfisher Print and Design Ltd. 01803 867087.



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