

Bakers Farm

LUXBOROUGH • WATCHET • SOMERSET • TA23 0SU



savills





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Dunster about 4 miles • Dulverton about 10 miles • Taunton about 20 miles

Pretty ring fenced Exmoor farm

An attractive 4 bedroom farmhouse in need of renovation with garden

A good range of modern farm buildings and a
highly attractive traditional farm building

An interconnecting ring fenced block of approximately
132 acres of pasture land (Lot 2)

Available as a whole and in two lots

In all about 155.40 acres of land



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Situation

Bakers Farm is situated in the heart of the famous Exmoor National Park, an area renowned for some of the country’s finest countryside and a designated Area of Outstanding Natural Beauty.

The popular village of Dunster is approximately 4 miles away. Fresh local produce and a good selection of services can be found in the village including a post office. The bustling town of Dulverton is approximately 10 miles away and provides extensive day to day facilities including a doctors, butchers, general stores, restaurants, public houses and greengrocers. Taunton is about 20 miles to the east and has a wider range of shops, supermarkets and schools.

Communications are good with road access to the M5 at Tiverton (J27) or Taunton (J25). Intercity trains depart from Taunton regularly and London Paddington takes 1hr 42 mins by fast train. Bristol International and Exeter International Airports are both within convenient reach.

Exmoor is renowned for its wonderful recreational and sporting opportunities. There are a number of packs of stag & foxhounds nearby and many of the finest shoots are “on the doorstep”. In addition fishing is available on the river Exe and Barle as well as Wimbleball Reservoir. There are excellent schools in the area including primary schools at Dulverton. Private schools in the area include Blundell’s at Tiverton and a wide range of primary schools at Dulverton and Dunster and secondary schools at Tiverton and Taunton. The North Devon beaches, famous for their soft sand and rolling surf, are easily accessible.

Description

Bakers Farm is a beautiful, productive, well maintained Exmoor Farm. The farmhouse sits centrally to the land with stunning views across the aspect of the farm. The traditional property is in need of refurbishment and could make a lovely family home providing spacious 4 bedroom accommodation in a protected setting.

The farm currently operates in a traditional upland manner and is capable of supporting beef or sheep enterprises. It is currently used for the grazing of livestock and the production of grass forage crops. The farm would also be suitable for equestrian use and has access to spectacular outriding.

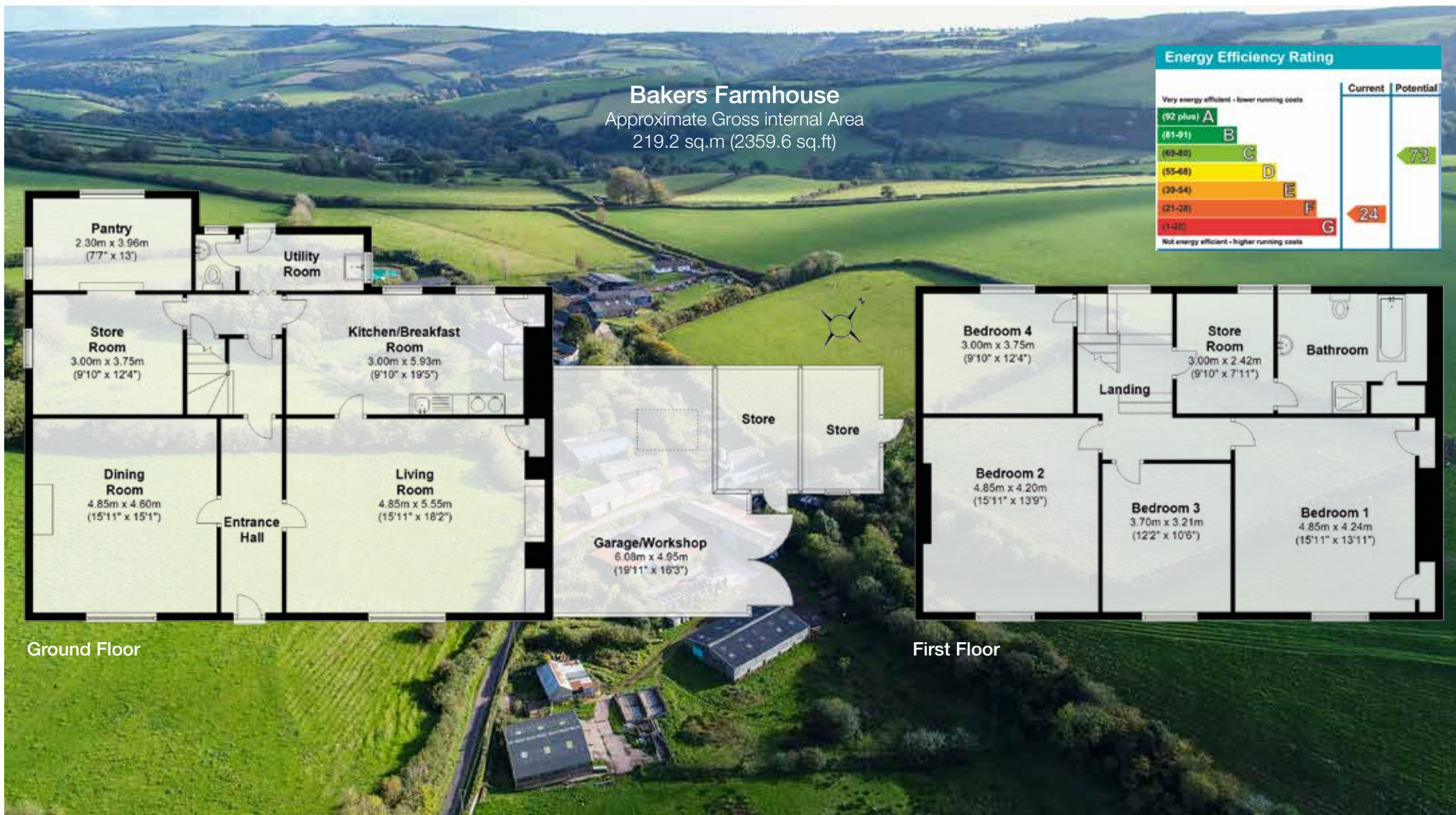
Bakers Farm would suit various different enterprises with a collection of modern farm buildings, and two traditional farm buildings. The farm extends to about 155.40 acres and for the majority comprises gently to moderately sloping, productive land utilised for pasture. The balance of land is made up of steeper land typical of Exmoor and is high in amenity value and offers great sporting potential.



Method of sale

Bakers Farm is offered for sale by private treaty as a whole or in 2 Lots.

Lot	Description	Approximate Acreage	Colour on plan
1	Bakers farmhouse, modern buildings, pasture land.	23.40	Green
2	Ring fence of pasture land with modern and traditional buildings	132.00	Blue
TOTAL		155.40	



Lot 1 – Bakers Farmhouse, modern farm buildings and approximately 23.40 acres of pasture land

Bakers Farmhouse & Gardens

The 'non listed', attractive, south facing farmhouse with a slate roof and rendered façade has many interesting architectural

features and offers spacious accommodation full of natural light. Approached from a gated pathway, the **Front Door** leads to a **Reception Hall** with staircase, large **Dining room** with **Woodburner** in fireplace servicing radiators upstairs, large **Sitting room** with fireplace, **Farmhouse Kitchen** with oil fired **AGA** and fitted kitchen units, large **Pantry** with slate shelves. There is a **Cloakroom** and **Utility** area that lead to the back door with

access out to the farm yard. The staircase rises to the first floor where there are **Four Double Bedrooms**, a **Store room**, and family **Bathroom**.

The farmhouse has a well maintained and protected garden with greenhouse to the south and east. Across the farmyard is a productive kitchen garden.



Traditional & Modern Farm Buildings

A collection of traditional stone built single storey buildings and several modern building as below:

1	Granary Building	Natural stone, corrugated metal roof	4.0m x 4.50m
2	Poultry House	Single storey block rendered barn, corrugated metal roof	11.0m x 3.64m
3	Dutch Barn	Steel framed, hardcore floor, corrugated metal roof	12.0m x 7.0m
4	Lean to extension off Dutch Barn	Steel framed, concrete floor, corrugated metal roof	13.50m x 5.4m
5	Cold storage Barn	Timber framed, hardcore floor, BMPS roof	13.8m x 10.0m
6	Machinery Store	Steel framed, part block part weather boarding, hardcore floor, cement fibre roof	14.0m x 7.2m
7	Log Store	Timber framed, hardcore floor, BMPS clad, cement fibre roof	7.3m x 5.0m
8	Workshop + Lean To	Steel framed, concrete floor, BMPS clad, cement fibre roof – high eave space	14.0m x 12.0m
9	Livestock Building	Wooden framed, hardcore floor, part block, part weather boarding, cement fibre roof	22.0m x 14.0m
10	Modern Apex Barn	Steel framed, concrete floor, part block wall, part weather boarding, cement fibre roof	14.5m x 13.3m
11	Traditional Livestock Building	Red brick walls, hardcore floor, corrugated metal roof	8.75m x 4.0m

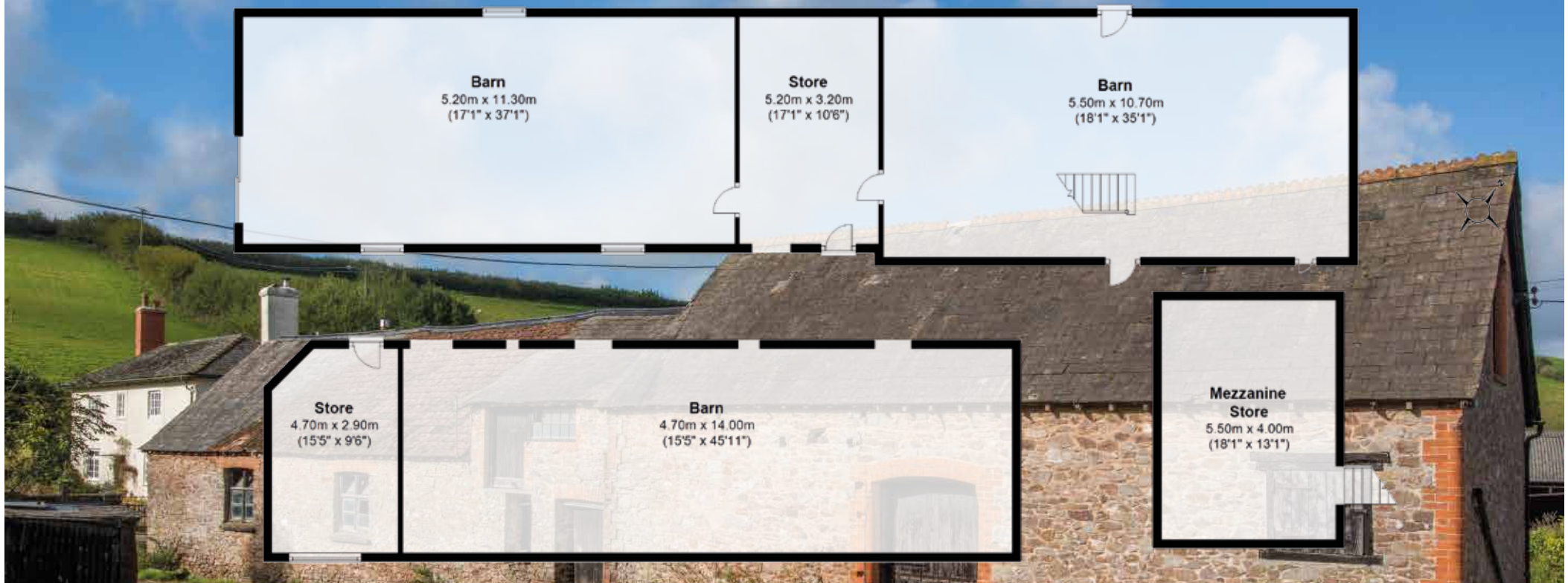


Land

The land extends to a productive and attractive run of moderately sloping and steep pasture, which is divided into good sized, stock proof fields with water. Whilst some of the land is productive rolling pasture, there are steeper areas providing fabulous amenity and sporting appeal.

Traditional Buildings

Approximate Gross internal Area 238.9 sq.m (2571.6 sq.ft)



Lot 2 – Productive pasture land, Traditional Farm Buildings and Collection of Modern Farm Buildings – approximately 132 acres

A lovely run of productive, sloping, good sized enclosures all with road frontage and water. The fields are stock proof and protected by mature hedges on all boundaries.

Farm Buildings

1	Modern Farm Apex Building	Steel framed, concrete floor, part block wall, part weather boarding, cement fibre roof	17.5m x 17.0m
2	Traditional Farm Building	Natural stone, brick and concrete floor, natural slate roof	25.2m x 5.50m
3	Mezzanine floor to Traditional Farm Building	Natural stone, brick and concrete floor, natural slate roof	5.5m x 4.0m
4	Single storey Traditional Farm Building	Natural stone, concrete floor, corrugated metal roof	16.9m x 4.6m
5	Modern Farm Livestock Building	Timber framed, hardcore floor, part weather board, cement fibre roof	43m x 14.0m
6	Modern Farm Building	Timber framed, concrete floor, part weather boarding, BMPS roof	22.4m x 13.2m

LOT 2

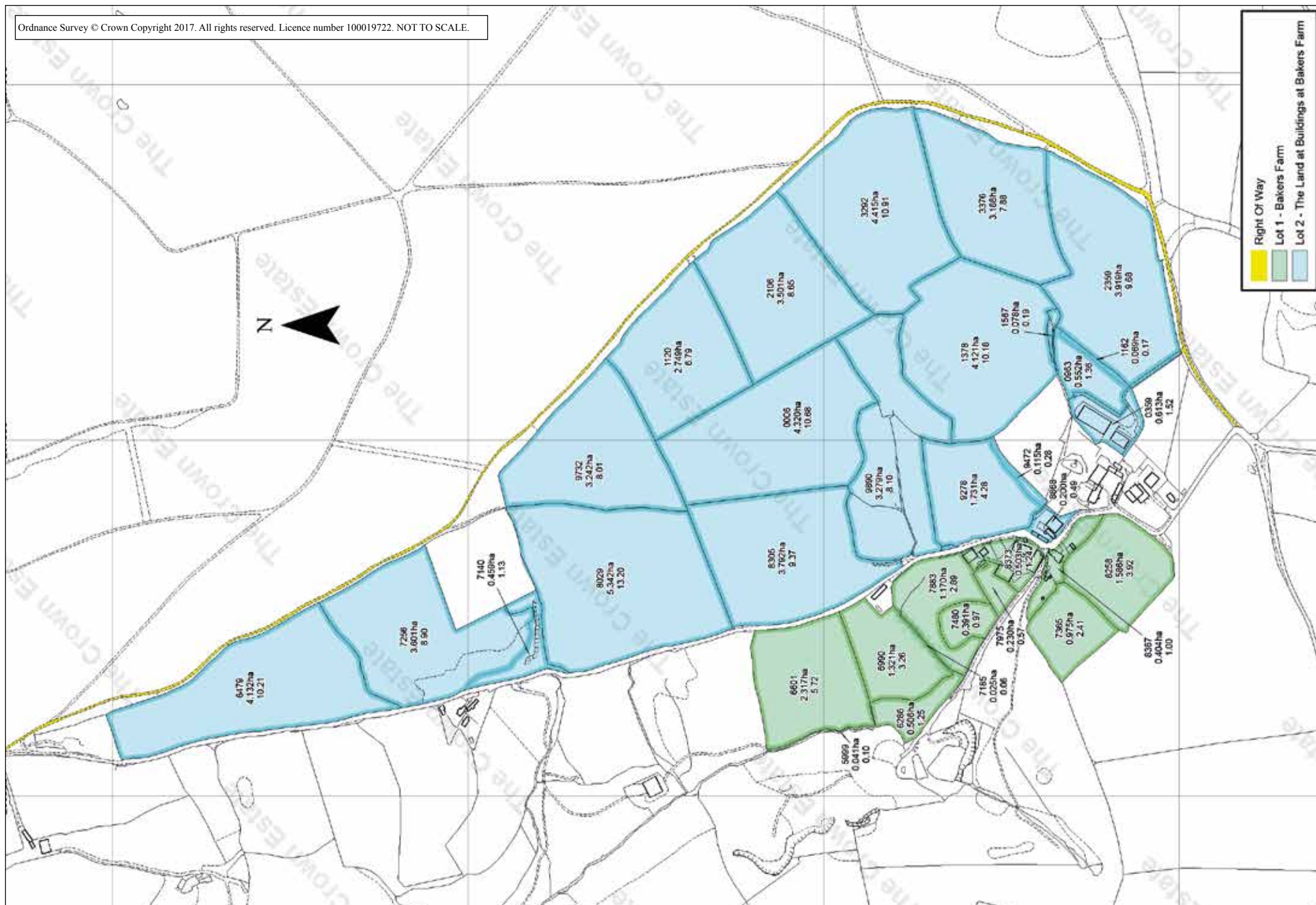


LOT 2



LOT 2





Tenure

Lot 1 is freehold with tenants in occupation on an FBT until September 2019 – 1 years notice will be need to be served before September 2018

Lot 2 is freehold with vacant possession on completion of purchase.

Access

Access to the land is available in several places from an un named council road via 5 bar gates and from a right of way over a bridleway on the eastern boundary that wraps around the whole of Lot 2 on the northern boundary.

Local Authority

West Somerset Council – West Somerset House, Williton, Taunton Somerset TA4 4QA - Tel: 01984 632291

Exmoor National Park – Exmoor House, Dulverton, Somerset TA22 9HL - Tel: 01398 323665

Footpaths

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

Services

Farmhouse

Oil fired range
Single phase electric
Private drainage
Shared private water

Farm Buildings & Land

Private water to land and buildings
Electric to the modern buildings

Fixtures and fitting

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

Postcode

TA23 0SU

Directions

From Taunton junction 25 on M5 motorway continue through the middle of Taunton on A358 on the Staplegrove Road for about 6 miles. Take the left turning onto B3224 signposted Raleigh's Cross and Wheddon Cross, continue on this road for about 10 miles and go past Raleigh's Cross Inn. Then take right hand turning by Methodist Church and continue on B3224 for two miles before turning right to Luxborough. Follow signs to Luxborough and go into village and turn left past the Royal Oak and up the hill. Follow road to the Beeches T junction and take right hand turning signposted Minehead and Dunster. Follow road for about a mile and the Bakers farm will be on your left hand side as you drop down the hill past Nurcott Farm.

Health and Safety

Given the hazards of a working farm please be vigilant when making your inspection for your own safety particularly around the farm buildings.

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which 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.

Farm Business Tenancy (FBT) & Grazing License

Lot 1 - Bakers farmhouse, the lower yard comprising a collection of traditional and modern farm buildings and approximately 23.40 acres of pasture land is currently let under an FBT that expires on the 29th September 2019.

Lot 2 - Approximately 132 acres of pasture land in a ring fence with traditional and modern farm buildings is subject to a weekly rolling grazing license, allowing for a sale with vacant possession upon completion.

Council Tax

Bakers Farmhouse Band D

HLS agreement

The land in Lot 2 is entered into a HLS agreement. It is a condition of sale that the purchaser take over the obligations of this agreement until the termination date. Further details are available from the land agents Savills.

Shooting Rights

The shooting rights are in hand and included in the sale as far as they are owned.

Basic Payment Scheme (BPS)

There are no entitlements included with this sale.

Value Added Tax

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price. Purchasers should be aware that they will be liable for this charge in relation to this sale.

Important notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

OC 01/11/17

