WEEK HOUSE FARM
WINKLEIGH • DEVON
Highly attractive and well equipped farm offering a high degree of privacy

5 bedroom, well-appointed farmhouse
Superb range of versatile farm buildings
Equestrian facilities
Productive, level and gently sloping pasture land
Ponds and woodland of high amenity and sporting appeal
No public rights of way
Stock proofed, ring fence of about 214.66 acres
Offered with vacant possession

Available as a whole or in two lots
SITUATION

Week House farm is situated in a south facing position centred around its own land between Dartmoor and Exmoor in the heart of West Devon. The farm lies just outside of the village of Winkleigh which provides a good range of day to day amenities and boasts a vibrant village community. The historic farming village has a wealth of clubs and organisations as well as a doctors surgery, post office and two popular pubs. The market town of Crediton is just 16 miles east and offers a wider range of amenities including supermarkets, a leisure centre and a monthly farmers market.

There is a good range of schooling in the area with a local primary school in Winkleigh, secondary schools in Chulmleigh and Okehampton. Private education is available at Shebbear College, West Buckland school and a further range in Exeter.

The farm is situated in a convenient location with good road links to the A30 dual carriageway which joins the M5 at Exeter. International airports are found at both Exeter and Bristol and Exeter also provides a mainline railway service with daily trains to London.
DESCRIPTION

Approached from a long private drive, Week House Farm is an immaculately presented, attractive diverse farm which last came to the market some 60 years ago. The main residence sits within the farmstead and is positioned in the centre of its own ring fence of land with fantastic southerly views across the farm. The non-listed farmhouse dates back to 1866 and is constructed of natural stone with a slate roof. The property has been renovated over recent years to create what today, is a wonderful, spacious, five bedroom family home.

Previously, the farm has operated as a mixed arable and livestock holding however now runs as a commercial sheep enterprise. The farm lends itself to various different farming systems with an excellent set of set of modern farm buildings, all in fantastic condition. The buildings stem from a concrete yard area and the land is easily accessed via a hard core track which runs through the centre of the farm.

The farm is well equipped for equestrian purposes as there is a useful range of stabling with potential to create significantly more (stp).

METHOD OF SALE

<table>
<thead>
<tr>
<th>LOT</th>
<th>DESCRIPTION</th>
<th>ACREAGE</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Farmhouse, agricultural buildings and productive land</td>
<td>Approximately 153.47 acres</td>
</tr>
<tr>
<td>2</td>
<td>Level and gentle sloping pasture with good road access</td>
<td>Approximately 61.19 acres</td>
</tr>
<tr>
<td>WHOLE</td>
<td></td>
<td>Approximately 214.66 acres</td>
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ACCOMMODATION

Approached from a newly laid walkway around the property with stone walling, the front porch leads into the hallway with staircase ahead. The door to the left leads into the large, south facing sitting room with stone fireplace. From the sitting room is a door through to the kitchen with fitted base and wall units, flagstone flooring and an oil fired redbyre cooker (with electric hobs). To the right of the hallway there is a south facing living room. A conveniently located utility room is located to the rear of the property with access via the back door. From the utility is a door through to the double garage and a downstairs WC.

On the first floor, there are four good sized double bedrooms, one fitted with an en suite, one single bedroom and a family bathroom fitted with a bath, separate shower, WC and hand basin.

WEEK HOUSE FARM
Approximate Gross Internal Area:
244.6 sq.m. / 2633.2 sq.ft.
Not to scale. For identification purposes only.
The land extends to approximately 214.66 acres and the majority comprises level pasture with areas of steeper ground and useful blocks of woodland high in amenity value. The land is complete with high quality stock proof fencing and water is connected to most fields. The land is accessed via a council road on the eastern boundary and there is a hard core track running through the centre of the farm which proves important when moving stock across the farm and for access. The land is classified as grade 3 according to the agricultural land classification maps and although been laid to grass for 5 years, is very capable of growing a wide variety of crops and has done in the past.
OUTBUILDINGS

There is an extensive range of outbuildings which are currently used for agriculture, machinery storage and equestrian. The buildings are as follows:

<table>
<thead>
<tr>
<th>Buildings (no. on plan)</th>
<th>Description</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Machinery store, stable block, kennels. Steel framed, concrete floor.</td>
<td>18.2m x 11.8m</td>
</tr>
<tr>
<td>2</td>
<td>Traditional stone building with GI roof.</td>
<td>5m x 14m</td>
</tr>
<tr>
<td>3</td>
<td>Sheep housing. Steel framed, concrete floor, cement fibre board roof.</td>
<td>6m x 11.5m</td>
</tr>
<tr>
<td>4</td>
<td>Sheep housing, machinery storage. Steel framed, concrete floor, cement fibre board roof.</td>
<td>18m x 25m</td>
</tr>
<tr>
<td>5</td>
<td>Sheep housing, machinery storage. Steel framed, concrete floor, cement fibre board roof.</td>
<td>28m x 25m</td>
</tr>
<tr>
<td>6</td>
<td>Machinery store. Steel and wooden framed.</td>
<td>4.6m x 10m</td>
</tr>
<tr>
<td>7</td>
<td>3 bay machinery store. Steel framed. Concrete floor.</td>
<td>16.2m x 20.8m</td>
</tr>
<tr>
<td>8</td>
<td>Used as lambing pens/sheering shed. Steel framed, concrete floor. Cement fibre board roofing.</td>
<td>27m x 12m</td>
</tr>
<tr>
<td>9</td>
<td>Farmhouse.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Double garage.</td>
<td></td>
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</tbody>
</table>
Tenure
Freehold

Ingoing valuation
The purchaser shall in addition to the purchase price take over and pay for the following items, one valuer acting for each party (or in accordance with the arbitrator appointed by them) on the day of completion:

• Growing Crops, beneficial tillages and acts of husbandry carried out or left for the benefit of the purchaser;
• Silage, hay and straw at market value.
• Consumables and all other stores including fertilisers and fuel including domestic oil at invoice cost.
• VAT where applicable.

Tenant right shall be paid for immediately the valuation is agreed with interest at 4% over Barclays plc base rate for the time being on the valuation from completion to the date of payment. Should the valuation not be agreed by completion, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Central Association of Agricultural Valuers. No purchaser shall be entitled to make any claim or set off in respect of dilapidations (if any) to any land, buildings, ditches, fences or any other items.

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.

Local Authority
Torridge District Council,
Riverbank House, Bideford, Devon, EX39 2QG
Tel. 01237 428 700

Services
Mains water
Oil fired central heating
Private drainage
Single phase electricity

Council Tax
Band E

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

Basic Payment Scheme (BPS)
The BPS has been claimed for 2018. The entitlements will be included in the sale and best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the 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.

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.

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. 18.09.19BH. Kingfisher Print and Design Ltd. 01803 867087.