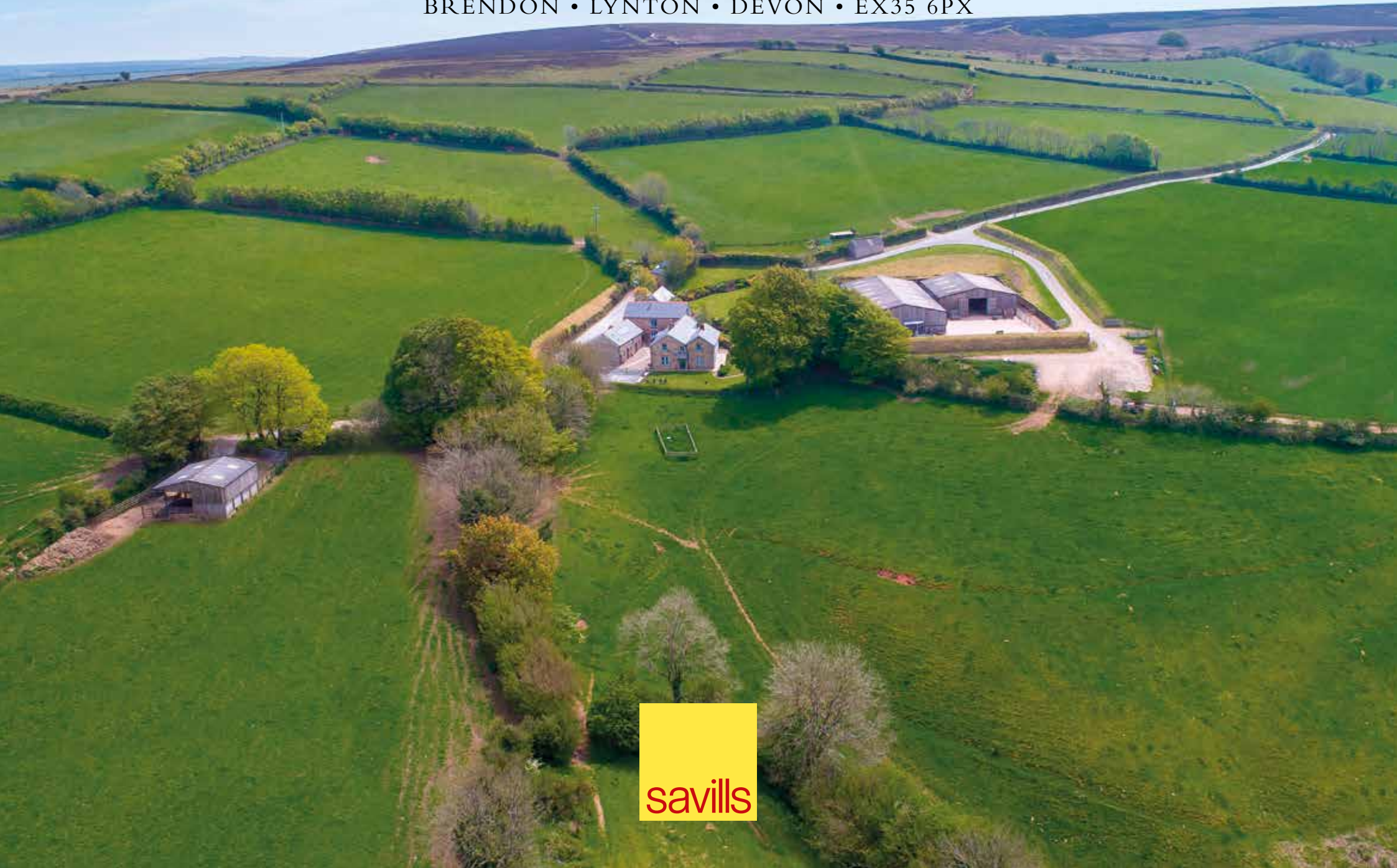


FELLINGSCOTT FARM

BRENDON • LYNTON • DEVON • EX35 6PX





FELLINGSCOTT FARM

BRENDON, LYNTON, DEVON, EX35 6PX

‘An authentic Exmoor Farm adjoining open moorland with a stylishly renovated farmhouse at its centre and unrivalled views’

Grade II Listed stylishly renovated farmhouse with 3 reception rooms, farmhouse kitchen, master bedroom with dressing room and en-suite, 3 further en-suite double bedrooms.

Attractive traditional stone barn used as domestic storage on ground floor and with scope for a myriad of uses on first floor (stp)

Superb established landscaped gardens • Versatile well maintained modern farm buildings

Fabulous run of productive pasture with considerable wildlife and sporting appeal

Fantastic outriding with direct access to the moor • Grazing rights

Available as a whole or in two lots

In all about 144 acres



savills

SAVILLS EXETER
Sterling Court,
17 Dix's Field, Exeter, EX1 1QA
01392 455 755
exeter@savills.com

Your attention is drawn to the Important Notice on the last page of the text

SITUATION

Fellingscott Farm sits in a spectacular position within the northern part of Exmoor National Park which comprises just under 700 km² of moorland, woodland, coast and rivers and is an area which offers natural beauty in its highest order. The park is full of wildlife, deep valleys and is dotted with medieval towns and villages.

The village of Lynton is about five miles away and has a good range of local shops, a museum, primary school, town hall, as well as restaurants and cafes. 600 feet below Lynton is the small harbor of Lynmouth and the two villages are linked by a famous and ingenious cliff railway, hence the village became known by the Victorians as Little Switzerland.

The towns of Barnstaple and Minehead both lie about 16 miles away and have a much wider range of facilities. There are excellent private schools at Tiverton, Taunton and West Buckland and mainline train stations at Taunton and Tiverton Parkway with regular connections to London and the Midlands.

Heaven on earth for horse lovers, Fellingscott Farm is perfectly placed with direct access to open moor providing unsurpassed out-riding. Exmoor is also renowned for being home to some of the finest shoots and fishing in the country.

There are exceptional sandy beaches on the North Devon Coast including Saunton, Putsborough and Croyde, which are all renowned for surfing. Saunton is also home to the well known links golf course.

INTRODUCTION

Approached from a long private drive the immaculate residential farm is centred around a wonderfully presented Grade II Listed 4 bedroom (4 en-suite) farmhouse which sits in the centre of its own land with fantastic views over completely unspoilt countryside. The farmhouse has been extensively renovated over the years to create what now is a spacious and extremely well appointed family home which has been very stylishly finished. The farmhouse is surrounded by well-established fabulous gardens which provide profusions of colour throughout the year together with a bluebell wood situated to the south of the farmhouse.

Across the yard a two storey traditional stone barn is now utilised as utility and domestic storage on the ground floor and the first floor provides a flexible space which lends itself to a myriad of uses (subject to the necessary planning consents).

The farm itself currently operates in a traditional upland manner and is run as beef unit however offers flexibility and could suit a variety of farming or equestrian enterprises and has direct access to open moorland providing wonderful out-riding. The land is also high in amenity, wildlife and sporting appeal.

Fellingscott is well equipped with modern general purpose farm buildings and useful concrete yards which are currently used as cattle housing, machinery storage and for equestrian purposes.





THE FARMHOUSE

The farmhouse has been beautifully renovated to provide stylish accommodation that has been arranged for family living and entertaining whilst retaining many of its original features.

A spacious glazed **entrance hall**, leads through to a beautifully appointed **kitchen** fitted with oak units and granite work surfaces together with an oil fired Redfyre cooker. Beyond which is a walk-in larder and boot room with door to outside. Off the entrance hall is a downstairs cloakroom with WC and hand basin, **dining room** with flagstone floor (with underfloor heating) and a fireplace inset with wood burning stove. Further hallway with stairs off and door to **sitting/family room** with fireplace inset with wood burning stove, fitted storage and display cupboards. **Bedroom 4** which is a good sized double with en-suite fitted with WC, shower and an impressive fitted sauna.

The main and secondary staircases lead to the first floor where there is a master bedroom suite with dressing room and shower room and a further two en-suite double bedrooms. An oak spiral staircase rises from the kitchen to a spectacular first floor drawing room with a central fireplace, vaulted ceiling with exposed beams and fabulous views.



FELLINGSCOTT FARM

Approximate Gross Internal Area:
433.2 sq.m. / 4663.2 sq.ft.



GROUND FLOOR



FIRST FLOOR

FARM BUILDINGS

The modern farm buildings are separately accessed off the main drive by a concrete road leading to a large concreted yard serving a steel framed clear-span general purpose building with sheeted roof, timber dung walling and Yorkshire board cladding (32m x 15m), fitted internally with seven high quality American style barn stables and a separate tack room. There is a further clear-span steel framed cattle building with sheeted roof, timber dung walling and Yorkshire board cladding (18.5m x 15m).

There is also a timber open fronted machinery store (11.5m x 4.2m) located off the main drive and a horse walker situated to the south east of the farm buildings.

THE LAND

The land all lies within a ring fence and extends to approximately 144 acres of productive level and rolling pasture divided into sheltered enclosures by wonderful traditional stone hedgebanks with small pockets of woodland providing amenity and sporting appeal. The land is in good heart and the soils are well drained, loamy and silty suited to stock rearing. The current farming system is based around a pedigree suckler herd of 'Ruby Red Devon' cattle however the land is also well suited to other livestock enterprises, equestrian use or simply to own for amenity purposes.





GRAZING RIGHTS AND UNDIVIDED HEREDITAMENT

Fellingscott Farm has the benefit grazing rights over Brendon Common (Register No: CL168) together with the benefit of a one fifth share in the undivided hereditament of Southern Ball which immediately adjoins the eastern boundary of the farm and extends to 90.73 acres. Further details are available from Savills.

THE BASIC PAYMENT SCHEME

Entitlements have been claimed under the basis payment scheme for the farm and the shared grazing over Southern Ball. The Brendon Commoners Association make a separate claim on behalf

of all the commoners over the entire common. 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.

ENVIRONMENTAL SCHEME

The land has been managed under an Upland Entry Level Scheme agreement that expires on the 31st August 2019. Further details are available from Savills.

RIGHTS OF WAY

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

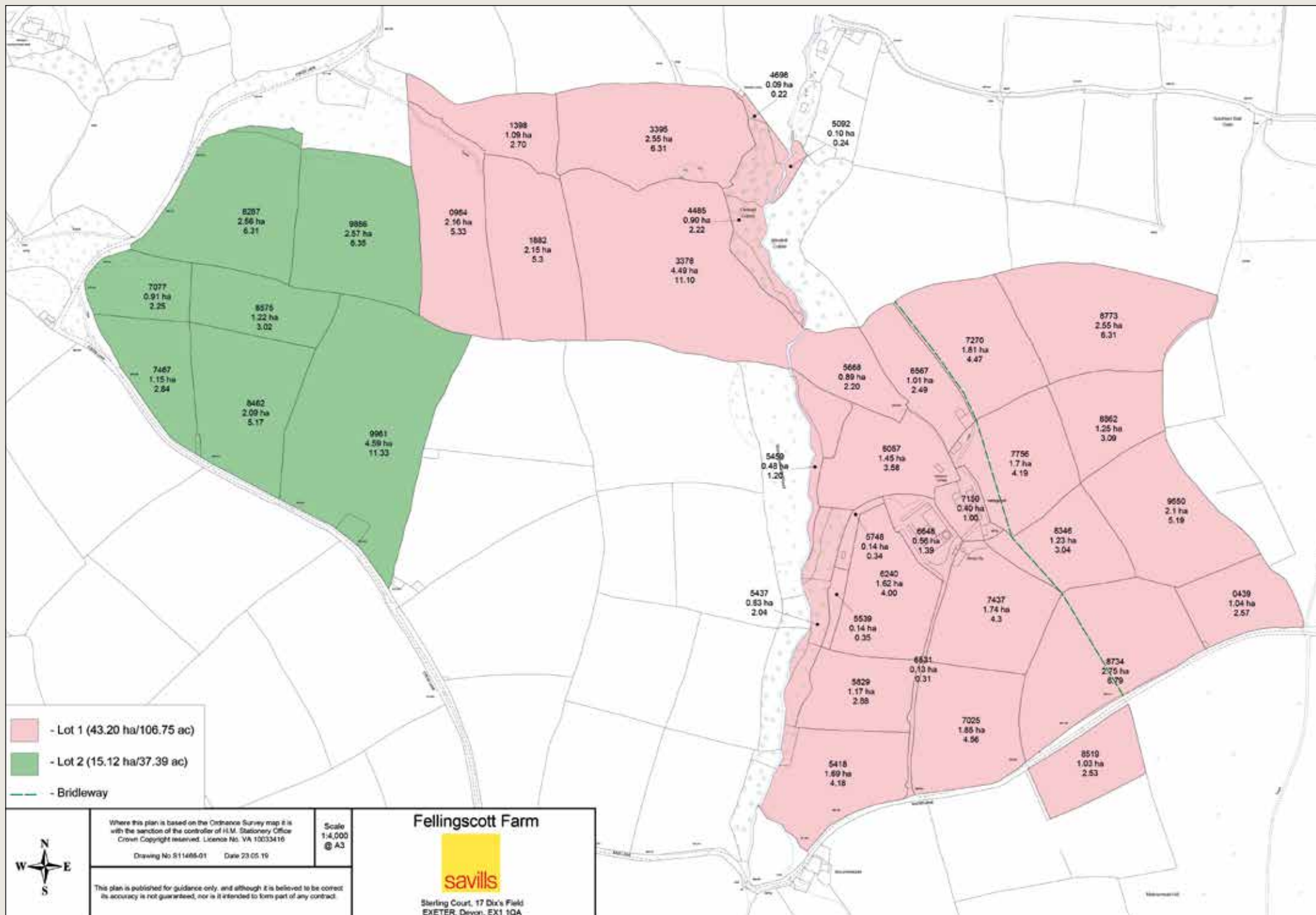
Electric - Single phase electricity
Drainage - Septic tank
Water - Two private supplies

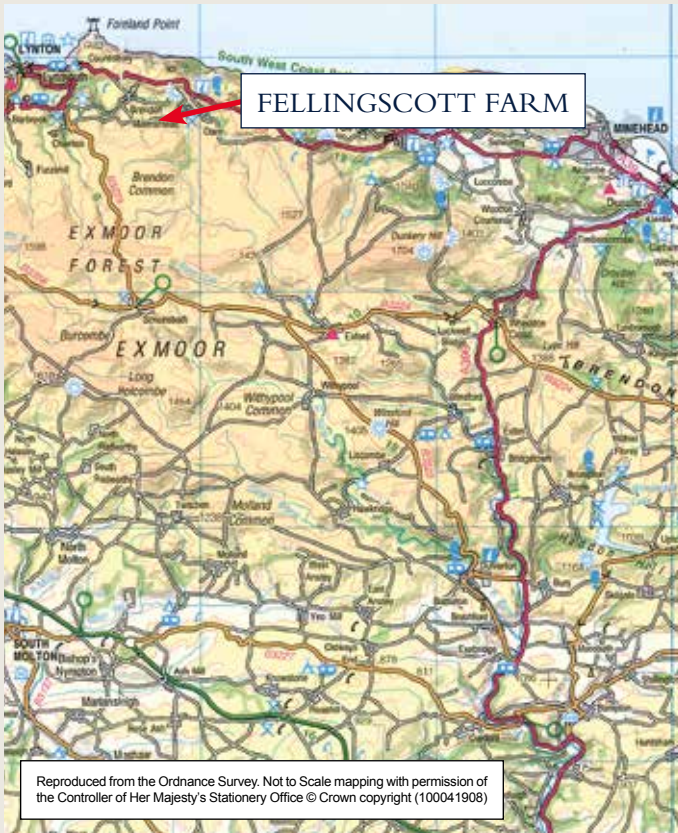
COUNCIL TAX

Farmhouse: Band B

SHOOTING RIGHTS

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





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.

METHOD OF SALE

Fellingscott Farm is available as a whole and also in 2 lots as follows

Lot	Description	Colour on plan	Acreage
1	Farmhouse, farm buildings and productive land	Pink	106.75
2	Pastureland	Green	37.39
Whole			144.14

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.

TENURE

Freehold with vacant possession

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.

LOCAL AUTHORITY

Devon County Council, County Hall,
Topsham Road, Exeter, Devon, EX2 4QD

Exmoor National Park Authority, Exmoor House,
Dulverton, TA22 9HL

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.

DIRECTIONS

From South Molton, head north on North Road and take the first exit at the roundabout onto the B3226 signposted Barnstaple/ Taunton. After approximately 1 mile cross the roundabout signposted Combe Martin / Ilfracombe and join the A399. Take a right after approximately 1.3 miles signposted Simonsbath and follow the road for 5 miles. Continue onto Kinsford Hill for roughly 3 miles, pass through Simonsbath and take a left onto the B3223. Follow the road and after approximately 5.7 miles take a right onto Scobhill Road. Pass Brendon Manor Riding Stables and take a right signposted Cranscombe onto Gratton Lane. Continue onto Tippacott Lane, which will lead onto Easter Lane, and the steel gate to Fellingscott Farm will be on the left.

POSTCODE

EX35 6PX

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. 01/05/19 CD Kingfisher Print and Design Ltd. 01803 867087.



savills