

PERRY FARM

Cheriton Fitzpaine, Crediton, Devon



LOT 2





PERRY FARM

Cheriton Fitzpaine, Crediton, Devon, EX17 4BQ

Attractive, versatile farm in the heart of Mid Devon

Cheriton Fitzpaine about 1.6 miles • Crediton about 4.1 miles • Exeter about 12.4 miles
(Distances are approximate)

Attractive 5 bedroom farmhouse with uninterrupted views over unspoilt rolling countryside

Spacious 3 bedroom bungalow with adjoining paddock

Detached barn with planning permission to convert to a holiday let

Range of traditional farm buildings offering potential (stp)

Versatile range of modern farm buildings

Highly productive pasture in a ring fence

Available as a whole or in 3 lots

In all about 103.19 acres



SAVILLS EXETER

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

SITUATION

Perry Farm is superbly situated in an extremely peaceful location within the stunning, unspoilt mid Devon countryside. The farm lies just outside of the village of Cheriton Fitzpaine which boasts a vibrant village community and offers a good range of day to day amenities to include two pubs, a post office, leisure facilities, a local farm shop with a café. The village is well known for its historic buildings and is home to the longest thatched house in England which has recently been sympathetically converted into what now is a thriving Primary school. The market town of Crediton can be found just 4 miles south and provides a wider variety of everyday facilities including supermarkets, pubs, a well-regarded secondary school, a leisure centre and a monthly traditional farmers market. The Cathedral City of Exeter (12.2 miles) provides a full complement of cultural, commercial, educational and retail facilities.

Although the farm is located in the depth of the mid Devon countryside, there are good road links to both the M5 motorway and the A30 dual carriageway offering easy access to north Cornwall. The A361 north Devon link road is just 12 miles to the north providing access to Exmoor and the north Devon coastline (AONB), home to some of the country's most scenic landscapes and beaches. Mainline railway stations can be found at both Tiverton and Exeter.

INTRODUCTION

Perry Farm is a wonderful, diverse farm that comes to the open market for the first time in 50 years. The farm is centred around the 5 bedroom farmhouse offering comfortable family accommodation full of natural light, attractive traditional buildings, one of which has planning consent for holiday use with a further large range offering potential for development (stp) and thus potential for additional income. In addition there is a substantial 3 bedroom bungalow, separately accessed from the council road, set within a large garden and with a sheltered paddock adjoining.

There is a ring fence of highly productive land comprising a mix of level, gently sloping and sloping pasture together with pockets of woodland, high in amenity value. The land is accessible from the road and is divided into good sized enclosures, currently used for the grazing of livestock.

METHOD OF SALE

Lot	Description	Acreage
1	Perry farmhouse, traditional and modern buildings	58.87
2	Pasture land and woodland with road access	41.74
3	Sherwill including adjoining paddock	2.58
Whole		103.19





LOT 1 – PERRY FARMHOUSE, TRADITIONAL AND MODERN BUILDINGS, APPROX. 58.87 ACRES

Perry Farmhouse is a charming, 5 bedroom farmhouse constructed of brick under a tiled roof dating back to the 1930's and offers spacious, family accommodation full of natural light with

uninterrupted views. The farmhouse is situated in a private setting on the eastern side of Perry farmstead. The accommodation comprises;

Front door to **entrance hall**; door left to a **sitting room** with log burner and south facing views. Off entrance hall door to the right leads into the **living room**, again south facing views. Hall through to spacious **farmhouse kitchen** with well fitted units, a three oven

Stanley cooker and an attractive rear aspect. A **pantry** is located off the kitchen. There is a separate door to the **boot room** and rear **utility**, fitted with separate **WC**. Off the utility is a **study** area adjoining **store room**. The main and secondary stairs provide access to the first floor landing off which there are five double **bedrooms** and a large family **bathroom** with bath/shower, WC and basin.

TRADITIONAL BARN WITH PP

On 26 February 2018 planning permission was granted to convert a detached stone barn into a three bedroom holiday cottage. Further details available under planning reference 17/01953/FULL on the Mid Devon Council website or from the agent, Savills.

RANGE OF TRADITIONAL AND MODERN BUILDINGS

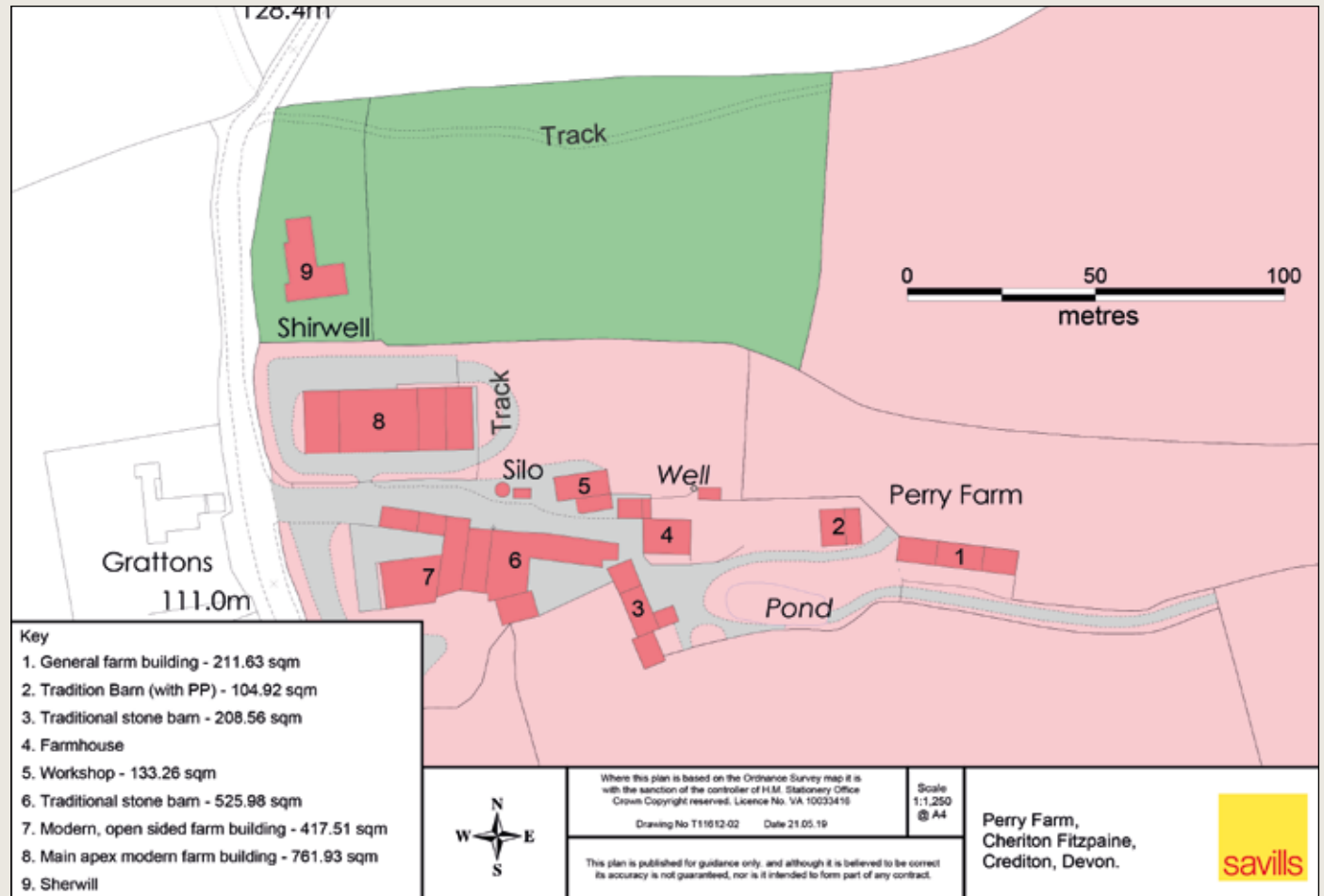
There is an extensive range of attractive traditional buildings at Perry Farm which offer significant potential for further development (subject to the necessary planning consents). Pre-app discussions with Mid Devon Council have been held with the outcome that development of the barns for two/ three units of holiday accommodation is likely to gain support from the council subject to various surveys and plans being submitted

(the pre-app letter is available from the agents).

In addition there is a good range of versatile modern buildings currently used for agriculture as well as machinery storage.

LAND

The land surrounds the farmhouse and buildings and provides a high degree of privacy and protection. It comprises highly productive, free draining, level and south facing gently sloping pasture divided into good sized sheltered enclosures.



LOT 2



LOT 2 – APPROXIMATELY 41.74 ACRES OF PASTURE AND WOODLAND WITH ROAD ACCESS.

An interconnecting productive block of predominantly pasture land extending to approximately 41.74 acres. The grade 3 land comprises a mix of level, gently sloping and free draining pasture divided into four main enclosures with three small pockets of woodland high in amenity and sporting appeal. There is a natural water source available and the land is accessed via two road access points.

LOT 3



**LOT 3 – SHERWILL INCLUDING ADJOINING
PADDOCK. TOTAL 2.58 ACRES**

An attractive large 3 bedroomed bungalow with fantastic, far reaching views. The property was constructed in the early 1990's and comprises a large kitchen/dining room, utility will adjoining WC, spacious sitting room with south facing views, two double bedrooms, one with en-suite, one single and a family bathroom fitted with bath, WC and basin. There is an attractive paddock to the east of the bungalow with separate access from a minor council road.

LOT 3

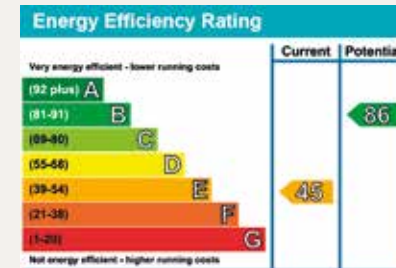


LOT 3



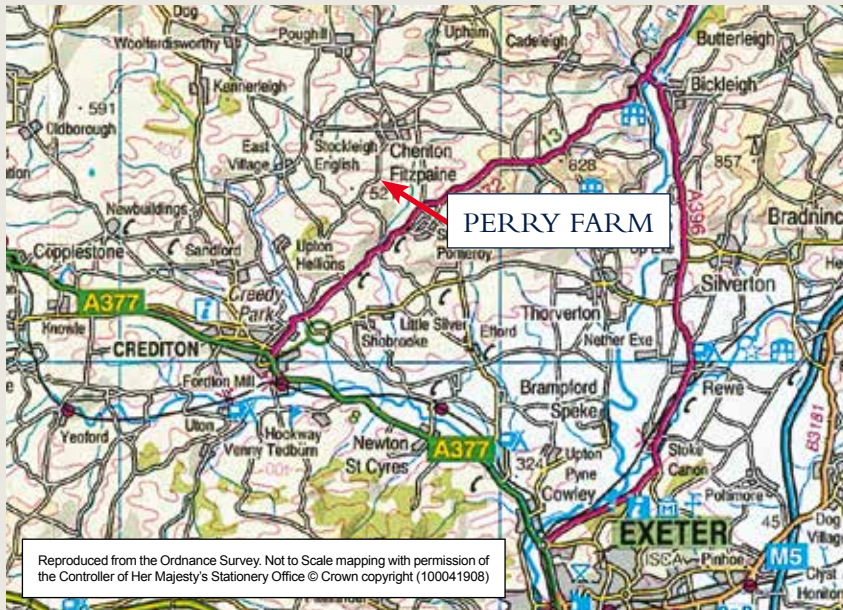
SHERWILL

Approximate Gross Internal Area:
164.6 sq.m. / 1771.3 sq.ft.



LOT 3





Tenure: Freehold

Local Authority: Mid Devon District Council, Phoenix Lane, Tiverton, EX16 6PP

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.

Services

- Lot 1: Private drainage to septic tank, oil central heating and woodburner, borehole
- Lot 2: Natural water supply
- Lot 3: Separate mains supply, private draining to septic tank

Postcode

EX17 4BQ

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.

Council Tax

Farmhouse: Band E

Bungalow: 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 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.

DIRECTIONS

From Crediton, head north on Old Tiverton Road and join the A3072 towards Tiverton. After approximately 1.2 miles turn left signposted Stockleigh and follow the narrow road for approximately 1.4 miles before taking a right signposted Cheriton Fitzpaine. Continue along Farringdon Hill / Dover's Hill / Perry Hill for approximately 1.2 miles and Perry Farm will be on the right.

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.

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. CD 6/6/29 Kingfisher Print and Design Ltd. 01803 867087.

