

# Kingsford Farm

LONGDOWN • EXETER • EX6 7SB











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Exeter 5 miles, Bristol 90 miles, Bath 91 miles  
(all distances are approximate)

*“A versatile lifestyle farming and leisure business opportunity  
within easy reach of the lively city of Exeter”*

Desirable, rural location, situated close to Exeter and communication links

5 bedroom, Grade II\* listed Farmhouse

Detached 2 bedroomed barn conversion and 2 holiday letting cottages

4 luxury lodges with private hot tubs

Extensive range of modern farm buildings with potential for further conversion,  
subject to the necessary consents

Set in beautifully landscaped gardens and grounds, with lake, woodland and pasture. In all around 64.7 acres.



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





## LOCATION

Kingsford Farm is situated on the edge of the picturesque village of Longdown in Devon, approximately 5 miles to the west of the city of Exeter. The Property is accessed via local roads, around 2.8 miles from the A30 leading to the M5 motorway at around 10 miles to the east, affording excellent accessibility both east and west.

The nearest mainline train station is Exeter St Davids, around 6.8 miles away with direct services to London Paddington. Exeter International Airport is approximately 13.5 miles from the Property with services to the rest of the UK and some European destinations.

The Property is located around 2.5 miles from Dartmoor National Park, offering a vast moorland which is popular for walking, cycling, riding and many other activities and attractions. The Exe Estuary also offers a wide range of recreational and leisure facilities, including cycling, canoeing, sailing and kite surfing.

Nearby golf courses include the Fingle Glen Golf Course, Bovey Castle, Exeter Golf and Country Club and Woodbury Park Golf Club.

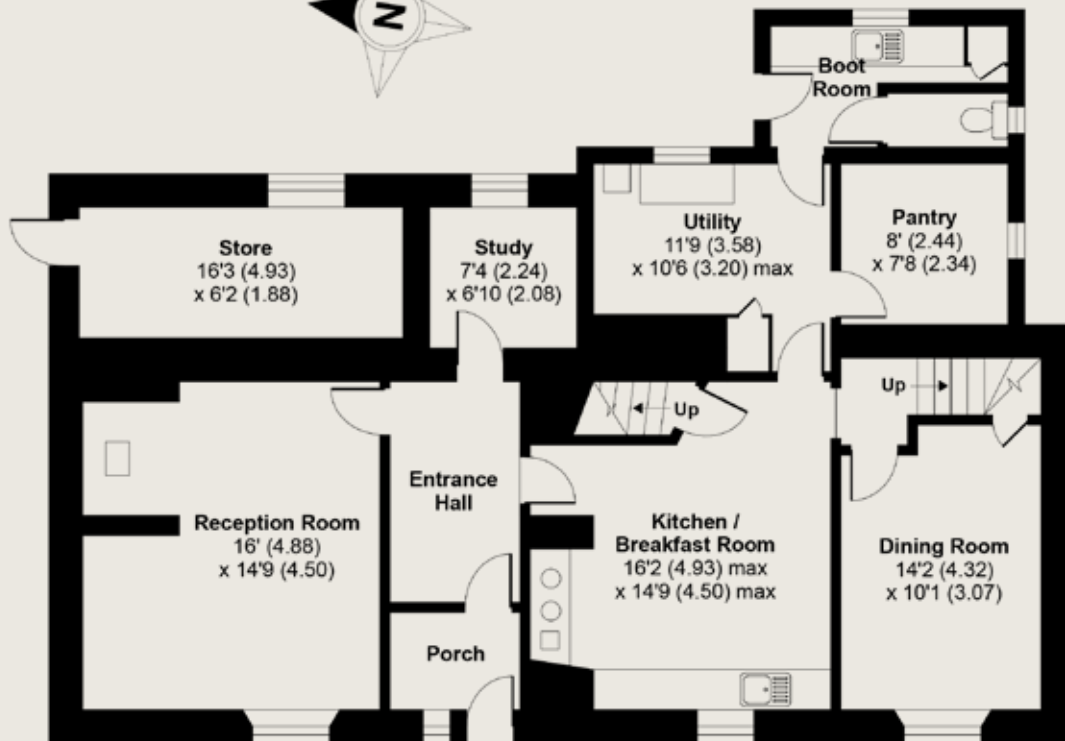




## THE FARMHOUSE

The Farmhouse dates from Tudor times and is Grade II\* listed with original features throughout, including wood panelling, open fireplaces and exposed beams.

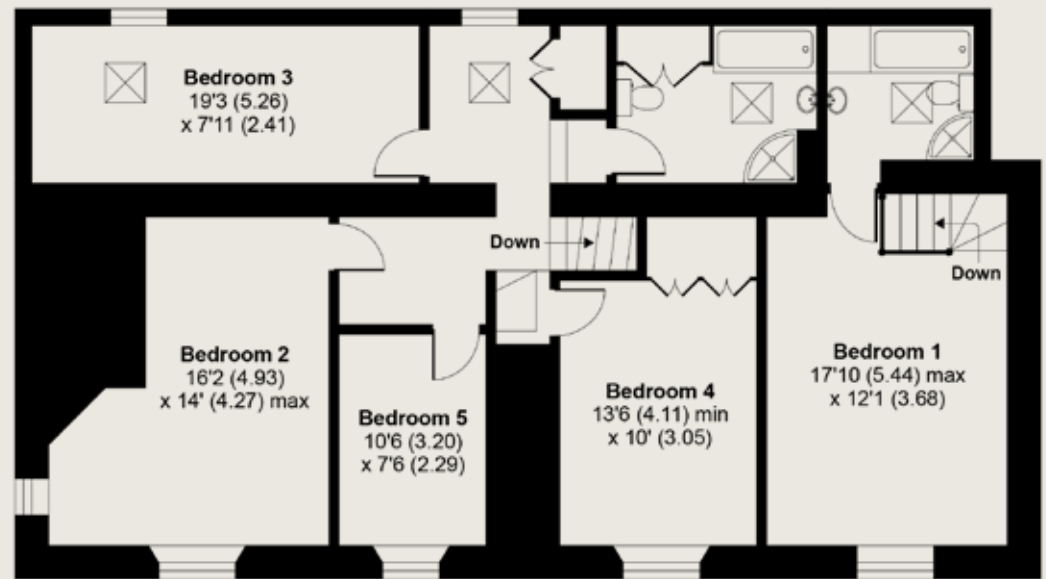
Externally, the Farmhouse has a private terraced garden with patio for al fresco dining. To the front of the Farmhouse is the main courtyard which is surrounded by the residential properties on site.



GROUND FLOOR

## THE FARMHOUSE

Approximate Gross Internal Area:  
221.6 sq.m. / 2386 sq.ft.



FIRST FLOOR



## THE COTTAGES

In addition to the Farmhouse, there is a two bedroom barn conversion with full residential consent, and a private garden and patio to the rear.

There are two, two bedroomed holiday letting cottages situated adjacent to the Farmhouse, which are currently let through Cottages.com and have consent for holiday-let use and have no limit on the length of stay, however, they must be vacant for the period between 15th January and 15th March each year.







## THE LODGES

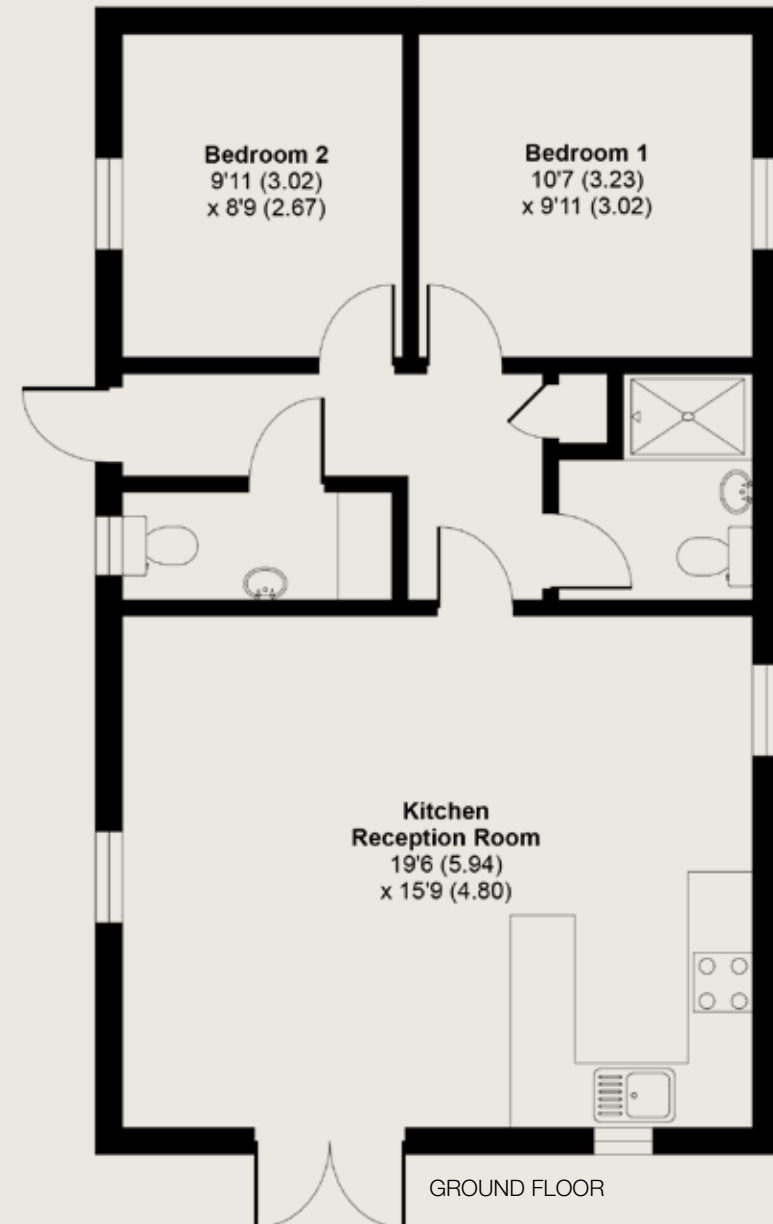
Guest accommodation is also provided across four timber-built, luxury lodges, set around a fishing lake, each with a private hot tub. Each lodge comprises two bedrooms, family bathroom, WC and well equipped, modern kitchen, dining and living areas with flat screen TVs and WiFi throughout.

The lodges have holiday-let use planning consent and can be occupied year round with no limitations on length of stay.



## THE LODGES

Approximate Gross Internal Area:  
61.3 sq.m. / 660 sq.ft.







## FARMLAND AND BUILDINGS

To the north of the Farmhouse is the Yard, comprising an extensive range of modern portal frame buildings which are currently used for livestock and storage.

To the south of the Farmhouse are a further two farm buildings with potential to be converted into further letting accommodation, subject to obtaining planning permission. On the roof of the larger barn is the Photo Voltaic system which comprise 3 x 4KW ranges, producing approximately 5,500KW per annum at a rate of 53p per unit. There is circa 19 years remaining on the scheme.

Pasture at the Property extends to circa 56 acres, with around 8 acres of woodland. The farmland is suitable for a variety of uses, and is currently used for the production of hay and grazing of livestock.









Drawing No T11805-01L      Date 30.04.19

Scale  
1:4,000  
@ A4

## Kingsford Farm



This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract.





## GENERAL INFORMATION

### Method of Sale

The Property is offered for sale by private treaty with vacant possession upon completion.

### Services

Mains electricity and water.  
Oil fired central heating.  
Private water and drainage.

### Tenure

Freehold.

### Energy Ratings

EPCs are available upon request.

### Basic Payment Scheme

The Property is eligible for the Basic Payment Scheme, which is currently claimed by the Vendor.

### Sporting, Mineral and Timber Rights

We have been informed by the Vendor that these rights are in hand and will be transferred with the sale of the freehold Property.

### Trade

The holiday letting business is established and profitable. Detailed trading information is available upon request to interested applicants.

The lodges are currently let through Hoseasons.  
The Cottages are currently let by cottages.com.

### TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

### VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### Fixtures and Fittings

Trade inventory will be included in the sale.

### Local Authority

Mendip District Council  
Cannards Grave Road, Shepton Mallet, BA4 5BT  
Tel: 0300 303 8588  
Email: BETechnical@mendip.gov.uk

### Rateable Value and Council Tax

Rateable Value: £5,200.  
Farmhouse: Council tax band E.  
The Barn: Council tax band D.

### Contact

Chris Clifford: cclifford@savills.com  
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DD: 01392 455769 M: 07807 999768

### 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:

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