



STAGS

Lower Sheldon
Grange



Lower Sheldon Grange

Blackborough, Cullompton, Devon EX15 2JA

Taunton 17 miles • Wellington 7.5 miles • Honiton 8.5 miles • Exeter 23 miles M5 (Junction 26) 9 miles

Private farm situated at the heart of the Blackdown Hills

- Period 4 bedroom house
- Attached 2 bedroom cottage for renovation
- Range of farm buildings suitable for agricultural or equestrian use
- Beautiful position with privacy and seclusion
- Productive pasture interspersed with copses
- Woodland, streams and ponds with conservation and sporting appeal
- Offered for sale as a whole or in up to 3 lots

In all approximately 101.93 acres (41.25 hectares)

Stags Farm Agency
21 Southernhay West
Exeter
Devon EX1 1PR
Tel: 01392 680059
Email: farms@stags.co.uk

Stags
Sussex House, 7 High Street
Wellington
Somerset TA21 8QT
Tel: 01823 662822
Email: wellington@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888



stags.co.uk

Viewing

Strictly by appointment with Stags Farm Agency on 01392 680059.

Grid Reference

Ordnance Survey reference ST 125 100

Directions

From Junction 26 of the M5 motorway take the exit off the roundabout signposted Blackmoor and Ruggin and at the next T junction turn right towards Ford Street. At the next T junction turn left up the hill passing through Ford Street to the staggered crossroads at the top of the hill. Turn right and just before Wellington Monument turn left signposted Hemyock. Follow this road down into Hemyock and at the Victorian pump turn left signposted Dunkeswell. Continue along this road for approximately 2 miles. Turn right at Burnthouse Cross and continue along this road for about ½ mile whereupon the entrance to Lower Sheldon Grange can be found on the left hand side.

Situation

Lower Sheldon Grange is situated high in the Blackdown Hills, a designated Area of Outstanding Natural Beauty, close to the Devon and Somerset border and between the market towns of Honiton to the south and the Somerset towns of Wellington and Taunton to the north. The area is quiet and offers many unspoilt valleys whilst still being accessible from the M5 and A30.

The nearby village of Hemyock offers a good range of services including village shops, Church, Post Office, Public House and Primary School. The charming village of Broadhembury, with its renowned pub The Drew Arms, is approximately 5 miles away. The towns of Honiton and Wellington provide a more extensive range of services and Honiton boasts a railway connection to London Waterloo and access to the A30.

The Jurassic Coast, a UNESCO World Heritage Site, is located 18 miles to the south and is famous for its geological rock types and attractive fishing ports and beaches.

The University City of Exeter lies some 23 miles away and offers a comprehensive array of retail and leisure facilities, as well as an international airport.

Introduction

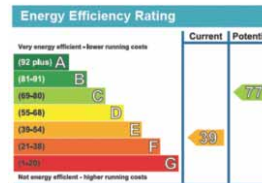
Situated off a quiet country lane, Lower Sheldon Grange is peacefully located in a beautiful and secluded part of the Blackdown Hills. A private tree lined drive leads through the farm to the farmstead.

The traditional farmhouse has a south facing aspect overlooking the farm and attractive lawned garden. The property is a comfortable family home with the potential to renovate the cottage to extend the main accommodation, or perhaps provide separate residential accommodation (subject to the necessary consents). The farm's modern buildings are suitable for livestock housing or could be converted to equestrian use. The land extends to about 102 acres in total, predominantly productive pasture with a number of woodland copses, streams and ponds across the holding.

As a whole the property has a wonderful combination of residential, farmland, woodland, orchard and farm buildings, creating in essence a small private estate.



Approx. Gross Internal Floor Area
296.1 Sq Metres 3187 Sq Ft (Excludes Restricted Head Height & Garage)



Lot 1: Lower Sheldon Grange Farmhouse, The Cottage, modern farm buildings and 49.32 acres

Lower Sheldon Grange is of traditional stone and cob construction with rendered finish under a tiled roof. A **Covered Porch / Boot Room** leads through to the **Hall** with tiled floor. **Kitchen** with range of base and wall units, single sink and drainer, oil fired Rayburn, cupboard housing hot water tank. Open plan **Sitting/Dining Room** south facing with brick inglenook fireplace housing modern Nestor Martin Harmony wood burner, exposed timber beams and patio doors opening onto patio and garden beyond. **Snug** with fireplace and patio doors opening to the patio and garden. **Cloakroom** with WC, wash hand basin and shower unit.

Stairs lead up to the first floor **Landing** with doors off to **Bedroom 1** south facing room with **En-Suite Bathroom** with bath, WC, wash hand basin, heated towel rail and access to storage. **Bedroom 2** with built-in wardrobe. **Bedroom 3** with fitted wash hand basin and built-in cupboard. **Separate WC**. **Family Bathroom** with bath, wash hand basin and heated towel rail. **Bedroom 4** with dual aspect.

Access to **Storage** cupboard.

The Cottage

Adjoining the farmhouse is **The Cottage**, which is in need of renovation and offers potential for the expansion of the main house or for use as a separate annexe (subject to the necessary consents). Covered Porch with door opening to two rooms on the ground floor, one with fireplace. On the first floor there are two rooms.

Outside

On the southern side of the farmhouse are attractive lawned gardens with ponds and a patio and kitchen garden area with greenhouse. Adjoining the house is a garden store

Farm Buildings

Triple Garage: Brick construction under corrugated roof.

Workshop: (5.97m x 7.55m) timber construction under corrugated roof.

Barn (7.50m x 5.85m) timber construction under corrugated roof

Former Parlour and Dairy: (8.70m x 4.85m) concrete block construction under a corrugated roof and currently housing in-parlour feeders and milk jars and pipes.

Former Calving House: (11.0m x 8.40m) concrete block construction with corrugated roof. Adjoining concrete block and stone Lean-to.

Covered Livestock Yard: (18.25m x 12.25m) concrete block construction under corrugated roof housing central feed passage and cubicles.

Covered Livestock Yard: (21.28m x 20.0m) predominantly timber frame construction with corrugated and part block walling elevations under a corrugated roof.

Former Slurry Pit

Surrounding the farm buildings is a concrete yard.

The Land

The land extends to about 49.32 acres, made up of an attractive block of pasture with ponds and pockets of woodland surrounding the main farmstead and encompasses both banks of the Belvin stream.



Lot 2: 32.50 acres (13.15 hectares)

Productive run of pasture and woodland extending to approximately 32.50 acres. Predominantly level, the land is suitable for the grazing of livestock and mowing grass.

Lot 3: 20.11 acres (8.14 hectares)

Pasture and woodland with road access on the north east boundary. The woodland is divided into two blocks totalling about 6.99 acres.

General Remarks

Services

Mains electricity, private water and private drainage

Local Authority

East Devon District Council 01395 516551

Entitlements

The Single Payment Entitlements will be made available. There are 35.09 Non-SDA entitlements registered for the farm.

Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Fixtures and Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Ingoing Valuation

There will be an ingoing valuation carried out by the vendor's agents. Further information available from Stags Farm Agency

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and dead stock on the property prior to completion. The purchaser is welcome to offer to buy live or dead stock prior to any farm sale.

Wayleaves, Rights Of Way Etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plans and Boundary Fences

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

These particulars are a guide only and should not be relied on for any purpose.



