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Easter Ground Farm

West Down, Ilfracombe, North Devon, EX34 8NH









## Easter Ground Farm

West Down

Ilfracombe

Devon

EX34 8NH

*A well equipped and extremely productive dairy farm*

Character three bedroom farmhouse

Extensive range of modern dairy buildings

16:16 auto ID herringbone parlour

152½ acres of mainly level ring fenced pasture land



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### Situation

Located in rolling north Devon countryside between the towns of Barnstaple to the north, Bideford to the west and South Molton, on the fringes of Exmoor National Park, to the east, Easter Ground Farm can be found only a mile from the pretty village of West Down with its attractive parish church, village stores and community village hall.

The dramatic north Devon coastline and its picturesque villages such as Instow, Clovelly and Lynton can be found is within half and hours drive. The traditional market town and regional centre of Barnstaple is some 7 miles distant and offers a wide range of shopping and recreational facilities.

The cathedral city of Exeter is just over an hours drive away and provides a much broader range of amenities and facilities including a University and the newly built Princesshay shopping centre, together with a main line railway station, regional airport and access to the M5 motorway.

### Introduction

*Easter Ground Farm is a well located 152½ acre dairy holding with a character three bedroom farmhouse and extensive range of modern dairy buildings.*

The land is conveniently located with the majority lying to the north of the farmstead. It is mainly level, and contained within a ring fence with large enclosures which are well serviced by internal cow tracks, Aylescott Lane and parish road access.

The farm buildings comprise a modern purpose built dairy unit with some 227 cubicles plus loose housing and planning permission for a further agricultural building.

The farmhouse comprises a character three bedroom family home with a good sized garden and garaging.

### The Farmhouse

Set at the end of the entrance drive, conveniently located to the farm buildings, the farmhouse sits in a slightly elevated position taking full advantage of the views. The character property is constructed of stone under a pitched slate roof and has been recently renovated, yet retains some original features such as ceiling beams. It offers the following accommodation (please note that all measurements are approximate, none of the electrical items have been tested and there are numerous power points).

**Front Porch** :: Door leading to

**Sitting Room** :: Open fireplace with stone surround and timber mantle and inset wood burning stove. Stairs to first floor, with under stairs cupboard, door and steps down to

**Kitchen** :: Fitted with a range of wall and base units with work surfaces over and incorporating a sink and drainer unit. Stanley gas fired range style cooker. Door to utility and opening through to

**Sun Room** :: Triple aspect with double doors to garden

**Utility Room** :: Fitted with wall and base units work surface over and sink unit, space and plumbing for automatic washing machine. Door to

### Rear Porch

From the sitting room, stairs rise to the **First Floor Landing** :: Doors to

**Bathroom** :: Panelled bath, wash hand basin, corner shower unit, towel rail. Cupboard housing hot water tank.

**Bedroom** :: Built in wardrobe and access to loft space.

**Bedroom 2** :: Built in wardrobe and airing cupboard with hot water tank and immersion heater. Door to **En-suite** with shower, WC and wash hand basin

### Bedroom 3

### The Gardens & Grounds

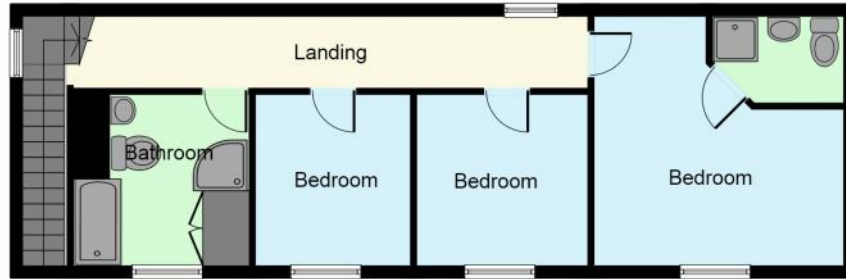
Adjoining the farmhouse is a **Double Garage** and **Car Port** with timber gate leading to the gardens which are located behind the property. The majority of the gardens are south facing and laid to lawn, it includes a variety of mature shrubs, trees and flower beds, an attractive terraced area by the rear door and a timber garden shed with a balcony making good use of the sunny aspect and super views.

**Floor Plan**

Not to scale and for identification purposes only

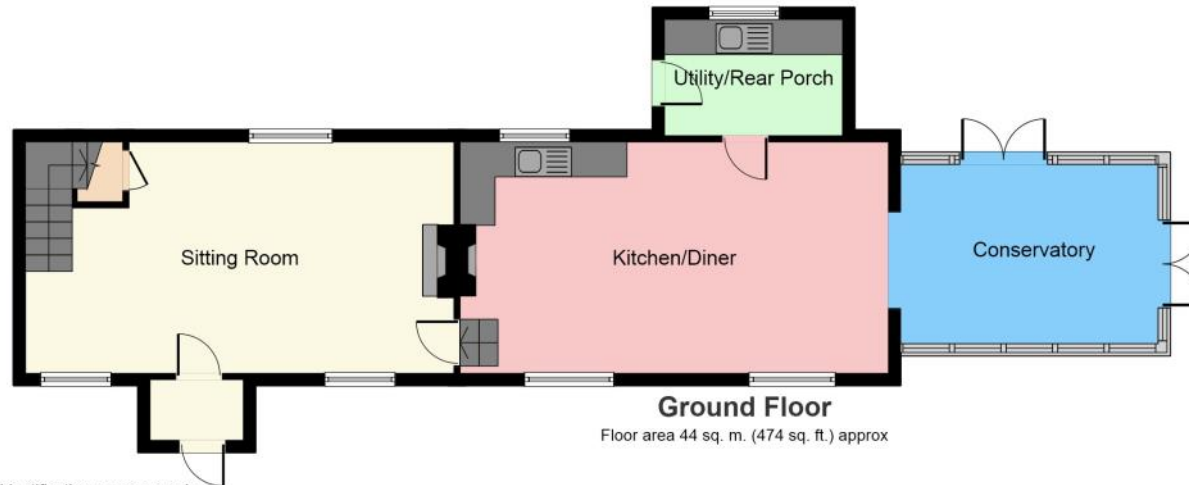
# Easter Ground Farm

Total floor area 104 sq. m. (1,119 sq. ft.) Approx



## First Floor

Floor area 60 sq. m. (646 sq. ft.) approx



## Ground Floor

Floor area 44 sq. m. (474 sq. ft.) approx

Floor plans are for identification purposes only.  
All measurements are approximate.

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### The Farm Buildings

Conveniently located to the east of the farmhouse, the modern farm buildings have been constructed as a purpose built dairy unit and are well serviced by concrete yards and comprise;

**Dairy :: 35' x 20' (10.67m x 6.1m)** Concrete block elevations under a cement fibre roof housing two bulk tanks 7500 and 6500 litres with ice bank and twin plate coolers.

**Parlour :: 16:16 auto ID**, direct to line herringbone parlour with ACRs and Alfa Laval feeders, auto segregation exit gate leading to AI holding/service pen.

**Cubicle Buildings ::** Constructed of Steel and timber frame, space board elevations, under a cement fibre roof and comprising

**160' x 50' (48.77m x 15.24m)** Buildings providing 227 modern cubicles with sand beds and concrete scrape passages connecting with **100' x 50' (30.48m x 15.24m)** Building incorporating the collection yard with backing gate, AI holding/service pen and cattle crush/handling area.

**Covered Feed Passage :: 80' x 20' (24.38m x 6.1m)**

Six **Out of Parlour Feeders**.

External **Feed Area :: 80' x 13' (24.38m x 3.96m)** With concrete mangers.

**Loose House :: 75' x 20' (22.86m x 6.1m)** Timber frame with Yorkshire board elevations over dung boarding under a box profile sheet roof.

**Livestock Building :: 45' x 30' (13.72m x 9.14m)** Timber frame with part dung boarding and Yorkshire boarding walls under a box profile sheet roof.

**Cake Bins ::** 22 tonne, 16.5 tonnes and 6 tonnes

### Portakabin Office

**Two Earth Bank Silage Clamps :: 90' x 40' (27.43m x 12.19m)** and

### Hardstanding/Bale Pad

**Earth Bank Slurry Store ::** Approximately 1 million gallon storage (some six months storage).

Open fronted **General Purpose Building :: 45' x 20' (13.72m x 6.1m)** Timber frame with galva-prime elevations and roof.

**Note:** There is planning permission for a further general purpose building :: **100' x 50' (30.48m x 15.24m)**

### The Land

Extending in total to some 152.59 acres (61.75 hectares) the land lies principally to the north of the farmstead and is mainly level or gently sloping. It is extremely well serviced by internal cow tracks and benefits in part, by road access on the southern boundary and Aylescott Lane running north to south, which provides additional access to the land.

This productive run of pasture and temporary grass leys is very well fenced with mains water to each of the useful sized enclosures and there is little waste with only a small amount of woodland on the farms north-western boundary.

### Other Information

**Basic Payment Entitlements ::** Single Farm Payment entitlements have been established over the land. Entitlements equal to the area of eligible land being sold will be transferred to the purchaser. The vendor will undertake to lodge any such documents with the Rural Payments Agency (RPA) to allow the transfer of entitlements subject to RPA guidelines. Further details regarding these entitlements are available at the Agents office.

**Tenure ::** The farm is freehold with vacant possession upon completion.

**Valuation ::** The purchaser will be required to take over all silage, hay, straw, fodder, growing and standing crops at valuation to be prepared by Kivells/Nancekivell & Co and there will be no counter claim for dilapidations. Such valuations to be conducted in accordance with the central association of agricultural valuers.

**Farm Sale ::** The vendor reserves the right to hold a Farm Sale on the farm before completion.

**Farm Plan ::** The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

### Other Information

**Easements, Wayleaves, Rights of Way ::** The Property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

**Boundaries ::** Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

**Services ::** Mains electric and gas, mains and private water. Private drainage.

**Local Authorities ::** North Devon Council, Civic Centre, Barnstaple, EX21 1EA. Tel: 01271 32711.

**Energy Performance Certificate ::** Rating F (31)

### Directions

From Barnstaple take the A361 road heading toward Ilfracombe. Pass the Foxhunters Inn on the right and take the next left to West Down Village. Bear right in the square, keeping the Post Office on your right then take a left. Continue along the lane crossing a ford and after a short distance bearing round to the left, the farms entrance lane can be seen.

### Viewings

Strictly by appointment only.

### Contact us

Kivells Farms & Land Agency, AGRI Business Centre, New Market Road, Holsworthy, Devon, EX22 7FA. Tel: 01409 259547, Email: [mbromell@kivells.com](mailto:mbromell@kivells.com)

### Disclaimer

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