



# Binham Farm

Old Cleeve, Nr Minehead, Somerset



# Binham Farm

Old Cleeve, Nr Minehead, Somerset TA24 6HX

Blue Anchor Bay 1 mile • Dunster 3 miles • Minehead 5 miles • Taunton 18 miles • M5 (junction 23) 24 miles

An historic five bedroom Jacobean house with 3 bedroom cottage, well equipped dairy farm and 274.10 acres, surrounded by The Quantocks, Exmoor and Blue Anchor Bay

- A substantial Grade II\* Listed five bedroom house, fully restored to create a fabulous family home
- A charming three bedroom period farm cottage
- A versatile range of modern dairy buildings with extensive livestock accommodation and 14 x 14 parallel parlour
- Productive arable and pasture land
- Amenity woodland and river
- Available as a whole or in two lots.

In total, approximately 274.10 acres (110.94 hectares)

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## Situation

Binham Farm is situated between the villages of Old Cleeve and Chapel Cleeve on the road to Blue Anchor Bay close to the Somerset coast. The A39 is approximately one mile away, which gives good access to Minehead, Bridgwater, Taunton and the M5.

The medieval village of Dunster is 3 miles away, with its Castle and Yarn Market, while the stunning Exmoor National Park, the Quantock Hills (an Area of Outstanding Natural Beauty) and the Brendon Hills all provide fantastic opportunities for riding, walking and watersports. Blue Anchor has a station for the West Somerset Steam Railway, which passes the boundary of the farm. Mainline train services from Taunton offer connections to London in under two hours, while the regional and international airports at Bristol and Exeter are just over an hour away.

## Introduction

Binham Grange was built as one of five granges serving Cleeve Abbey, where it is mentioned in 1291. The house has its origins in the 15<sup>th</sup> century, was altered in the 16<sup>th</sup> century and re-roofed in the 19<sup>th</sup> Century, whilst still retaining many of its original features. Today it has a Grade II\* Listing. It is constructed of squared and coarse blue lias stone under a slate roof and carries the coat of arms of the Botelyer family, dated 1624.

The house today forms a spacious and comfortable family home, excellent for entertaining, with four large double bedrooms, a single bedroom, three bathrooms, a stunning dining hall, sitting room and snug. In recent years the house has been used as an upmarket restaurant with luxurious accommodation.

Binham Farm is run as a dairy holding and is home to a milking herd of 260 cows, run on a grass forage based system. The grazing fields surround the farm buildings, while the land to the eastern side of Blue Anchor Road provides excellent land for growing maize, cereal crops and grass leys. The River Pill runs through the farm to the bay, flanked by 200 year old Oak trees.

Binham Farm is available as a whole or in two lots.

## Lot 1 – Binham Grange, Avoca Cottage, Farm Buildings & 125.82 acres (50.94 hectares)

## Binham Grange

Binham Grange is an historic house which is surrounded by beautiful gardens enclosed by natural hedges. The residential part of the property has a separate drive. The house has been subject to a thorough project of restoration and renovation to create a period home of immense charm, and has been featured in Period Home magazine.

The house is Jacobean, with a stone façade under a slate roof. Internally, there are alabaster archways (carved from stone excavated at Blue Anchor), limestone archways, compartment panelled ceilings, an ancient door, enormous fireplaces with Jotul log burners and bespoke Oak-framed windows with leaded lights, while all modern conveniences have been seamlessly integrated. There is a blue four oven AGA with a professional kitchen, breakfast room with French windows onto the kitchen garden and LPG central heating throughout.

A Welsh slate flagged pathway leads through the Oak gateway with wrought iron gates, into a walled front garden, planted in a formal parterre style with box compartments containing a host of plants to give colour and scent throughout the year. An archway with the Botelyer coat of arms dated 1624 leads into a covered porchway with Oak seating and terracotta flooring. An ancient wooden door opens into the cross passage Hallway with high ceilings and coving.



An alabaster archway leads into the grand Dining Hall, with two stone mullion windows, with leaded glass and window seats, fireplace with woodburner.

From the main Hallway, there is a comfortable Snug with huge Oak mullion window giving views of the formal garden, and a fireplace with oak mantle and slate hearth with wood burner in situ. The formal Sitting Room shares the same view as the snug, also with a woodburner as well as a large Inglenook fireplace with Oak mantle and limestone surround.

An Alabaster archway into the rear hallway, with door into modern professional kitchen with stainless steel appliances (oven, hob, extractor), sink & free standing units and shelving. Oil-fired dark blue four oven Aga. Through to the Breakfast Room with room for dining table, dual aspect and Oak French windows with stable door out into the kitchen garden.

Also off the rear hallway is a gentleman's WC, a ladies cloakroom (with two W.C.s, a double wash hand basin and an art deco fireplace), and a disabled/baby change cloakroom. Doorway leads onto The Old Dairy, with concrete flooring and shelving, and a storage room. A room known as the 'Tented Room', leads out into the main garden and serves as a rear entrance to the house from the parking area.

A curved staircase winds up to a half landing, with door off to Bedroom 5/Linen Room. At the top of the stairs Two Further En Suite Bedrooms can be found, one of which is home to an architecturally notable plaster relief depicting the 'Triumph of Time', as well as a wonderful stand alone roll-top bath, on a raised dias, creating a luxurious master suite.

A door opens into Bedroom 3 with views over the Brendon Hills and a large stone fireplace. En suite bathroom with bath with shower over, wash hand basin heated towel rail and W.C. Bedroom 4 lies across the hallway, with views over the garden. An Oak staircase winds down to the back hallway, close to the kitchen.

## The Gardens

In addition to the formal front garden, there is a wonderful kitchen garden with seating areas, vegetable beds, glasshouse, cold frames and pergola draped with scented roses and wisteria. There is an abundance of diverse planting in the garden, creating a Mediterranean feel, with west-facing lawns, island beds of shrubs and herbaceous, gravel pathways and inviting terrace and seating areas scattered throughout. To the rear of the main garden is a large orchard with many different varieties of apple, pear, damson, quince and plum.

## The Outbuildings

**Covered Loggia:** with door to:

**Utility/Prep Room:** with stainless steel sink and stainless steel surfaces.

**Laundry Room:** with Outside W.C.

**Linhay:** with 3 bays with traditional round stone pillars.

**Study:** with raised floor and exposed beams.

**Stone Barn:** 15.78m x 5.34m (plus 5.18m x 3.84m): a pretty stone barn with corrugated roof, double barn doors and brick floor. used for private functions, parties and storage.

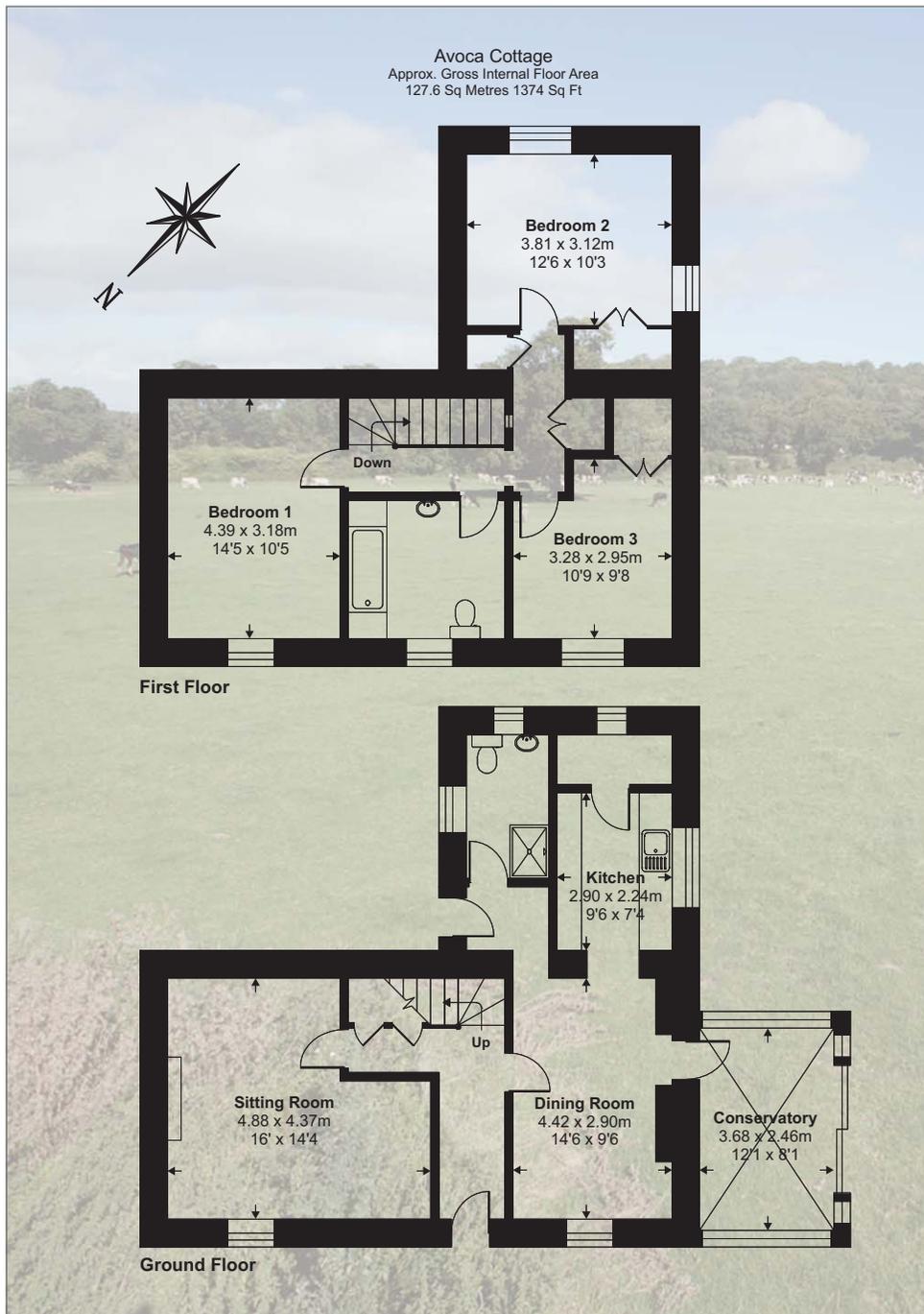
**Stone Logshed:** (5.62m x 2.95m): with corrugated roof.



**Farmhouse**  
 Approx. Gross Internal Floor Area  
 481.7 Sq Metres 5186 Sq Ft (Excludes Outbuilding)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		52
(21-38)	F		
(1-20)	G	4	
Not energy efficient - higher running costs			



## Avoca Cottage

Accessed from Binham Grange's main drive, Avoca Cottage is of stone construction under a slate roof. The floorplan shows the extent of the accommodation, but in brief comprises: glazed back door opening into a Hallway. Shower Room with shower, W.C. and wash hand basin. Galley Kitchen with electric oven and extractor and gas hob and stainless steel sink/drain. Range of Oak wall and base units under laminate tops. Pantry housing the boiler with shelves and space for a washing machine. Charming Breakfast Room, with Conservatory to the side overlooking the front lawn. The Sitting Room houses a log burner on a slate hearth.

Stairs lead from the Hallway to Three Double Bedrooms (two with fitted wardrobes) and a Family Bathroom.

## The Garden

Surrounding Avoca Cottage is a large level lawn area with vegetable beds surrounded by Beech hedging and a post & rail fence. A concrete drive provides parking for a number of cars.

## The Farm Buildings

Accessed from Binham Farm drive the farm buildings are capable of housing 350 adult cattle and are detailed in the table attached.

## The Land

The farm land with Lot 1 extends to approximately 104.55 acres along with 12.98 acres of woodland. The land is Grade 3 and is currently all down to grass.

The soil type is reddish clayey soil and provides excellent grass growing land. The pockets of woodland provide conservation and sporting appeal.

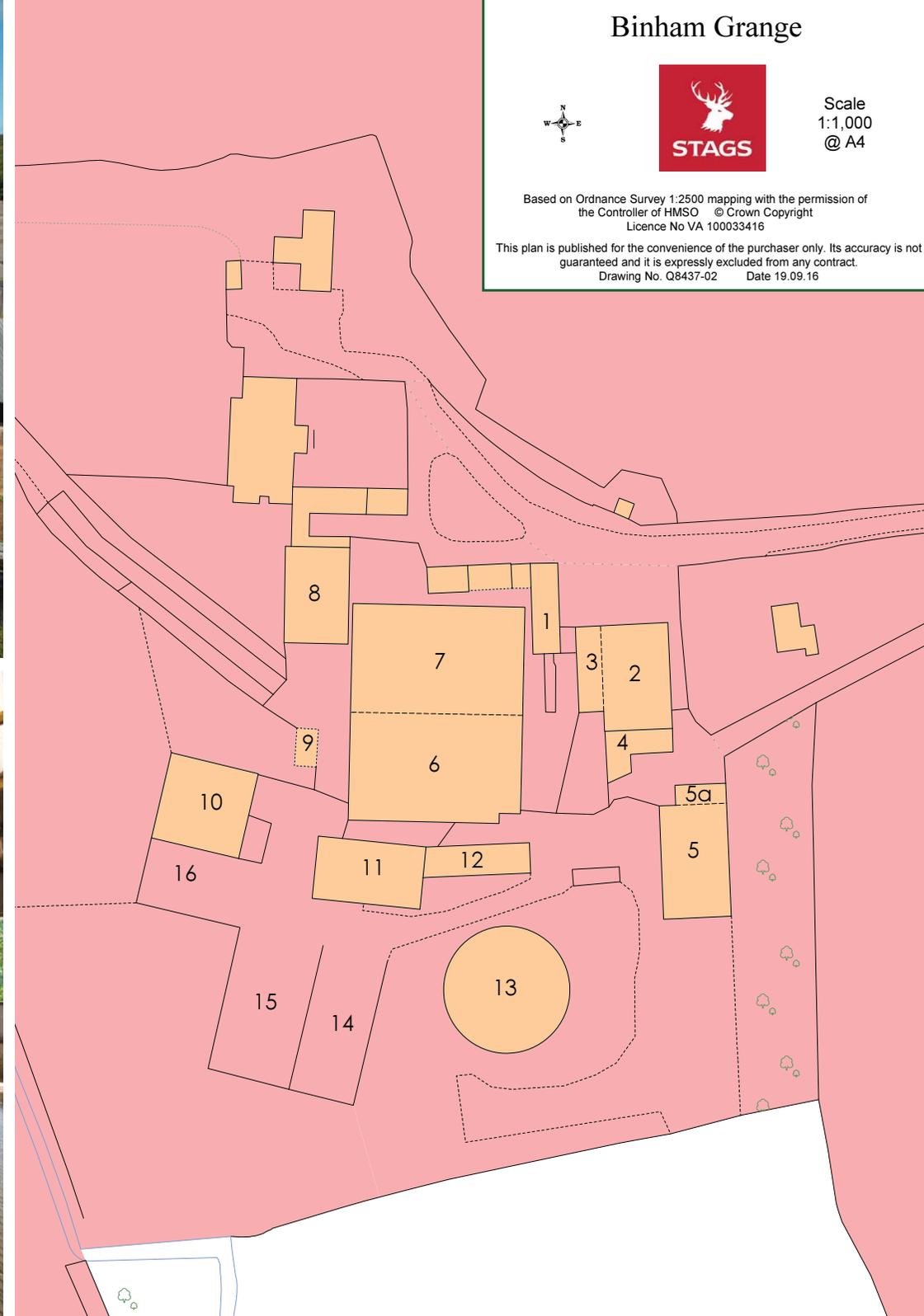
## Lot 2 – Land to the East of Binham Farm 148.28 acres (60 hectares)

Predominantly level, with some gently sloping farmland with a farm track running up through the centre of the land providing good access to all the fields. The land is currently down to grass and has been used for the growing of maize, cereal and grass crops.



Avoca Cottage

Building No	Dimensions	Description
1	4.23m x 21.76m and 4.92m and 18.06m	'L' shaped calf rearing barn – Stone and concrete block construction under tiled and slate roof.
2	19.0m x 27.50m (max)	Dairy and Parlour – Steel frame with concrete block elevations under corrugated roof <b>Section A – Dairy</b> – With Fabdec bulk tank with 9,000 litre capacity (approx), double plate cooler, ice bank chiller water system, 2 x water heaters (2 x approx. 600 litre tanks in loft), double vacuum pump, air compressor to operate parlour, high volume pressure wash down system. <b>Section B – Pump Room</b> <b>Section C – Workshop</b> <b>Section D – Medical and chemical store</b> <b>Section E – Loft with two offices</b> , tank room with water tank, two double refrigerator fans, two hot water tanks. Further store with water tank <b>Section F - Parlour &amp; Collecting Yard</b> – Westfalia 14 x 14 rapid exit parallel right angle parlour
3	12.67m x 5.50m	AI and Livestock pen (lean-to)
4		Isolation pen (lean-to)
5	12.78m x 22.80m	Open fronted livestock barn – Steel frame with part timber walling under corrugated roof.
5A	9.24m x 4.58m	Isolation pen - Steel frame with clad roof and elevations
6	17.11m (max) x 36.61m	Livestock barn – Steel frame with part concrete panel walling with Yorkshire boarding above under clad roof.
7	36.23m x 27.25m	Cubicle shed – Steel frame with part concrete block walling under corrugated roof. 48 cubicles with 2 feed passages.
8	13.50m x 20.0m	Cubicle shed – Part rendered concrete block walling, timber elevations under clad roof, steel frame housing 60 cubicles
9	4.56m x 7.80m	Out of parlour feeder – Steel frame with timber elevations under clad roof, six feeding stalls/units, feed bin with approximately 15 tonne capacity
10	18.60m x 18.00m	Livestock barn – Steel frame with lower concrete panel walls under clad roof, part timber and part clad elevations
11	12.05m x 22.98m	Open fronted livestock barn – Steel frame with part concrete panel and block walling with Yorkshire boarding elevations under corrugated roof
12	21.02m x 6.29m	Livestock barn with calving pens – Steel frame with concrete block timber elevations under corrugated roof
13		Slurry store with reception pit – approximately 500,000 gallon capacity
14	12.45m x 30.35m	Silage clamp - Concrete panel walls and concrete floor
15	17.45m x 30.35m	Silage clamp – Concrete and timber sleeper walls with concrete floor
16	13.50m x 18.50m	Silage clamp – Concrete panel walls and concrete floor





Lot 1



Lot 2

## General Remarks

### Services

#### Lot 1

**Water:** Mains water to Binham Grange, Avoca Cottage and Dairy. Private supply (well) to farm buildings and land.

**Electricity:** Mains electricity (3 phase)

**Drainage:** Separate private drainage to Binham Grange and Avoca Cottage.

**Heating:** Binham Farm & Avoca Cottage (LPG)

#### Lot 2

A sub supply of private water from Lot 1 could be made available by agreement.

### Tenure

Freehold with vacant possession.

### Access

Direct access from the public highway.

### Rights of Way

A public footpath crosses Lots 1 and 2.

### Local Authority

West Somerset District Council, Tel: 01643 703704,  
www.westsomersetonline.gov.uk

### Council Tax & Business Rates

**Binham Grange:** Band C

**Binham Grange Restaurant & Premises:** £4,400 per annum

**Avoca Cottage:** Band D

### Planning

Binham Grange and Farm has planning permission for use as a restaurant, bed & breakfast and owner's accommodation (retaining dairy farm use) and associated car parking under planning ref: 3/26/05/003.

### Basic Payment Scheme (BPS)

Entitlements will be made available. The purchaser will take over the vendors' cross compliance responsibilities.

### Ingoing Valuation

Upon completion of purchase and in addition to purchase price, the purchaser shall take over and pay for (including VAT where applicable) the items below at valuation.

The buyer will be required on completion to make a payment on account for the approximate amount of the ingoing valuation, as calculated by Stags, with the final valuation to be agreed within 7 days after completion.

All remaining hay, straw, wrapped and bagged silage, feedstuffs grain, etc, upon the property at market values.

All remaining clamp silage at consuming value calculated in accordance with the CAAV Publication No 183. The valuation will be based on an analysis or if appropriate, analyses. The Vendor is responsible for obtaining the analyses and will pay the charges.

Beneficial cultivations carried out prior to completion and growing crops planted prior to completion at the cost of seeds, fertilisers, sprays, pesticides and labour thereto. Where labour has been undertaken by contract, then the actual cost shall apply. In all other cases, the labour charges shall be in accordance with the CAAV costings.

All fertilisers applied to pasture land which has not been cut or grazed between application and completion shall be taken over at cost price of fertilisers and labour at actual cost where undertaken by contract or in accordance with the CAAV costings.

All remaining diesel and domestic fuel oil, feeding stuffs, fertilisers in store, shall be taken over at cost price.

All matters of valuation shall be carried out by Stags acting upon behalf of the Vendors and Purchaser, whose decision shall be final and binding on both parties and whose fees and expenses shall be paid in equal parts by each. All valuation monies shall be paid, by cleared funds, in the account of the agents or vendor, within 14 days of completion and shall otherwise therefore carry interest at 5% above the HSBC Plc base rate applicable to the period.

There will be no claims for tenants' rights matters and in the usual way no counter claim for dilapidations.

### Plans and Boundary Fences

The vendors will erect a new fence boundary between point A and B on the landplan. 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.

### Fixtures and Fittings

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

### Sporting & Mineral Rights

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

### Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

### Viewing

Strictly by prior appointment with Stags. Please call 01392 680059.

### Directions

From the M5 motorway at Junction 22 or 23 (Bridgwater), proceed west on the A39 towards Minehead and Williton.

From the M5 at Junction 25 (Taunton), proceed north-west towards Minehead and Williton on the A358.

From Williton, proceed towards Minehead on the A39. On reaching the roundabout after one mile, continue straight across on the A39. After 1.5 miles, turn right signposted towards Binham Grange, continue for a further one mile where the entrance to Binham Grange will be found on the left hand side. Take the right hand side entrance drive to the house.

### Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings and yard.

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

# Binham Grange



Scale  
1:5,000  
@ A3

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