



Cobley Farm



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Lapford, Crediton, Devon EX17 6NE

Crediton 11 miles • Exeter 17 miles • Junction 27 of M5 18 miles

A residential farm with farming, sporting & equestrian appeal set in a tranquil part of Mid Devon

- Grade II Listed 5 bedroom Devonshire farmhouse
- Stone barn with potential for a range of ancillary uses (STP)
- Range of traditional and modern farm buildings
- Gently rolling productive farmland
- River Dalch and woodland offer amenity appeal

In all about 89.04 acres (36.03 hectares)



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Situation

Cobley Farm is situated approximately a mile from the Mid Devon village of Lapford, which provides local facilities including a primary school, public house, village hall, church, village shop and petrol station. The A377 provides access to Crediton and beyond to Exeter to the south, and Barnstaple and the north Devon coast to the north.

The Cathedral city of Exeter is approximately 17 miles distant and has all the amenities associated with a major regional centre, including Princesshay Shopping Centre, an airport with national and international flights, and St David's train station for mainline rail connections. There is good access to the M5 motorway at Junction 27 via the A361 dual carriageway, adjacent to which is Tiverton Parkway Railway Station which offers a connection to the capital in just under 2 hours.

Introduction

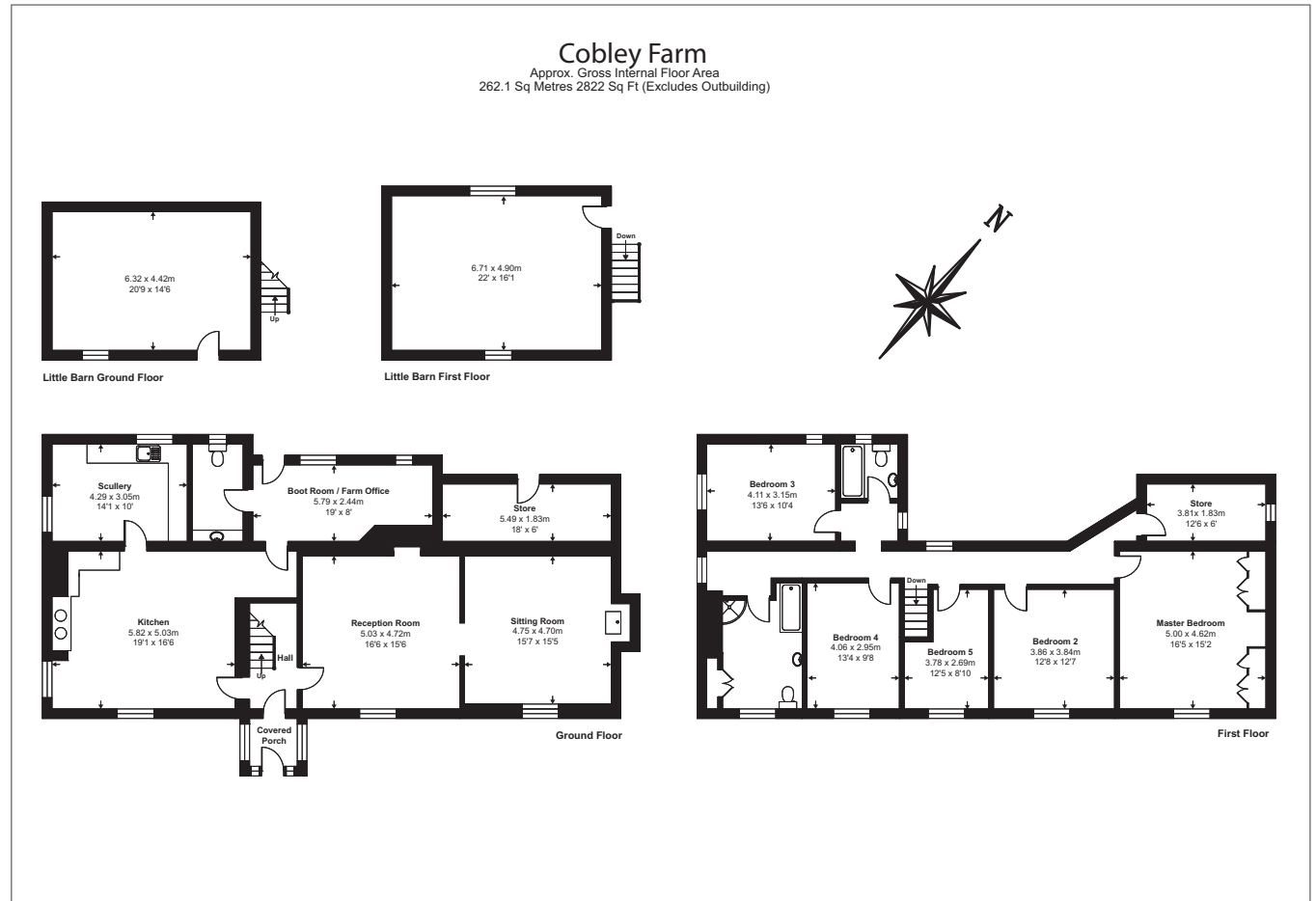
Cobley Farm lies in a beautiful and secluded location, with no near neighbours. The current owners have made many improvements to the property during their 20 year tenure, including rewiring the farmhouse and adding an oil-fired central heating system, creating a spacious and comfortable family home.

The farmhouse is a Grade II Listed Devon longhouse, which in part dates back as far as the 16th century. It is of rendered cob walls, under a slate roof, with many period features still in place including some wonderful oak beams and plank and muntin screening. The farmhouse faces South East with the bedrooms enjoying wonderful views over its own land down to the River Dalch and deciduous woodland beyond.

The Farmhouse

A gravelled pathway leads through the lawned front garden to an enclosed **Covered Porch**. The front door opens into the Hall with door off to the **Reception Room** with oak beams, working fireplace with brick surround, plank & muntin screening and a window overlooking the front garden. Large opening through to the **Sitting Room** with Clearview woodburner with oak beam above and window seat. Also off the Hall is a door to the large **Farmhouse Kitchen** with a range of wooden base cabinets with wooden tops, green Stanley range (for cooking, central heating and hot water) and cork floor tiling. Door to **Scullery**, with double stainless steel sink/drainer with range of base units with tiled splashback. Space for fridge, freezer, dishwasher and electric oven and hob. From the Kitchen, door to **Boot Room/Farm Office** with tiled floor. Door to downstairs WC with Belfast sink with granite top and base unit and space for a washing machine. Back door to outside.

From the Hall, stairs lead up to the first floor where **Four Double Bedrooms** and a **Single Bedroom** can be found. **Two Family Bathrooms** complete the upstairs layout, one with bath, separate shower, WC, and airing cupboard the other with bath with shower attachment over, WC, wash hand basin and heated towel rail. There is a large storage cupboard in the eaves of the master bedroom, where once a spiral staircase led down to the Sitting Room (now removed).





The Garden

To the front of the house is a level lawned area, with mature trees and shrubs. Steps lead up to a larger garden area to the side of the house, mostly laid to lawn, with beech hedging, flower beds and arbour, with gravel path leading to octagonal wooden **Summer House**.

On the other side of the main drive, a gate leads to a lawned area with a number of trees, with greenhouse and vegetable garden, screened by a mature beech hedge and with lovely views down to the River Dalch and mature woodland beyond.

Outbuildings

The Little Barn

To the rear of the house is a two-storey stone barn with slate roof which is currently used for storage, but with the necessary planning consents could be used for a range of ancillary uses such as secondary accommodation or a home office. External stone steps provide access to first floor.

Garage & Logstore (7.00m x 7.34m) stone and block construction under corrugated roof.

Stables stone and concrete block construction under galvanised iron roof, comprising 3 x stables and feed store.

Farm Buildings

Former Threshing / Corn Barn (9.31m x 5.03m) stone construction under a slate tiled roof with grain bin and Bamford Mill.

Stone and cob livestock barn with open fronted lean-to. Stone and cob barn under corrugated roof (11.99m x 4.73m), lean-to timber frame with corrugated roof (11.99m x 4.95m).

Livestock Barn and Farm Workshop (13.70m x 6.17m) steel frame construction with timber elevations under corrugated roof. Housing AC/DC converter for solar panels.

Covered silage clamps (18.30m x 3.22m) steel frame construction with concrete panel and timber elevations under corrugated roof.

Adjoining building providing covered livestock accommodation (18.30m x 13.67m). Steel frame construction with concrete and timber elevations under corrugated roof. Internally fitted with livestock pens. 16 PV panels fitted on the roof.

Dog Kennel.

Yard area with sheep race.

Former cubicle shed (13.50m x 17.38m) timber construction under clad roof.

Timber Pole Hay and Straw Barn (11.54m x 11.0m) with corrugated roof.

Former Poultry Building situated in field number 2275 – of timber and galvanised metal construction.

Within Field Nos 1785 and 9581 are field shelters.

The Land

The land lies within a ring fence providing total privacy and protection around the main farmstead. Running along the south eastern boundary is the River Dalch providing opportunity for fishing for wild brown trout. The land is a mixture of level and some sloping land divided into a number of good sized field enclosures bounded by well- maintained hedgerows and connected by a central farm track running up through the farm. There are three areas of mixed broadleaf woodland providing conservation and sporting appeal.

General Remarks

Services

House: mains electricity and private water. Private drainage. Broadband. Oil-fired central heating, hot water and Stanley cooker.

Farm buildings and land: Spring water from collection reservoir in field number 9581.

Tenure

Freehold.

Access

There is a right of way along Copley Lane from Merryfield to the public highway.

Basic Payment Scheme (BPS)

The farm is registered for entitlements. The entitlements will be made available to the purchaser. The current year's payment is reserved from the sale.

Entry Level Scheme (ELS)

Copley Farm is entered into an Entry Level Stewardship (ELS) agreement which ends 31/11/2018. As part of the purchase of the farm, the buyer will undertake to take on the agreement for the remainder of the duration.

Local Authority

Mid Devon District Council. www.middevon.gov.uk / 01884 255255

Sporting & 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.

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.

A public footpath crosses the farm.

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.

Viewing

Strictly by prior appointment with Stags: 01392 680059.

Photographs

Photos were taken in June & July 2017.

Warning

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

Directions

From Exeter take the A377 passing through Crediton and Copplestone, following the signs for Lapford. Turn right and go up through the village of Lapford, past the Malt Scoop Inn then take the 1st right, signed Primary School and Eastington. Follow road to Eastington Cross and go straight over onto Copley Lane. Follow the lane for approximately half a mile until it opens out into Copley Farm.

From Junction 27 (Tiverton) of the M5 take the A361 to Tiverton. At the roundabout continue on the A361 for approximately 2 miles, then take the first turning left signposted Rackenford, Templeton & Loxbeare. At the T-junction turn right then left and continue for approximately 3 miles until you reach the B3137. Turn right onto the B3137. After half a mile, after John Lake Tractors, turn left onto the B3042 signposted Thelbridge. At Pouncers Cross turn left signposted Lapford, then at Lower Forches Cross turn left and at Higher Forches Cross turn left signposted Eastington. At Eastington Cross turn left onto Copley Lane and follow the lane to the end, where the lane opens out into Copley Farm.

Disclaimer

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



