



Lower Hearson Farm



Lower Hearson Farm

, Barnstaple, Devon, EX32 0QH

Swimbridge 2 miles - Barnstaple 4 miles - Croyde & Woolacombe 10 to 15 miles

A holiday letting business and lifestyle opportunity set in the glorious North Devon countryside with over 14 acres of gardens, pasture and woodland, 5 bedroom period farmhouse and adjoining annex.

- 5 bedroom period farmhouse
- 2 bedroom annexe/holiday cottage
- 5 holiday cottages
- Rural views
- Heated outdoor swimming pool
- Games room & Childrens play area
- Outbuildings with potential (stp)
- In all about 14.6 acres

Introduction

Lower Hearson Farm is a handsome five-bedroom period farmhouse with adjoining two-bedroom annexe set in 14.6 acres of land, including pasture and woodland, in the heart of the North Devon countryside. There are five attractive holiday cottages which bring in a useful income and there are outbuildings with potential for further development. Being sold for the first time in 15 years this is an excellent opportunity for a new owner to take over a lifestyle business.

Situation

Situated off a country lane Lower Hearson Farm is a south facing property in the heart of the North Devon Countryside. Visitors are attracted by the surrounding countryside and good access to the safe, sandy, surfing beaches at Saunton, Croyde and Woolacombe. The stunning beauty of Exmoor is about half an hour's drive away.

For day to day amenities, the villages of Swimbridge and Landkey are both about 2 miles. Barnstaple, with the area's main business, commercial, leisure and shopping venues, is less than 5 miles away. At Barnstaple there is easy access to the North Devon Link Road which in turn leads to J27 of the M5 and Tiverton Parkway station where there are fast trains to London Paddington.

The Farmhouse

Believed to date back to the 1600s this substantial and attractive farmhouse is not Listed. With the benefit of an adjoining 2-bedroom annexe this offers opportunities to re-configure the layout to suit.

Please see the floor plan for more detail but in brief the accommodation comprises: Fitted kitchen with tiled floor, large fireplace incorporating the original bread oven and oil fired Rayburn and the rear stairs to the first floor. Door into the good-sized utility room with further door to the dining room with slate floor. The sitting room and living room also have slate floors, exposed beams and wood burning stoves. To the rear is a further reception room with potential for a variety of uses. A second set of stairs leads to the first floor where there are five double bedrooms (one en-suite) and a bathroom. There is potential to create an en-suite bathroom to bedroom 1.

The Annexe

Adjoining the farmhouse this 2-bedroom annexe is currently used for holiday letting but offers a new owner potential for multi-generational living or to re-incorporate it back into the farmhouse.



The Holiday Cottages

Stone barns were converted into five holiday cottages ranging in size from 1 bedroom to 3 bedrooms. The welcoming accommodation differs in style and where possible period features including exposed beams have been retained. The cottages have oil-fired central heating.

To the east of the farmhouse and annexe are The Roundhouse (sleeps 2), The Threshing Barn (sleeps 4) and The Grain Store (sleeps 4). To the side of the entrance drive are The Linhay (sleeps 5) and The Shippon (sleeps 7).

The Business

On the market for the first time in 15 years this established self-catering business attracts families and couples looking to explore the North Devon countryside, it's lovely beaches and range of tourist attractions. The business is promoted via www.hearsoncottagesdevon.co.uk and a variety of other websites. Accounts can be made available to interested parties following a viewing.

Guest Facilities

In the grounds is a heated covered swimming pool (approx. 38' x 16') and a games room with pool table, small snooker table, table tennis table and table top football. In the gardens are children's play areas with play equipment and there's plenty of space for family games such as football and cricket and of course BBQs.

Outbuildings

To the south of The Shippon holiday cottage is a two storey 17th century shippon with internal stairs and tallet door currently used for animal housing with storage above. In front of the farmhouse is the old farm root house currently used for storage. Both offer potential for conversion to alternative uses subject to obtaining the relevant consents. A further barn is located to the west end of the main house which is used for animal feed storage. There is also a useful greenhouse in the vegetable garden.

The Land

Within the grounds are large open garden areas for recreation including a productive vegetable garden and polytunnel. The south facing land slopes down to the bottom of the valley where there is a stream (with ford), it then opens up into fields and woodland accessed by a track. In all the property amounts to approximately 14.6 acres.

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included.

Outgoings

The farmhouse is in Council Tax Band F. The holiday cottages (including The Annexe) have a Rateable Value of £11,250.

Local Authority

North Devon Council www.northdevon.gov.uk

Services

Oil fired Rayburn in the farmhouse and LPG central heating. Oil fired central heating to cottages. Private drainage. Private borehole water supply. Mains electricity.

Viewing

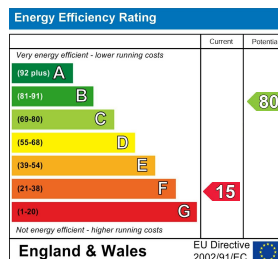
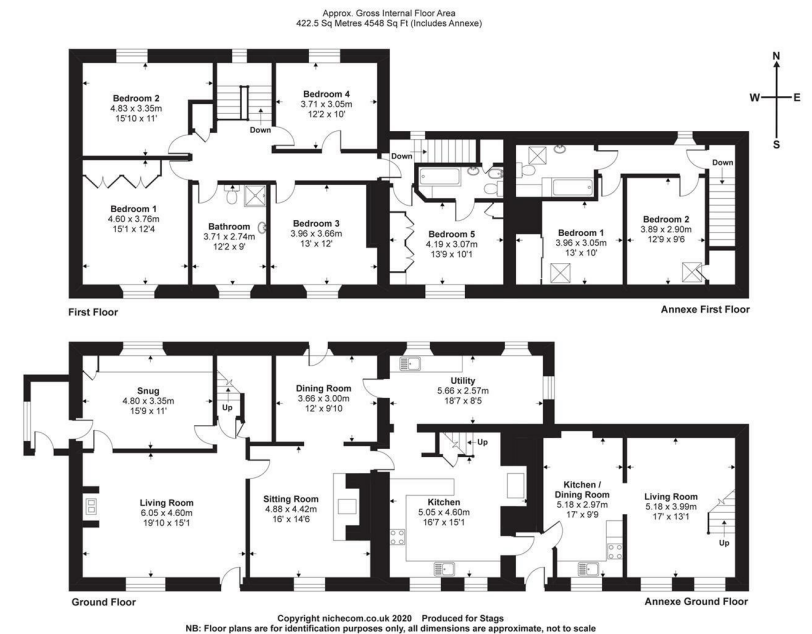
Strictly by appointment through Stags Holiday Complexes department on 01392 680058.

Disclaimer

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



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