



Lower Rill and Way Farm



Lot 1



Lot 2



Lot 3



Lot 5

Lower Rill and Way Farm

Shillingford, Tiverton, Devon EX16 9BD

Bampton 3 miles • Wiveliscombe 7 miles • Tiverton 9 miles • M5 (Junction 27) 15.5 miles

A versatile farm with two dwellings for improvement, a range of traditional barns and livestock buildings within 219.30 acres of productive pasture land, meadows with river frontage and woodland.

- Lot 1: **LOWER RILL:** A Grade II Listed farmhouse for complete modernisation, with 3 bedrooms, a kitchen garden, traditional and modern buildings and pasture paddocks. 12.11 Acres (4.90 hectares).
- Lot 2: **LAND & BUILDINGS AT LOWER RILL:** A range of modern farm buildings with a mostly level run of pasture land. 30.95 acres (12.52 hectares).
- Lot 3: **WAY FARM:** A cottage for improvement with a range of livestock buildings and a productive run of pasture land running down to the River Bathern. 55.74 acres (22.56 hectares)
- Lot 4: **LAND:** South-facing pasture land with direct road access on to the B3227. 30.73 acres (12.44 hectares).
- Lot 5: **LAND:** Mostly south-facing pasture land with a small area of woodland and direct road access. 89.77 acres (36.33 hectares)

THE WHOLE: 219.30 Acres (88.75 hectares)

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

Stags:
19 Bampton Street
Tiverton
Devon EX16 6AA
Tel: 01884 235705
Email: tiverton@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



stags.co.uk

Situation

Lower Rill and Way Farm lie in a beautiful part of Devon in the Bathern Valley, close to the Somerset border and Exmoor National Park. Whilst completely unspoilt, the local area has easy access to Tiverton, Taunton and the M5 motorway.

Shillingford is a short walk from the farm and has a village hall, whilst just three miles away is the small town of Bampton which offers village stores, butchers, bakers, a primary school, post office and a good choice of restaurants, pubs and coffee shops.

The larger market town of Tiverton, about 9 miles south of the farm, is an old market town with an historic castle. There are several supermarkets and a wide range of shops together with schools for all ages, including the independent Blundell's School. There is also a hospital, sports centre and an 18-hole golf course.

The A361 (North Devon Link Road) can be accessed at Tiverton and provides a link to the M5 motorway at Junction 27 (15.5 miles), nearby to which is Tiverton Parkway rail station with mainline services to London Paddington. Exeter and Bristol Airports have flights to many UK and European cities.

From the farm there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery, and the renowned North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

Introduction

Lower Rill and Way Farm have been farmed by the same family for two generations, and the sale of the farm provides an opportunity to acquire two dwellings, both for improvement, together with a versatile range of traditional barns, modern livestock buildings, all within a total of 219.30 acres (88.75 hectares) of productive pasture land, meadows and woodland with the River Bathern forming the farm's southern boundary.

Lower Rill and Way Farm are offered for sale as a whole or in up to five lots:

LOT 1: Lower Rill (12.11 acres / 4.90 ha.)

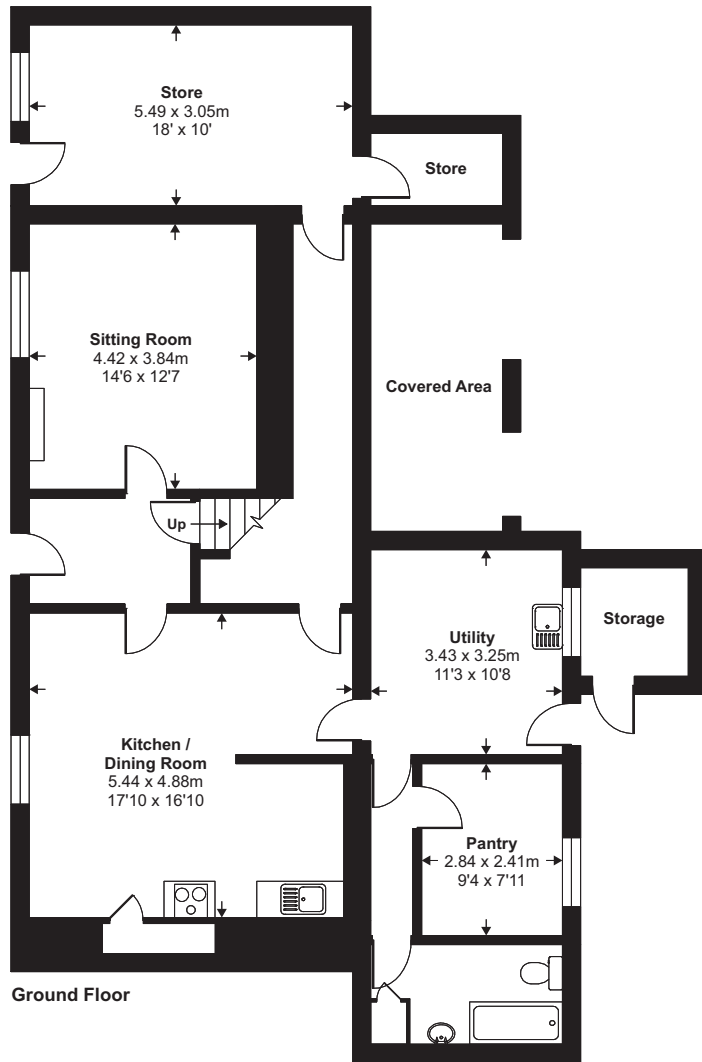
Lower Rill Farmhouse

The farmhouse at Lower Rill is Grade II Listed and believed to date from the early 16th century. It is constructed of rendered cob elevations on stone footings with an asbestos slate roof (formerly thatched) and timber windows.

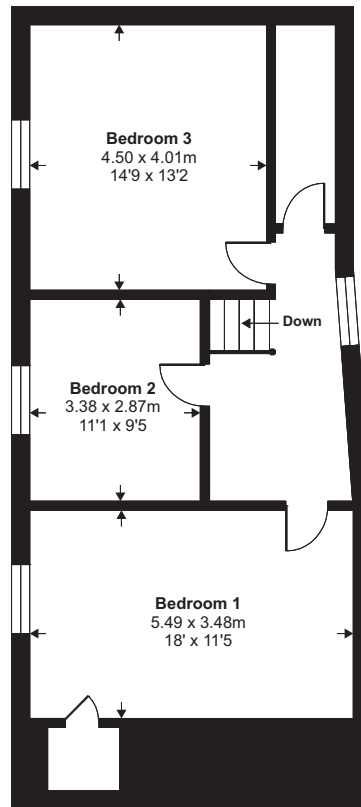
The house has a south-facing aspect and the accommodation on the ground floor includes an entrance hall leading to the kitchen with exposed beams and a solid-fuel range (provides hot water).



Lower Rill
 Approx. Gross Internal Floor Area
 187 Sq Metres 2013 Sq Ft (Exclude Storage & Includes Stores)



Ground Floor



First Floor

The living room has an open fire with a tiled surround and exposed beams. A passageway leads to a store room which includes a former w.c. (now a coal store) and a second door out to the front of the house.

The utility room has a large ceramic sink and a door out to the rear yard, whilst there is also a pantry and a downstairs bath / shower room with a w.c. and wash basin.

On the first floor there are three double bedrooms, all with a south-facing aspect, in addition to a store room at the back of the house.

Outside

To the front of the house is a pretty kitchen garden, enclosed by a low level stone wall with a stream flowing to one side. To the rear of the house is a log store and concrete yard which opens to the barns and farm buildings.

The Barns and Farm Buildings

Former Pig House: (8.25m x 5.46m). Brick walls under a corrugated iron roof. There are brick arches over the door openings and a lean-to (5.46m x 2.78m) to the rear.

Former Parlour: (7.31m x 5.82m). Block walls with a concrete floor, fibre cement roof and attached store (2.85m x 2.18m).

Stone Shippen: (11.43m x 4.98m). Stone walls with stone arches over the door openings. Two-storey with hay loft.

Second Former Parlour: (5.38m x 5.28m). Block walls and a corrugated iron roof.

Dutch Barn: (19.55m x 5.87m). Steel framed underneath a corrugated iron roof and a lean-to (19.5m max x 6.4m max) with attached Pole Barn.

Former Cattle House: (7.83m x 7.65m). Timber construction on a concrete pad with a dilapidated lean-to.

The Land

The land with Lower Rill includes a gently sloping paddock to the west of the farmstead and two further pasture fields to the east, with traditional tree lined hedge boundaries.

LOT 2: Buildings & Land at Lower Rill (30.95 acres / 12.52 ha.)

The Farm Buildings

Covered Silage Building: (18.6m x 11.22m). Concrete portal frame, concrete floor with a fibre cement clad roof and elevations. Concrete yard to the front.

Lean-to: (22.79m x 9.25m). Steel and concrete frame with part block walls and space boarding over. Fibre cement roof.

Cubicle House: (19.82m x 14.19m). Steel pole supports. Fibre cement roof.

Cubicle House: (17.48m x 14.17m). Timber frame. Box profile sheet roof. With a collecting yard to the southern end.

Former Parlour: (7.34m x 4.61m). Abreast parlour with a concrete floor, fibre cement roof and box profile sheet elevations. Attached:

Bulk Tank Room: (4.61m x 3.93m).

The Land

The land within LOT 2 comprises seven enclosures of productive, mainly level pasture land, running south from the parish road to the River Bathern which forms the southern boundary.

The fields and paddocks are enclosed by traditional hedgerows with some mature deciduous boundary trees creating a park-like feel.



LOT 3: Way Farm (55.74 acres / 22.56 ha.)

Way Cottage

Way Cottage has rendered elevations with a slate hung gable end on the western side, a slate roof, brick chimney stack and single glazed timber casement windows with a conservatory to the rear with an asbestos slate roof.

The cottage requires complete modernisation but has potential to be a comfortable family home with a wonderful outlook over the fields and Bathern Valley to the south.

The front door opens into the porch and leads to the kitchen, with a range of base and wall units and a range cooker (provides hot water). There is a downstairs w.c., a dining room which opens into the conservatory and a separate sitting room which has an open fireplace with a tile surround.

On the first floor there are three bedrooms and a bathroom, which has a panelled bath, wash basin and airing cupboard. Two of the bedrooms are double size.

Outside

To the side and rear of the cottage is a level kitchen garden enclosed by a mature hedge.

The Farm Buildings

Livestock Building: (13.75m x 13.75m). Steel frame construction with part block / part timber boarded elevations and a fibre cement roof.

Lean-to: (8.8m x 3m). Pole Barn with corrugated iron roof.

Dutch Barn: (21.4m x 12m). with various additional covered areas. Earth floor.

General Purpose Building: (19.33m x 13.37m). Steel and concrete frame with part timber cladding and part corrugated iron cladding.

Covered Sheep Pens: (14m x 11.5m). Pole Barn with corrugated iron roof. Attached:

Stone Building: (10m x 3.57m). Incorporated within the main building range and with stone walls with a clay tile roof.

Traditional Stone Barn: (13.92m x 4.6m). A mixture of stone, brick and block construction with a part clay tiled roof.

Lean-to: (11.8m x 3.53m). An extension of the traditional stone barn with block walls and a corrugated iron roof.

Lean-to: (11.2m x 3.10m).

Loose House: (14m x 4.75m). Part block, part timber construction with corrugated roof and a lean-to.

The Land

The land within LOT 3 comprises a mostly level block of pasture land south of the B3227 and with the River Bathern forming its southern boundary.

The enclosure behind the farm buildings is used for grazing whilst the meadows to the west are highly productive and used for silage production and grazing, with mature hedge boundaries between the enclosures.

In addition the single bank fishing rights on the River Bathern are included with the land.



LOT 4: Land (30.73 acres / 12.44 ha.)

LOT 4 is a productive and south-facing block of land, presently down to grass and suitable for mowing and grazing.

There are four fields in total, with traditional hedge boundaries, and there is direct access on to the B3227 which forms the southern boundary.

LOT 5: Land (89.77 acres / 36.33 ha.)

LOT 5 is an attractive and mixed block of land, including ownership of Hayne Lane and an **Open Fronted Machinery Store** (22.86m x 7.90m).

The land has a south-facing aspect and climbs gently from the B3227 on its southern boundary with the former Taunton to Barnstaple Railway line passing through the land (the former line itself is included within the freehold of the farm).

The pasture fields are gently sloping and presently used for grazing sheep, with traditional hedge boundaries and some streams flowing through. Infield trees create a park-like setting and in addition to the grass land there is woodland totalling approximately 11.71 acres including Pope's Copse on the northern boundary.



General Remarks

Method of Sale

Lower Rill and Way Farm are offered for sale as a whole, or in up to five lots.

Services:

LOT 1: Mains water, mains electricity and private drainage (septic tank).

LOT 2: Natural water. An easement will be reserved over Lot 1 to connect to mains, water and electricity.

LOT 3: Mains water, mains electricity and private drainage (will require a replacement system).

LOT 4: Mains water connection.

LOT 5: Natural water. Mains water is available nearby, subject to the purchaser making a new connection.

Access

All lots have direct access on to a council maintained road.

Tenure

Lower Rill and Way Farm are owned freehold and are available with vacant possession upon completion.

Basic Payment Scheme (BPS)

The farm land is registered for entitlements under the BPS.

The current scheme year payment is reserved from the sale. The entitlements will be made available to the purchaser upon request.

Local Authority

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Tel: 01884 255255.
www.middevon.gov.uk

Lower Rill: Council Tax Band E.

Way Cottage: Council Tax Band C.

Planning / Listing

Lower Rill Farmhouse is a Grade II Listed building.

Designations

We understand that none of the farm falls within a Nitrate Vulnerable Zone (NVZ).

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.

Sporting & Mineral Rights

The sporting and mineral rights in so far as they are owned are included in the sale.

Fixtures and Fittings

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

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.

There is a public footpath passing through LOT 2.

Viewing

Strictly by prior appointment with Stags. Please call: 01392 680059 or 01884 235705 to arrange an appointment.

Directions

From Tiverton, proceed north on the A396 towards Bampton. At the first roundabout (Exeter Inn) continue straight across towards Bampton and follow this road into the centre of the town.

At the Junction turn right signposted to Wiveliscombe on the B3227. After approximately 1.5 miles drive into and through the village of Shillingford and after a further half a mile turn right after the village hall.

Way Farm will be found immediately on the right.

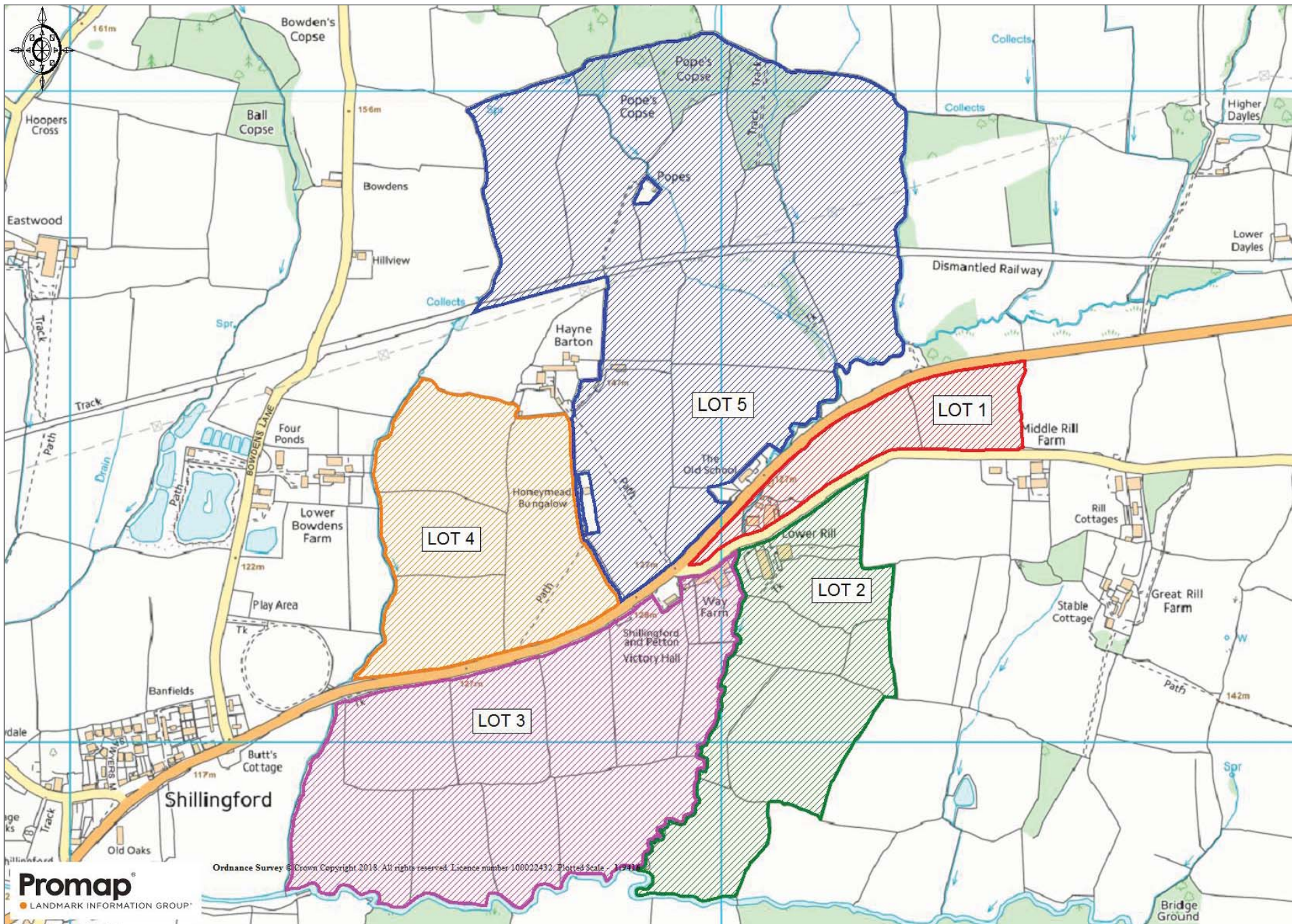
For Lower Rill, continue along this lane for about 150 yards and the house will be found on the left.

Warning

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

Disclaimer

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



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