



Fair Oak Farm & Fair View, Chittlehamholt, Devon





Offering the most **idyllic rural lifestyle** and protected by about 50 acres of its own gardens, grounds, pasture land and woodland.

The views are quite outstanding and the opportunity to additionally purchase, by separate negotiation, an adjoining two bedroom bungalow and garden (Lot 2) makes Fair Oak Farm all the more desirable. Fair Oak Farm owns an impressive array of barns that have a wide variety of uses.

Summary of accommodation

Fair Oak Farm - Lot 1

Entrance hall | Sitting room | Living room/party room/games/cinema room with mezzanine with storage | Kitchen | Covered terrace | TV room/snug | Secondary kitchen/pantry Utility room

Downstairs shower room | Boot room and back door | Workshop and dark room Mezzanine storage area

Four bedrooms | Family bathroom | Family shower room

Terrace | Lawns | Above ground swimming pool | Summer House | Poly tunnel | Vegetable patch | Ponds | Outdoor arena

Pole barn | Two storey barn with WC and water | Single storey hobby barn | Party barn | Stable block with three loose boxes, hard standing and separate access off the lane

Pasture | Woodland

Fair View - Lot 2 (available by separate negotiation)

Living room | Bedroom | Office (or second bedroom) | Family shower room | Kitchen Conservatory

Stables with two loose boxes, a tack room and a hay barn | Detached studio shed/craft room Swedish hot tub

Separate access off the lane | Private parking | Garden

Distances

Umburleigh 6 miles, South Molton 8 miles, Barnstaple 14 miles

Exeter 27 miles (London Paddington from 2 hours 3 minutes)

(All distances and times are approximate)



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Lot 1: Fair Oak Farm

Fair Oak Farm is the most delightful rural property that offers an idyllic way of life. The property consists of a four bedroom farmhouse with a charming garden, a variety of barns and outbuildings surrounding the house including a barn that is linked to the house, a party barn, a two story barn opposite the house and a stable block. The land extends to about 50 acres that includes about 25 acres of pasture and 25 acres of woodland.

The private driveway leaves the quiet rural lane and there is a turning circle in front of the pole barn and a courtyard and lawn in front of the house. The front door to the farmhouse leads into a staircase hallway with a slate floor. Off this is the sitting room or study that has a wood burner and a slate floor with French doors leading out to the front lawn. Steps lead up to the living room/party room/games/cinema room. It has a log burner with a back boiler and a bar. Stairs lead up to a mezzanine above which is currently used for storage. A door leads out to the front lawn and also a door leads out to the rear garden and covered terrace that has decking and a gazebo. To the other side of the hall is the kitchen that leads through to the dining room where there is an oil-fired, two door AGA. A door leads out the rear garden and lower terrace that is charming and has a Mediterranean and nautical feel with seats created out of old boats (not included in house sale). It has terracotta tiles and a mirror surrounded by Mexican tiles.





Off the kitchen/dining room is a TV room or snug that used to be the old dairy and has a cosy feel. Beyond is a secondary kitchen or pantry that leads through to a utility room, off which is a downstairs shower room. Beyond is a boot room with a back door and a door that leads into an old cowshed that is currently used as a workshop and has a dark room. Steps lead up to a mezzanine storage area above. The outside door leads into a small herb garden that is perfect for enjoying the morning sun.





Stairs lead up to the first floor landing and corridor off which are four bedrooms, a family bathroom and a family shower room. The family shower room could also be used as an en suite shower room with one of the bedrooms. At least two of the bedrooms have stunning, south-facing views out across the countryside to Dartmoor in the distance. All four bedrooms are double rooms.

Outbuildings

Outside and opposite the house is a lovely two story barn that was once a cow shed and is currently used for storage and has a WC and water. It is a freezer and store and a wood store. Adjoining the house is a barn that is currently used for hobbies. Opposite this is a party barn.

Behind the house is an above ground swimming pool. Beside this is a summer house that has electric power and decking in front. Beyond is a stable block with three loose boxes, hard standing and separate access off the lane. There is a EE mast on the land that generates an income. In addition are a poly tunnel, a vegetable patch, ponds and an outdoor arena.





Outbuildings: 4828.99 sq ft /448.35 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Approximate Gross Internal Floor Area

House

4720.08 sq ft /438.51 sq m

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



The Land

The grazing land extends to about 25 acres and has been farmed organically for about 30 years, although it is not certified organic. The woodland also extends to about 25 acres and is home to a wide variety of wildlife and just beyond the property's boundary is the River Taw.



Lot 2: Fair View (available by separate negotiation)

Fair View is a two bedroom bungalow that has its own gardens, grounds and stables and enjoys quite outstanding and far-reaching views across to Dartmoor. The property has its own separate access off the lane and its own private parking.

The front door leads into a living room that has a wood burner and enjoys fabulous views. The bedroom beside it also has stunning views and there is an office (or a second bedroom) at the rear. Also to the rear are a family shower room and a kitchen (with electric hobs and an electric oven). The bungalow has disabled access. There is a conservatory that leads out to the garden.

The property has a cottage garden. Beside the house are stables with two loose boxes, a tack room and a hay barn. There is also a detached studio shed that is currently used as a craft room and has a Swedish hot tub beside it. The bungalow was originally a Woolaway Bungalow and has been upgraded subsequently.

Restrictions

The bungalow, Fair View, currently has an agricultural tie.

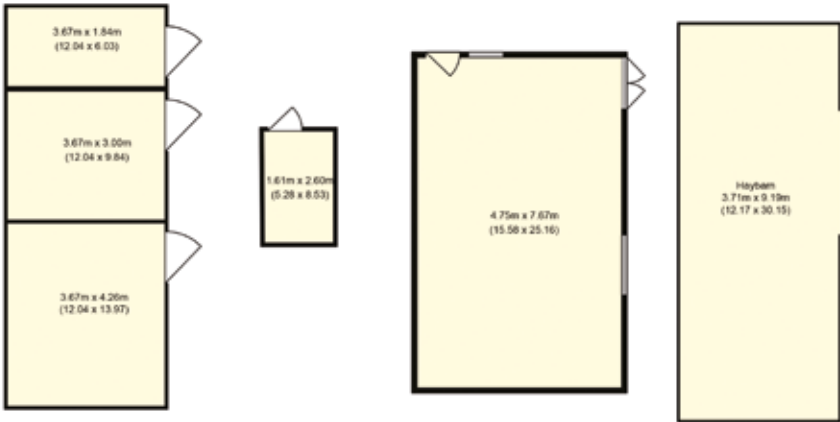


Approximate Gross Internal Floor Area
Outbuildings: 1926.84 sq ft /179.01 sq m

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Bungalow Ground Floor



Bungalow Outbuildings

Mid Devon

The property is situated midway between the villages of Umberleigh and Chittlehamholt, within the beautiful and unspoilt countryside of the Taw Valley. With Exmoor and the North Devon coastline to the north and Dartmoor to the south, the property is well located to take advantage of all that this area of Devon has to offer.

Shopping: Umberleigh and Chittlehamholt have a store and public house, with Chittlehamholt also benefitting from a post office. More extensive range of shopping facilities can be found in the busy market towns of South Molton or Barnstaple.

Schools: There is a primary school in Umberleigh and secondary schools in nearby South Molton or Barnstaple. Excellent private schools can be found at West Buckland or Blundells at Tiverton.

Outdoor activities: There are many foot and bridle paths in the area. The 'Tarka Trail' runs between Meeth and Braunton, offering over 30 miles of trails along North Devon's old railways. The nearby North Devon Coastline has many fantastic beaches. There is a highly regarded golf course about ¼ mile away at Highbullen Golf and Country Club.

Entertainment: Barnstaple has a theatre and cinema, whilst the Cathedral city of Exeter has a full range of shopping and cultural facilities.

Fishing: The rivers Taw and Mole are regarded as some of the best in the West Country, regularly producing salmon, and sea trout. Sea bass can often be found in the Taw and Torridge Estuary.

Travel: The North Devon Link Road at South Molton provides access to the M5 motorway network at Tiverton. The 'Tarka' line runs between Barnstaple and Exeter, where there are direct services to London Paddington. There is also a train station in Umberleigh.

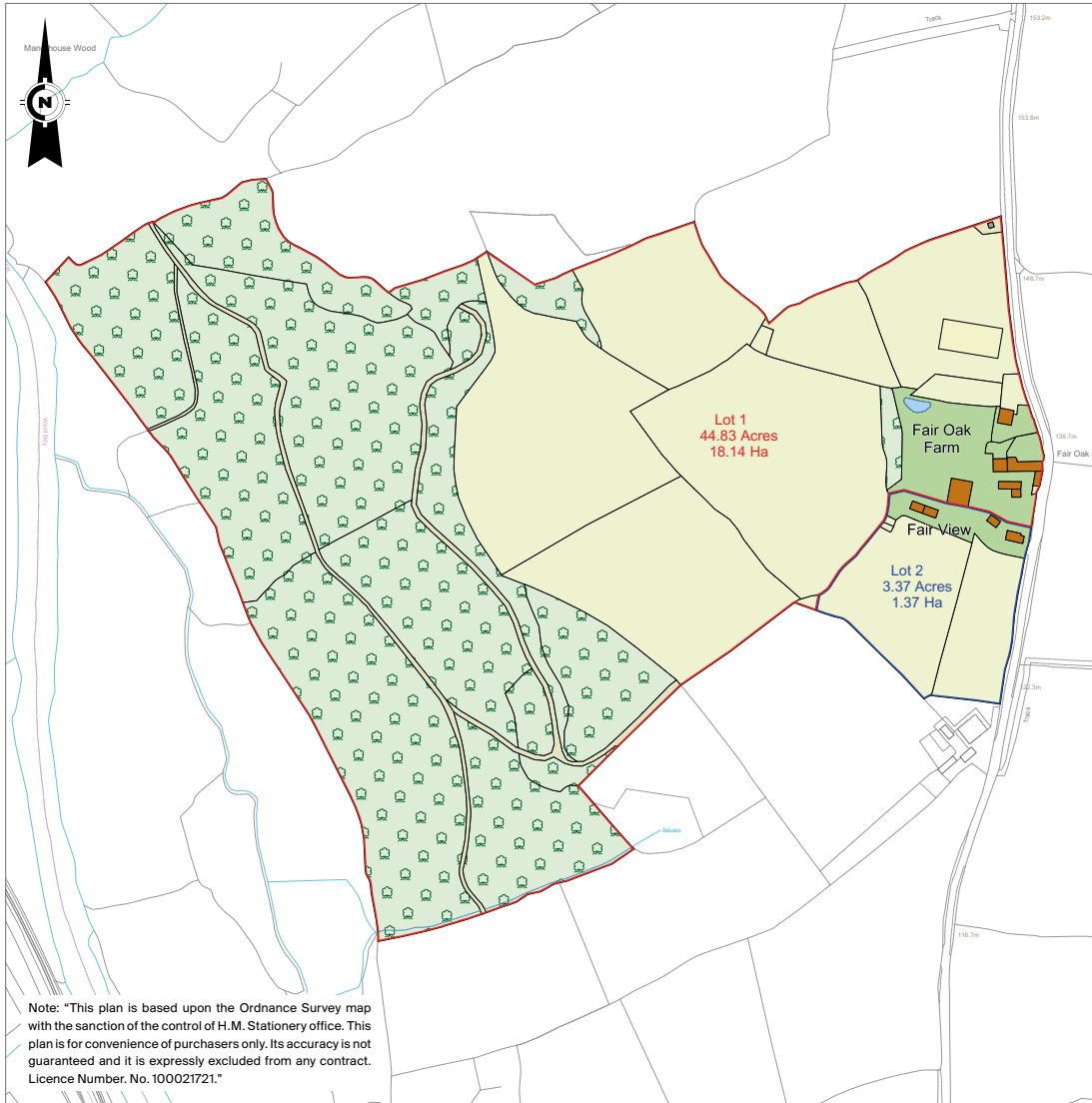
Services

Fair Oak Farm: Mains electricity and water. Private drainage. Electric heating.

Fair View: Mains electricity and water. Private drainage. Electric heating.







EPC ratings

Fair Oak Farm: G

Fair View: F

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local authority

North Devon District Council

Viewings

Viewing by prior appointment only with the sole agent, Knight Frank LLP.

Directions (EX37 9HB)

From Exeter, take the A377 towards Barnstaple. Just after Kings Nympton Railway Station fork right onto B3226 towards Kings Nympton and South Molton. After ¼ mile fork left and go over the bridge, still on B3226, towards South Molton. After about ¼ mile turn left towards Highbullen Hotel, Golf and Country Club. At the top of the hill bear right and the property will be on the left after about 300 yards.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs dated June 2022.

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