



S T A F F O R D B A R T O N F A R M

Stafford Barton Farm

Broadhembury, Honiton, Devon EX14 3LU

- Broadhembury 0.5 miles
- Honiton 5.6 miles
- A30 Nr Honiton 6.1 miles
- Exeter 20.4 miles

An attractive residential farm with income from a holiday cottage and workshops situated on the edge of the Blackdown Hills

- Six bedroom farmhouse with fantastic views towards the Blackdown Hills
- Extensive landscaped gardens with a lake and woodland
- Two bedroom holiday cottage
- 10 workshops generating income
- Traditional and modern outbuildings with potential for alternative use (StP)
- Modern farm buildings suitable for livestock
- Productive grassland with pockets of woodland

In all 53.2 acres (21.5 hectares)





Situation

Stafford Barton Farm is situated within the Blackdown Hills Area of Outstanding Natural Beauty and occupies a wonderfully peaceful location on the edge of the popular village of Broadhembury.

The village of Broadhembury lies just 0.5 miles away, a historic and picturesque village with a number of attractive thatched properties. Broadhembury provides amenities including a village shop and small tea room, pub 'The Drewe Arms' and a village hall.

Just over 5 miles to the south east lies the market town of Honiton which provides further local amenities including a hospital, supermarket and railway station with mainline rail links to London Paddington.

Although situated in a peaceful location, the farm itself is well located for road communications with the A30 near Honiton just 6.1 miles away. The M5 (7 miles) and Exeter (20.4 miles) lie to the west.

Introduction

Stafford Barton Farm offers an excellent opportunity to acquire a diverse residential holding with an established holiday let and let workshops. Versatile modern and traditional buildings offer further potential for rural diversification.

Stafford Barton farmhouse boasts wonderful views to North Hill on the Blackdown Hills. The house offers extensive living accommodation and in years past owners have run a popular bed and breakfast as well a comfortable family home. Surrounding the property are extensive gardens with lake and woodland providing privacy.

The two-bedroom cottage known as 'Garden Lodge' is used as holiday accommodation. In the centre of the farm, traditional farm buildings have been converted to workshops.

The farm land is a mixture of level and gently sloping grassland with pockets of woodland. Together with the modern farm buildings these would suit a livestock enterprise.

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stags.co.uk

Stafford Barton Farmhouse

The property is timber framed with cedar cladding, known as Colt Construction under a fibre tile roof. An entrance drive sweeps down to the gravelled parking and turning area, with a double garage.

The floorplans illustrate the size and layout of the property. In brief, the accommodation comprises:

Front door opens to a large hallway, doors through to the sitting and dining room with triple aspect overlooking the gardens and views to North Hill. This is a spacious room with brick built central fireplace with woodburner, timber mantel, integral log and TV store. Timber floor area with bay windows and patio doors out to the gardens fitted bar.

The hall has doors to; cloakroom with shower, wash hand basin, WC and cupboard housing electrical fuses and PV converter. The open plan kitchen and breakfast room area, fully fitted kitchen with integral Lamona induction hob with extractor above, single sink and half sink with drainer, built-in dishwasher and built-in fridge, built-in Bosch cooker (double). Electric two door, two hob Aga (cooking only), breakfast area with patio doors to garden. Pantry fitted with base and wall units and shelving.

Study with en-suite shower room (shower, WC and wash hand basin). Utility room fitted with airing cupboard, base unit with single sink and drainer. Door through to the Double garage with water filtration unit and a Worcester oil-fired central heating boiler.

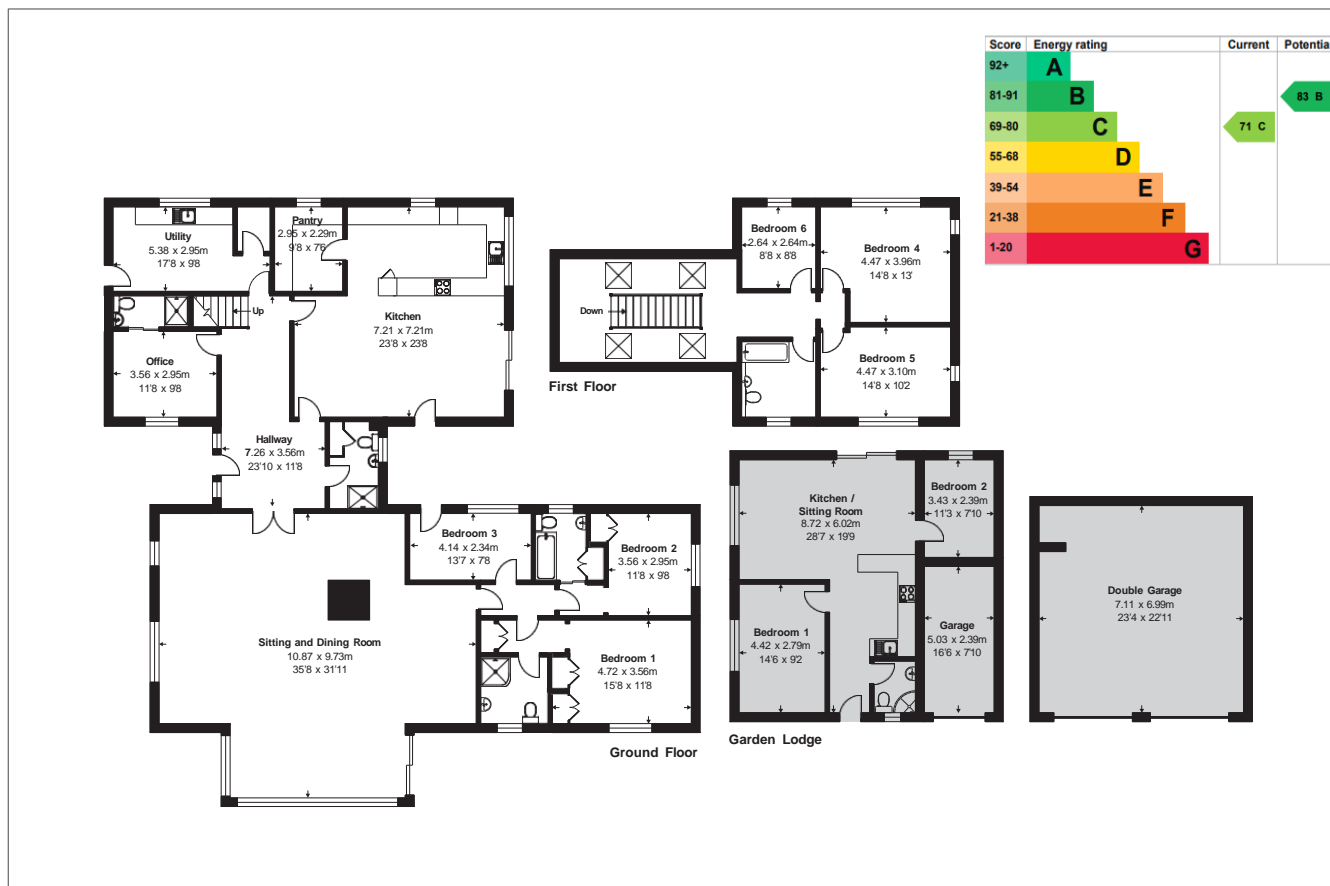
From the sitting and dining room, there is a door through to guest accommodation bedroom suite 1 (double) with built-in wardrobe and fitted cupboard, en-suite shower (shower, wash hand basin and WC). Airing cupboard housing hot water tank. Bedroom 2 (double) with built-in wardrobe, en-suite bathroom (bath with shower over, WC, wash hand basin) linen cupboard housing hot water tank. Bedroom 3 (single).

Stairs lead up to the first floor landing, known as 'The Gallery' with four velux windows providing a lot of natural light. Master bedroom, dual aspect with fantastic views overlooking the garden along with views to North Hill, fitted with bespoke wardrobes. Bedroom 5 (double).

Bedroom 6 (single).

Family bathroom fitted with bath, electric shower over, WC and wash hand basin in integral unit. Two heated towel rails.





The Garden and Grounds

Surrounding the house are landscaped gardens bounded by mature hedges and a stone wall. To the rear of the property is a gravelled and patio garden area with direct access to the kitchen and living room. Predominantly lawned gardens, planted with a wide variety of plants, including rhododendrons, conifers, laurels, hazel, beech and mountain ash. The gardens lead down to the lake (stream-fed) and a woodland area including horse chestnut and conifers. A path leads around the lake and into the woodland area, offering amenity and conservation appeal.

Garden Lodge – Letting Cottage

Converted from an agricultural building, Garden Lodge is of concrete block construction with uPVC windows under a corrugated roof and has been used as a letting cottage for over 20 years. Front door to open plan area with kitchen fitted with base and wall units, including single sink and drainer, built in fridge, built-in electric Lamona 4-ring hob and cooker with extractor fan above. Living and dining area fitted with wood burning stove, sliding French doors open to a balcony area, again with fantastic views to North Hill. Door through to bedroom 1 (double). Door through to bedroom 2 (double). Door through to shower room fitted with shower, wash hand basin and WC. Night storage heaters throughout.

Adjoining the lodge is a single garage.

Separate garden with a vegetable patch and fruit trees.



Rural Workshops

Converted traditional brick and stone buildings with corrugated, tiled and clad roof with uPVC windows throughout. The 10 rural workshops (approximately 275m²) are let individually with shared cloakroom area with male, female and disabled WCs. Further details on rental income and building size available from the agents.

Outbuildings

Agricultural buildings used in conjunction with the rural workshops.

Open fronted barn (27.27m x 9.40m) – 6-bays, steel portal frame with concrete and timber elevations under clad roof. Internally one bay fitted with mezzanine floor.

Open-fronted barn (31.92m x 9.0m) – 7-bay steel portal frame with block and clad elevations under corrugated roof. Internally, one bay fitted with one timber garage store.

Agricultural Buildings

Top yard with concrete hardstanding area providing external silage bale storage area with sleeper walls.

Covered yard (27.32m x 24.31m) – Steel portal frame with block and part timber elevations under corrugated roof. Internally central feed passage with loose housing and pens.

Covered yard (33.50m x 12m) – Steel portal frame with block and timber elevations under corrugated roof.

Open-fronted livestock building (18.09m x 6.57m) – 5-Bay steel frame and block construction under clad roof.

Traditional livestock barn (Not in Use) (13.50m x 5.00m) – Stone and brick construction under corrugated roof. Adjoining pump house - Block construction under clad roof.

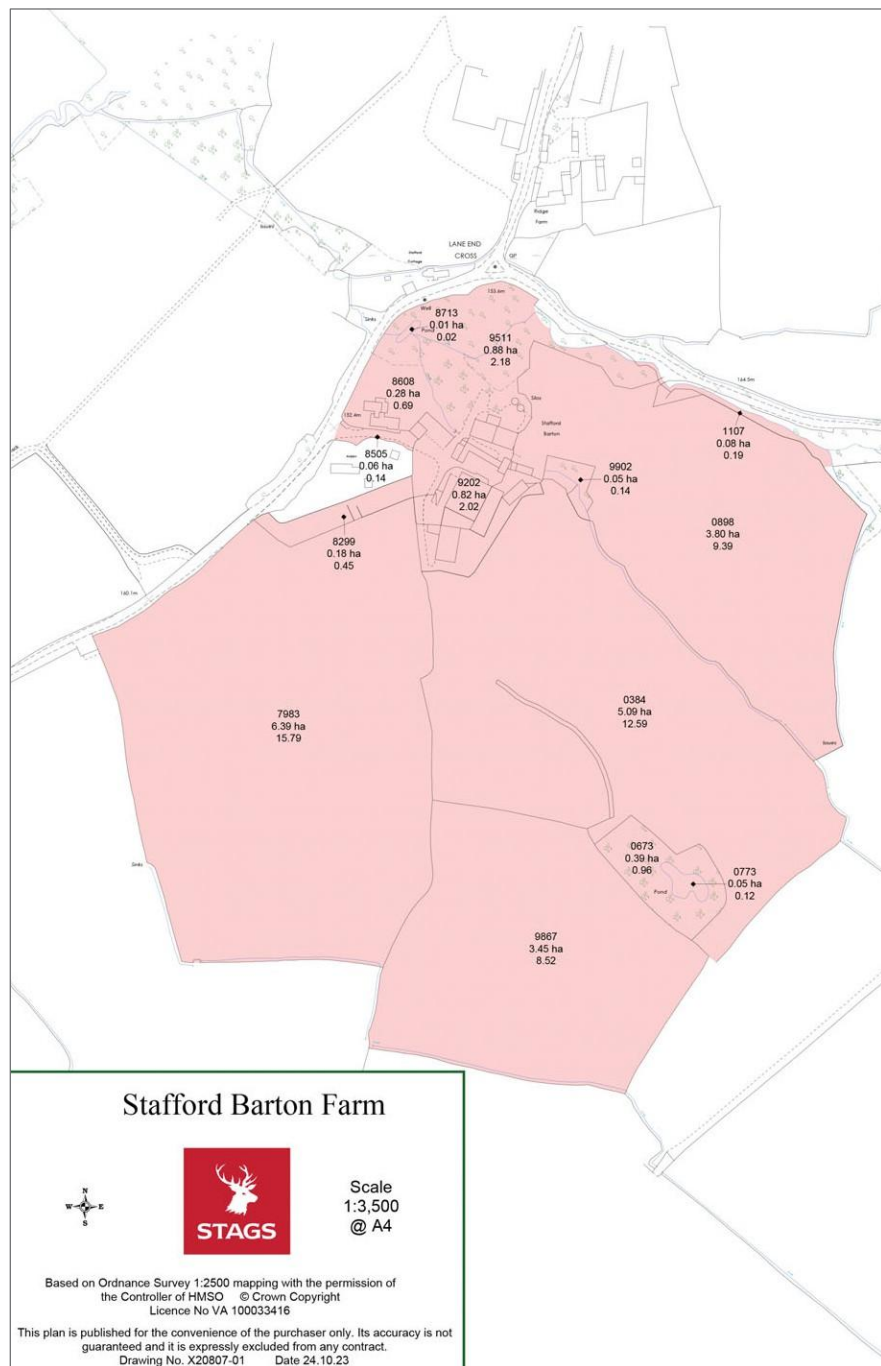
2 x Grain bins and diesel tank with bunded stand

Land

The land lies to the east of the property and comprises gently sloping and level grassland with some small pockets of woodland. One woodland has a large pond.

The fields are bounded by mature hedging and stock fencing.





General Remarks

Services

Mains electricity, single and three phase

Private drainage

Private borehole, water to Farmhouse, Garden Lodge and farm

PV Panels on Farmhouse

Tenure

Freehold subject to rural workshop licences and Farm Business Tenancy on farm buildings and land expiring September 2024. Further details available from the agents.

Access

Direct access from the public highway.

Local Authority

East Devon District Council.
www.eastdevon.gov.uk.

Basic Payment & Land Management Schemes

The Vendors will be claiming and retaining the basic payment on the land for 2023. BPS claims have now ended and therefore the property is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments.

Planning

Planning Consent for change of use to Craft workshops and additional use as offices was granted in April 2000 7/52/00/PO423/00036 Condition 2 allowed use for any purpose falling within Class B1. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations

2020 allows that any consent granted under a condition of the former Use Class B1 would automatically be treated as having the same lawful uses of the newly formed Use Class E.

Designations

The property is not located within a Nitrate Vulnerable Zone. It is located within the Blackdown Hills AONB

Council Tax and Business Rates

The Residential and Rural Workshops properties included within the sale will be subject to Council Tax and Business Rates. From Informal enquiries on the Valuation Office Agency internet rating list www.voa.gov.uk we understand that the farmhouse is Council Tax Band F and the rural workshops each currently have small business relief.

Sporting & Mineral Rights

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

Fixtures & 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 etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc.,

or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc. Neighbouring property Arden has a right of way along the main drive,

Plans & 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. There are no public footpaths crossing the property.

Viewings

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

Directions

From the centre of Broadhembury, head north east out of the village, passing the Drew Arms of your right. Stafford Barton Farm is located 0.5 mile out of the village, on the right hand side.

What 3 Words: ///broth.renew.assets

Warning

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

Disclaimer

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

