



**STAGS**

N U T W E L L F A R M

# Nutwell Farm

Raddington, Taunton, Somerset TA4 2QQ

- Bampton 7 miles
- Tiverton 14 miles
- Wellington 11.5 miles
- M5 (Junction 27) 12 miles

**A very private residential farm, centrally set within its own land yet with excellent accessibility**

- Fine location within a private valley. Exmoor National Park and the M5 are within easy reach
- Farmhouse (Not Listed) for improvement with traditional stone barns offering potential for additional accommodation
- Modern buildings for livestock housing and machinery/fodder storage
- An appealing mixture of productive pasture & arable land with parkland, ponds and a stream
- Mature woodland and interesting topography

## **THE WHOLE FARM:**

**185.53 acres (75.11 hectares)**





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## Situation

Nutwell Farm lies in a private valley with unspoilt surroundings and is one of few farms within the medieval parish of Raddington, known for St Michael's Church which dates from the 13th Century.

The nearest amenities are found in Wiveliscombe, 5 miles to the east, which provides a weekly farmers market, a medical centre, a veterinary surgery, a library, and a primary and secondary school. There is also a recreational ground with tennis, cricket and rugby clubs and an open-air swimming pool.

Bampton, 7 miles to the west offers village stores, butchers, bakers, a primary school, post office and a good choice of restaurants, pubs and coffee shops.

The towns of Tiverton in mid Devon (14 miles) and Wellington in Somerset (11.5 miles) offer an extensive range of shops, restaurants and supermarkets (including a Waitrose at Wellington) and schooling for all ages including the independent schools of Blundells and Wellington School.

The Somerset county town of Taunton is 15 miles away and includes the Somerset County Cricket Ground and rail services to London Paddington and Birmingham New Street.

Access to the M5 motorway is found at Taunton (J25), Wellington (J26) or Tiverton (J27).

Nutwell Farm lies on the edge of the Brendon Hills with easy access to the Blackdown Hills, Quantock Hills and the Exmoor National Park, all known for their superb unspoilt scenery for walking or riding.

## Introduction

Nutwell Farm has wide appeal for buyers searching for privacy. Totalling approximately 185.53 acres (75.11 ha) it is approached at the end of its own lane, nestled within its own private valley.

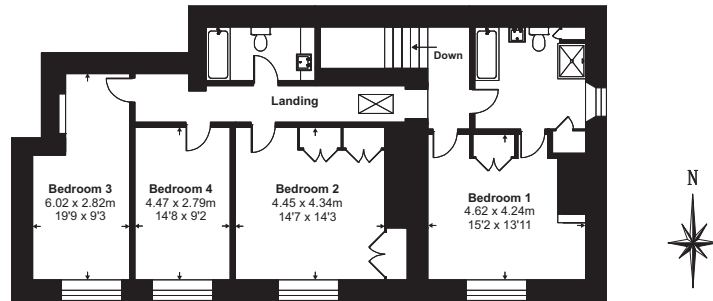
The farmstead cannot be seen from any neighbouring properties or footpaths and is secluded yet accessible, enjoying lovely south facing views.

Nutwell Farmhouse provides an opportunity for modernisation and the stone barns, including an attractive roundhouse, offer scope to create additional accommodation.

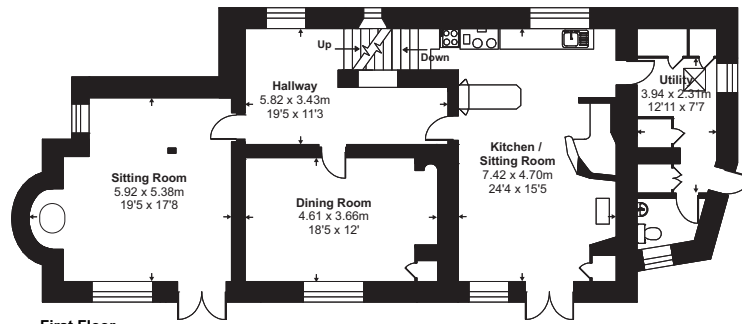
The modern style buildings are linked by concrete yards and have been used for livestock housing, machinery and fodder storage with the land offering a variety of productive pasture and arable fields with ponds, parkland and mature woodland adding diversity.



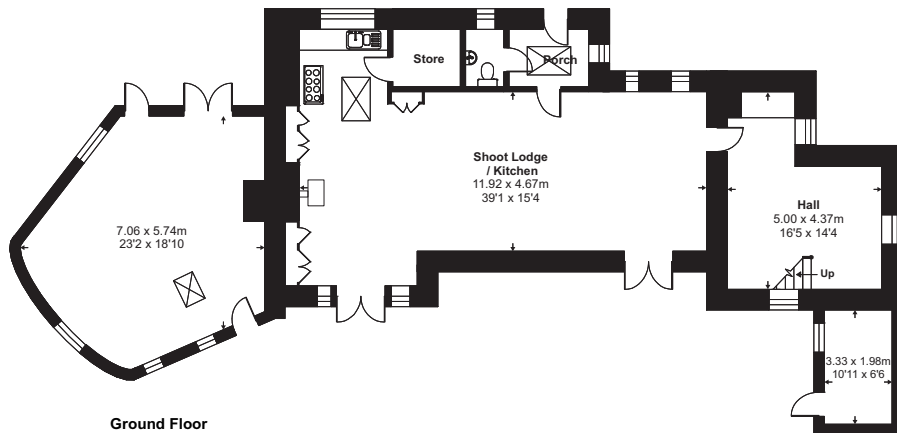
**NUTWELL FARM**  
 Approximate Area = 4194 sq ft / 389.6 sq m  
 For identification only - Not to scale



**Second Floor**



**First Floor**



**Ground Floor**



## Nutwell Farmhouse

The farmhouse is not Listed, and offers potential for modernisation and extension with a south-facing aspect which overlooks the gardens and ponds beyond.

The ground floor accommodation includes a spacious kitchen / living room with a wood burner set within a stone fireplace and an Aga (4-oven for cooking only). Doors lead out onto the patio.

The dining room has a large inglenook fireplace, floor to ceiling bookshelves and a tiled floor. There is a central hall and the sitting room has parquet flooring, a stone fireplace with wood-burner, exposed beams and doors opening onto a lawn.

There is a boot room with storage cupboards and a cloakroom / utility room.

On the first floor there are four double bedrooms, one with an adjoining Jack and Jill bath / shower room and there is a further shared bathroom.

## Outside

In front of the house is a level lawn and patio, partially bordered by a small fence and overlooking the ponds and field beyond.

There is also a large kitchen garden with a poly-tunnel.





## The Traditional Outbuildings

The stone barns would be suitable for conversion for alternative uses, subject to planning consent being obtained.

**Log Store: (9.28m x 3.14m).** Stone and block construction under a timber framed roof.

**'Nutwell Inn' (9.22m x 3.35m).** A partly cob barn with corrugated roof positioned in the field adjoining the ponds, currently used as the duck house.

**The Round House:** with concrete floor, beams and mains electricity connected. Currently used for storage.

**Shoot Lodge:** planning consent was previously in place for this building to be used as an annexe. Currently it is used as a shoot lodge and includes a large main room with a wood-burner, kitchenette and doors opening to outside.

There is a further room off to one side and both sections have a loft space.

**Old Dairy: (4.87m x 8.69m)** of stone construction with a slate roof. Two storeys.

## The Modern Farm Buildings

**Combine Shed (20.7m x 13.7m)** plus lean to (4.6m x 4.52m). Steel frame with concrete floor and corrugated roof.

**General Purpose Building (27.66m x 17.94m).** Steel frame construction with partial concrete floor. Mezzanine storage above one bay.

**Covered Cattle Yard (15.9m x 13.71m).** Timber construction with RSJ supporting the ridge. Partial concrete floor. Lean-to (11.75m x 3.69m).

**Agricultural Workshop: (18.30m x 9.1m).** Steel frame construction with concrete floor. Mains electricity, water and fibre broadband connected. Log burner. 12' x 12' roller shutter door. Mezzanine room. Concrete wash down apron.

Set away from the farmstead and overlooking the woodland and valley to the east is a tree house with an outdoor bath / shower: a unique space to enjoy the peaceful surroundings during the summer.

## The Land

The land within lies within a ring fence with road frontage along the western boundary and hard tracks throughout providing easy access across the farm.

Running east from the farmstead is a shallow valley which includes two ponds linked by a stream and some in-field trees which create a park setting.







The land is mostly down to grass with some fields near to the western boundary used in arable rotation. There is a mixture of level, gently sloping and steeper fields to provide a balance between grazing and mowing enclosures.

The 19 acres of mature deciduous woodland lies in a block adjacent to a stream on the eastern boundary and is known as Nutwell Copse with existing tracks providing access through the wood.

There are three grass fields at the northern end of the farm which are gently sloping and suitable for mowing.

There are stunning views to the south and there is access to a road near to the northern boundary via a track.

## General Remarks

### Services

Spring water supply (with filtration). Mains electricity (single phase). Private drainage (septic tank). Oil-fired central heating and hot water (boiler). Fibre broadband.

### Tenure

The farm is owned freehold.

The land is currently let on a grazing licence until 31st March 2023.

### Basic Payment Scheme (BPS)

The farm land is registered for entitlements. The current scheme year payment is reserved from the sale.

### Local Authority

Somerset West & Taunton Council.  
([www.somersetwestandtaunton.gov.uk](http://www.somersetwestandtaunton.gov.uk)).

Farmhouse: Council Tax Band E.

### Covenants

There will be a restrictive covenant placed on the field south-east of Nutwell Cottage (3112). This field will be left to grass and the erection of any buildings, additional fencing or the planting of trees will not be permitted.

### Designations

The farm is not within a Nitrate Vulnerable Zone (NVZ).

## 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.

## Sporting & Mineral Rights

The shooting & mineral rights insofar as they are owned, are included with the freehold.

The hunting rights belong to the farm, except for fields 1069, 2061, 1756, 9544, 0247, 1248, 1225, 2328, 2649 and 3368, where the hunting rights are reserved to the Badgworthy Land Company.

## Fixtures & 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 are NO public footpaths or bridleways that pass close to the house or buildings. There are two bridleways which pass inside the farm boundary.

## Viewing

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

## What 3 Words

obscuring.deflection.media

## 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.



