



STAGS

M I L L F A R M

Mill Farm

George Nympton, South Molton, Devon,
EX36 4JE

- George Nympton 0.7 miles
- South Molton 3.1 miles
- Barnstaple 14.2 miles
- Tiverton 21.7 miles

A very private farm with no near neighbours situated within the Mole Valley

- Exceptionally unspoilt location at the end of a long private entrance lane
- A south facing house with 5 bedrooms and potential to expand the accommodation into the first floor
- Traditional stone barns with potential for alternative uses (subject to planning consent)
- Modern style farm buildings currently used for agricultural storage
- Level and gently sloping and grass land running down to the River Mole
- Mill Wood, a mature deciduous wood with good access tracks

THE WHOLE FARM: 66.51 acres (26.92 hectares)





Situation

Mill Farm lies in an extremely private, rural location surrounded by its own land and with the farm lane leading directly to the village of George Nympton.

The farm is positioned in an accessible location with the towns of South Molton and Barnstaple as well as the M5 at Junction 27 all within easy reach.

George Nympton has The Castle Inn pub whilst Kings Nympton (2 miles) has a thriving local community with pre and primary schooling, an award winning thatched public house, a church and large modern village hall. The Tarka Line, one of Britain's most scenic

railways, running for 39 miles between Exeter and Barnstaple, stops at Kings Nympton.

The market town of South Molton is found within 3.1 miles and has a more comprehensive range of shops, banks and schooling, a supermarket as well as weekly livestock and farmers markets and the nearby independent West Buckland School.

The A361 (North Devon Link Road) can be accessed at South Molton and provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington.

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 North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

Introduction

Positioned above the River Mole, Mill Farm totals 66.51 acres (26.92 hectares) and occupies an exceptionally private position.

The farm includes a characterful south-facing house, attractive stone barns with potential for conversion, modern style buildings and a mixture of pasture land, river meadows and mature woodland.

There are no footpaths or bridleways passing across Mill Farm and whilst the surroundings are completely unspoilt, the nearest town is only three miles away.

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Mill Farmhouse

The unlisted farmhouse is believed to date from circa 1800 and is of cob and stone construction underneath a concrete tiled roof. There are many period features throughout, including exposed beams and stone fireplaces.

The house has been extensively renovated since our clients purchased the property 37 years ago and currently provides comfortable accommodation on the ground floor.

The first floor is currently a large, open space which has been insulated and boarded and has windows and velux roof-lights. This space could provide further living accommodation or bedrooms without any exterior alterations.

The accommodation includes a garden room with patio doors out to the garden, opening into the hall. Steps lead into the sitting room with a brick fireplace housing a wood-burner.

The kitchen has a tile floor, an inglenook fireplace (housing a Rayburn oil-fired) and fitted kitchen cupboards. Adjacent to the kitchen is the boot room and pantry.

The triple aspect dining room also has an inglenook fireplace with a wood-burner and doors leading out to the patio.

Off the hall at the rear of the house there are two double bedrooms with views over the garden, two single bedrooms and a shower room with shower / w.c.

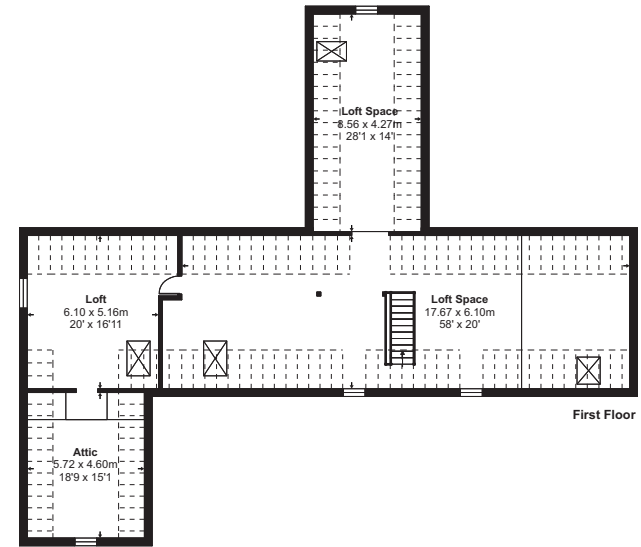
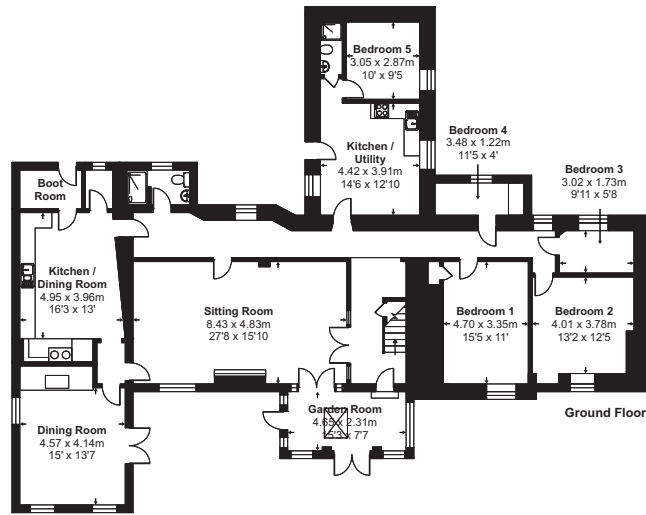
There is a door leading through to a kitchenette and a further double bedroom with an en-suite shower and w.c. This could be used as an annexe as it has its own separate door to the outside.

Stairs lead to the first-floor which has been fully boarded and insulated. This could be converted into further bedrooms or living accommodation.

Outside

To the front of the house there is a sheltered patio with a colourful range of shrubs and flower beds, enclosed behind a stone wall. Below the traditional barns is a kitchen garden with green house, vegetable patch and orchard with a variety of fruit trees.





The Traditional Barns

There are a range of traditional outbuildings either side of the property of which some form part of an old courtyard. They include:

Workshop (9.15m x 4.51m). Stone / Cob construction under corrugated roof. Lean to containing water filtration unit.

The attached lower section (13.58m x 9.01m) has a steel frame with concrete floor and a gate into the field.

Shuppen / Parlour (9.12m x 5.18m). Stone construction with cow stalls, brick quoins and a slate roof. Loft above. There is a block lean to (2.44m x 2.42m).

Open Fronted Linhay (15.37m x 5.35m). Part stone and brick construction with an earth floor and timber roof supports.

Former Stables / Piggery. Divided into four sections:

1. 9.87m x 6.59m.
2. 9.52m x 5.17m.
3. 5.22m x 5.10m.
4. 7.45m x 3.87m.

Stone walls with brick quoins, including former pig stalls and stables with a loft over.



Modern Farm Buildings

Lower Barn (18.72m x 14.02m). Timber pole supports with an earth floor and space boarded elevations.

Higher Barn (24.11m x 12.12m plus 18.28m x 3.17m). Steel framed Dutch barn with an earth floor.

The Land

The land lies within a ring-fence and includes an attractive mixture of level river meadows adjoining the River Mole and gently sloping and sloping pasture land used for mowing and grazing.

The soils are described as freely draining acid loamy and floodplain soils over rock.

Mill Wood is a mature deciduous wood at the eastern end of the farm with tracks throughout to provide ease of maintenance.



General Remarks

Services

Borehole (with filtration) and spring water supply. Mains electricity (single phase). Private drainage (septic tank). Oil-fired central heating. Broadband.

Access

The farm is initially accessed via a council-maintained road which leads into the private lane to Mill Farm.

Tenure

The farm is owned freehold and is registered on the Land Registry.

Local Authority

North Devon District Council.
Farmhouse: Council Tax Band D.

Designations

The farm lies 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 and Mineral rights

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

The fishing rights belong to a third party who have a right to access the river bank on foot.

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 brideways etc.

There are no public rights of way passing through the farm.

Viewing

Strictly by prior appointment with Stags. Please call: 01392 680059 or 01769 572263 to arrange an appointment.

Directions

From the Square in South Molton take the B3226 south towards Exeter (South Street) and shortly before leaving the town, take the left turn signed towards George Nympton.

Continue on this road and upon reaching George Nympton, at the Castle Inn, take the left turn, pass the church and after a very short distance the lane into Mill Farm will be on the right.

Continue on this lane to the end where you will find Mill Farm.

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.

