



STAGS

L A B D O N F A R M





Labdon Farm

Wembworthy, Chulmleigh, Devon, EX18 7RL

Chulmleigh 3 miles • South Molton 13 miles • Exeter 24.5 miles

An exceptional former Earl of Portsmouth farm overlooking the River Taw valley including an attractive stone house, two holiday cottages and an immaculate courtyard of traditional stone barns, surrounded by productive arable & pasture land and mature woodland.

- A substantial and characterful house (not Listed) with a south-facing aspect overlooking the orchard and farm land beyond
- 3,553 square feet of accommodation including four bedrooms, three reception rooms and a cellar
 - Two holiday cottages, each with three bedrooms, a sitting room and a kitchen / dining area
- An exceptional courtyard of stone and slate barns with potential for alternative uses (subject to planning consent)
 - Productive arable and pasture land used to grow a variety of cereal and forage crops
 - Mixed broadleaf woodland throughout the farm providing sporting or conservation appeal

THE WHOLE: 276.04 acres (111.71 hectares)

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Situation

Labdon Farm lies in a peaceful part of Mid Devon, above the Taw Valley with good access to the A377 which runs alongside the River Taw between Barnstaple and Exeter.

The town of Chulmleigh lies 3 miles to the east and offers a range of amenities which include a health centre, dentist, shops and schooling to secondary level (Chulmleigh Academy) together with an 18-hole short golf course.

Eggesford Railway Station is only three miles from the farm and provides a regular service to Exeter and Barnstaple on the picturesque Tarka Line. Mainline rail services to London Paddington are available from Exeter.

The market town of South Molton is within 13 miles and has a more comprehensive range of shops, bakeries, butchers, a supermarket as well as weekly livestock and farmers markets.

The independent West Buckland School is between South Molton and Barnstaple.

The A361 (North Devon Link Road) can be accessed within 14 miles 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.

Labdon Farm lies between the Exmoor and Dartmoor National Parks, both renowned for their superb unspoilt scenery whilst the North Devon surfing beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

Introduction

Labdon Farm is an immaculately maintained arable and grass land farm totalling 276.04 acres (111.71 hectares) and is situated in a private position with no near neighbours.

The farm was originally part of the Earl of Portsmouth's estate with the current house believed to have been built for the estate's farm manager in 1858.

The farmstead is centrally positioned, surrounded by the gently rolling, productive arable and pasture fields with mature hedgerows and areas of mature broadleaf woodland providing a diverse habitat for wildlife.

The attractive stone house lies on the southern side of the courtyard which also boasts an exceptional range of traditional stone barns and include a former farmhouse and two holiday cottages which have been let in the recent past through AirBnB.

The main approach into the farm is along a private stone road and there is a secondary entrance through the woodland to the south-east which provides a more direct route to Eggesford Station.

It is rare that a farm of this size is available to purchase in Mid Devon.





Labdon House

Occupying a south-facing position on the edge of the courtyard, Labdon House has a date stone of 1858 and views stretching over the farm's land to the south and to the Taw Valley beyond.

The house is of stone construction underneath a slate roof with hardwood double-glazed windows and timberwork throughout, and was the subject of significant improvement works when the current owner purchased the farm in 2000.

The accommodation extends to 3,553 square feet including the cellar and has period features including high ceilings and stone fireplaces.

The front door opens into the entrance hall with stairs leading to the first floor and a dining room, with a wood-burner, exposed beams and a fitted bookcase.

The sitting room has an inglenook fireplace with a stone surround bearing the Earl of Portsmouth crest and a wood-burning stove on a slate hearth.

The kitchen / breakfast room has a flagstone floor, fitted kitchen units, a twin electric fan oven and a Stanley Range (hot water, cooking and some heating) and there are internal stairs down to the cellar and a second staircase to the first floor.

Further ground floor rooms include an office, a utility room with a w.c. and dog shower and a boot room which has a stone fireplace with an open grate, a cobble base and a bread oven to one side. The original water pump is also still in situ and there are doors out to the yard.

On the first floor there is a spacious landing providing access to the four double bedrooms.

The master bedroom overlooks the farm land to the south and has an original Victorian fireplace and an en-suite bathroom.

The second bedroom also has an original Victorian fireplace and overlooks the courtyard. There is a separate w.c. off the landing and the two further bedrooms both have south-facing aspects. Steps lead down to the main bathroom which has a claw-foot bath and a separate shower cubicle.

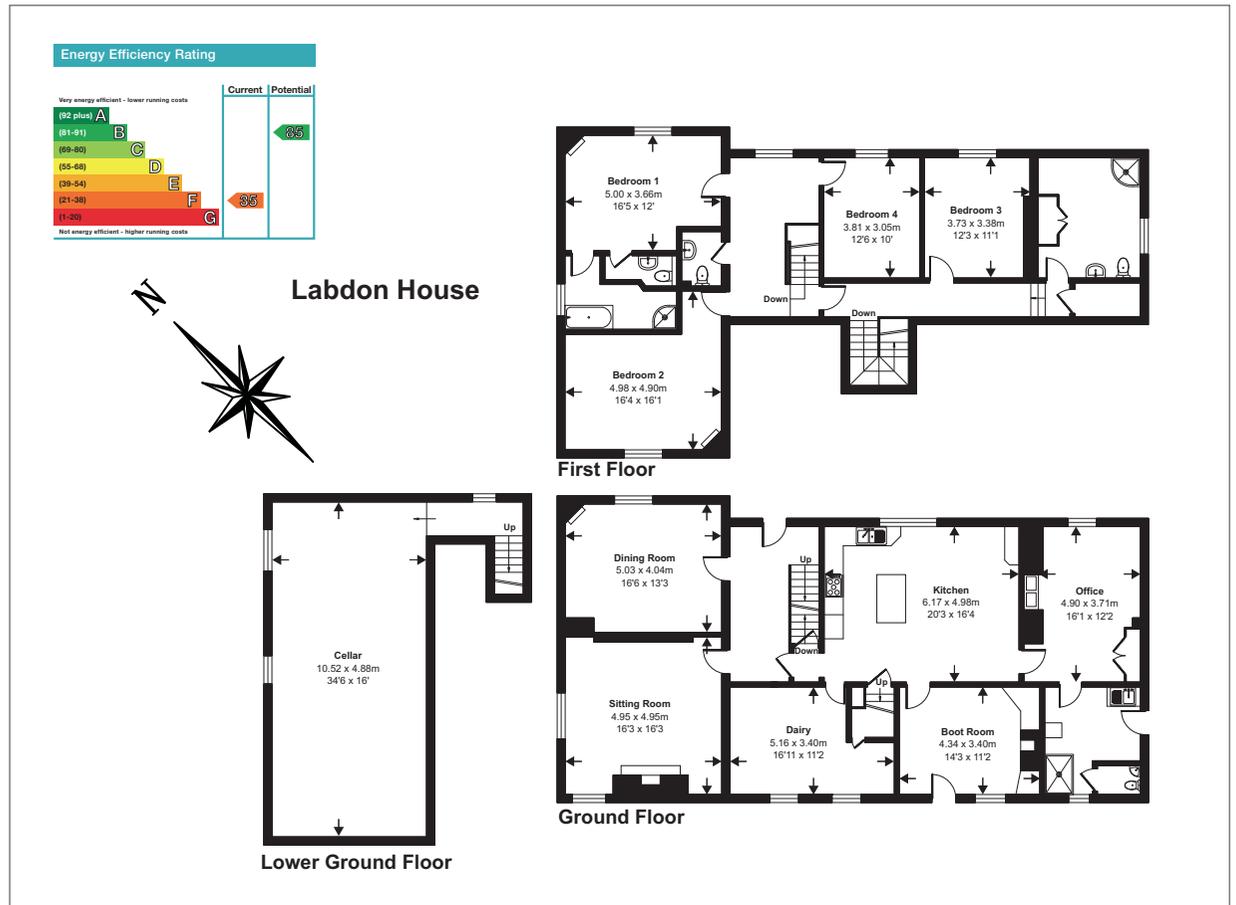
Outside

From the courtyard a brick arch leads through to the south-facing gardens which include a level lawn, a bed for the mature wisteria which is growing against the side of the house.

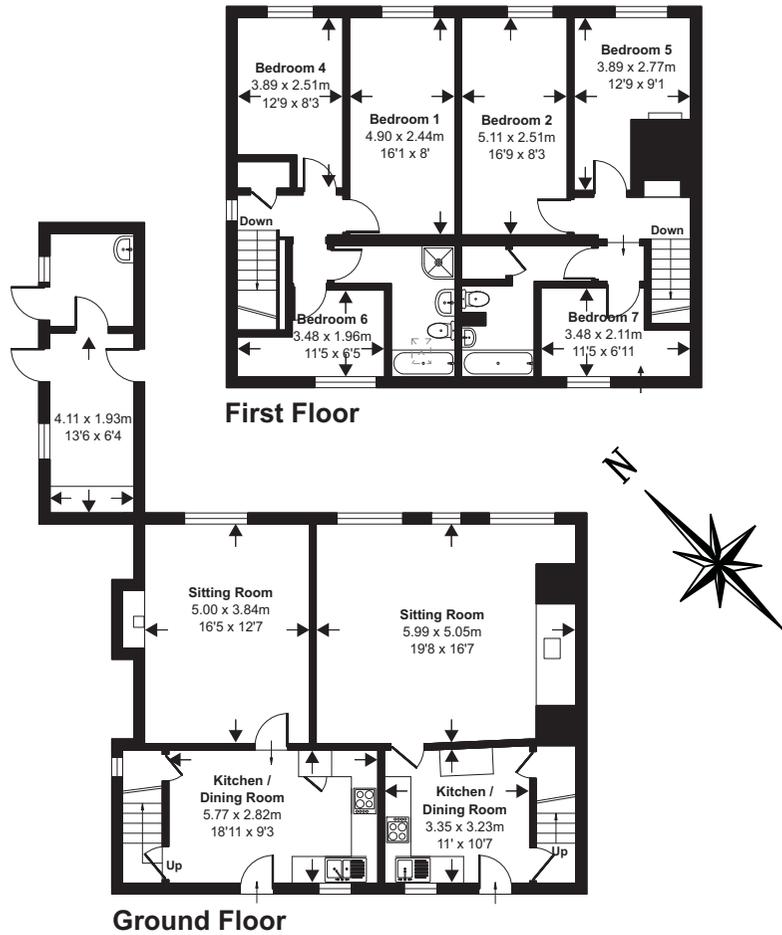
'Annie's' herb bed includes lavender, rosemary, wild garlic, thyme and mint, with further mature shrub beds providing colour throughout the year.

Beyond the mature hawthorn hedge is the orchard which has been planted with fruit trees including cherry, conference pear, green-gauge, Bramley apple and sweet apple.

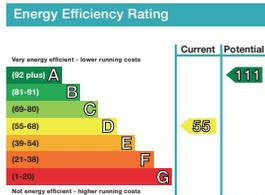
On the northern side of the house is a small enclosed area with a low-level stone wall with space for a table and chairs.



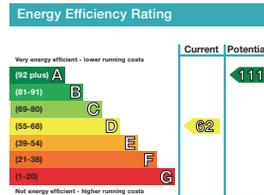
Jasmine Cottage & Bramble Cottage



Jasmine Cottage



Bramble Cottage



The Holiday Cottages

Jasmine Cottage and Bramble Cottage are a pair of semi-detached holiday cottages which have also been let for residential purposes. Both have rendered walls and a slate roof and their own oil-fired boiler.

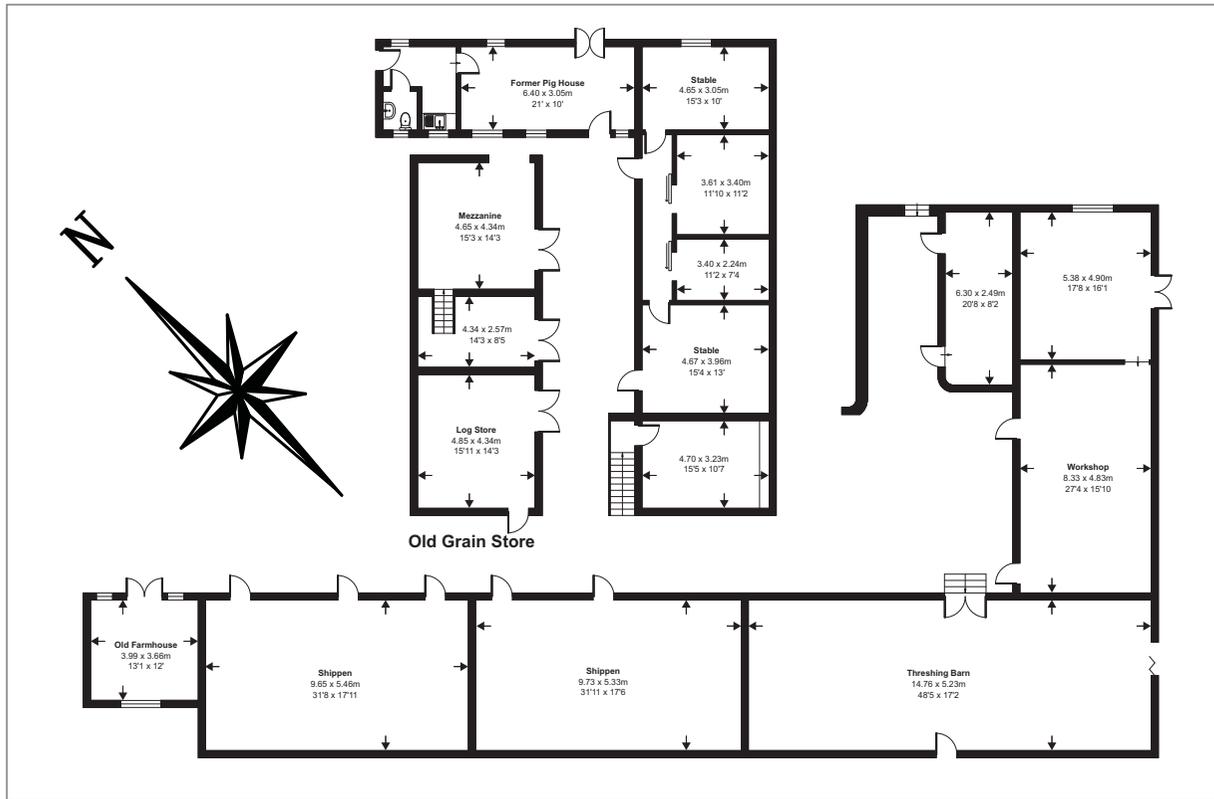
Bramble Cottage has a kitchen and a separate living / dining room with a wood-burning stove and a bread oven to one side.

On the first floor there are three bedrooms (two double and one single) and a shared bathroom with power-shower.

Jasmine Cottage has a kitchen / breakfast room with a well underneath armoured glass as a feature. The sitting room has a stone fireplace with a wood-burner and bread oven and on the first floor there are three bedrooms (two double and one single) and a shared bathroom with a bath and separate shower cubicle.

Outside there is a shared garden which is enclosed with a stone wall and has a level lawn and mature shrub and rose beds with fig and bay trees. Each cottage also has a patio area to the front.

There is a separate **stone building** which is used as a wash room / utility space with a w.c.



The Courtyard

The enclosed courtyard includes an exceptional range of stone barns with mostly slate roofs (some are corrugated metal).

Former Pig House: Concrete floor and double doors opening to the south. Electricity connected and includes a w.c.

Stables: Includes three loose boxes and a mare & foal box with a loft above. There is an attached tool store and feed room, a concrete floor and an arched timber door.

A five-bar gate leads out to the farm track to the rear.

Former Lambing Sheds: With a concrete floor.

Workshop & Hay Store: Open to the roof with double doors opening on to the farm track to the rear. There is a hay loft above the workshop section.

Threshing Barn: Open to the roof and with a roller-shutter door on the western elevation.

Shuppen: With the original hay racks and cattle stalls, concrete floor and with a hay loft above.

'Old Farmhouse': Now used for storage and with original timber shutters and concrete lintels on the window openings.

Old Grain Store: This building is detached and has a timber frame, a slate roof, a stone rear wall and has timber cladding to the front elevation. Currently used as a log store and a three-bay garage. One of the original timber beams is signed and dated 1890.

Other Buildings

Agricultural Storage Building: 30m x 13.5m. Steel frame, clad externally with box profile metal sheets, earth floor, fibre cement roof. The AirBand mast is attached to this building.

Poly-Tunnel: With water and electricity connected.

Brick Barn: Approximately 9m x 6m. This building is positioned just off the entrance lane to the north-west of the farmstead. This barn may have potential for development (subject to planning consent being obtained).

Stone Barn: Approximately 7.3m x 4.2m. This barn is positioned within the area of woodland to the south-east of the farm, just off the secondary entrance. This barn may have potential for development (subject to planning consent being obtained).





The Land

The farm land at Labdon Farm lies at about 150 metres above sea level and is a mixture of productive arable and pasture fields which surround the farmstead and have mostly been in arable rotation for the past ten years.

The land is classified as Grade 3 and the soils are described as a mixture of freely draining acid loamy soils over rock and freely draining slightly acid loamy soils.

Approximately 218 acres are actively farmed and the land in production is all within a ring-fence, being undulating and ranging between level and gently sloping.

Across the farm there are approximately 52 acres of woodland cover, which is mostly native broadleaf trees and includes Labdon Hill Brake and Gratton Brake on the southern boundary and a separate area of woodland either side of Labdon Bridge at the south-eastern end of the farm, and includes the Stone Barn.

General Remarks

Services

Mains water and private water available (3 wells). Mains electricity (three phase is connected to the modern farm building). Private drainage (Klargester with soakaway serving the house and cottages and with capacity for 12 units).

Broadband (Airband: the mast is on the modern farm building).

Oil-fired central heating and option to use one of the wood-burners with a back-boiler for central heating.

Based on information from Ofcom mobile phone coverage is likely with EE, o2, Three and Vodafone.

Based on information from Ofcom, superfast and Ultrafast broadband is unavailable and standard broadband with between 0.5 and 3 mpbs is available.

Tenure

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

The land is let on a Farm Business Tenancy which ends on the 25th March 2025 (there is a 3-month break clause for the landlord only).

Vacant possession will be available on the house, cottages and buildings from the completion date.

Land Management

There are no active Countryside Stewardship or SFI agreements on the farm.

Planning

Jasmine and Bramble Cottages have planning consent to be used for holiday accommodation.

Planning consent was approved for the conversion of one of the traditional barns into light industrial use under planning reference: 01/00421/FULL.

The modern farm building was approved under planning reference: 04/01268/PNAG.

Local Authority

Mid Devon District Council.

Labdon House: Council Tax Band: E.

Holiday Cottages: The rateable value for Business Rates is £5,400.

Designations

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

Fixtures & Fittings

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

The furniture in Jasmine and Bramble Cottages will be available to purchase.

All remaining diesel and domestic fuel oil shall be taken over at cost price.

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 public footpaths passing through the farm (no bridleways).

Viewing

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

Directions

From Leigh Cross on the A377 to the west of Chulmleigh, proceed west signed towards Bridge Reeve and Ashreigney.

Continue on this road and shortly after crossing the River Taw, turn left towards Hollocombe and after a short distance follow the road around to the right and up the hill.

After approximately one mile, at a sharp right bend the entrance to Labdon Farm will be straight ahead. Proceed for 0.15 miles, turn left and follow the road down to the farmstead.

WHAT3WORDS

Reference /// angel.overdrive.strongly

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

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Labdon Farm



Scale
1:5,000
@ A3

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