



K E N D O N   F A R M



# Kendon Farm

Nomansland, Tiverton, Devon, EX16 8QW

- Tiverton 9.0 miles
- South Molton 15 miles
- A361 (Stonelands Cross) 2.8 miles

A productive livestock and arable farm with a spacious house, extensive buildings and yards and 272 acres of pasture and arable land within four main blocks

- An accessible location with good access to the A361 (North Devon Link Road) and M5 motorway
- A spacious farmhouse (3,400 square feet) with four bedrooms, subject to an agricultural occupancy condition (AOC)
- Integral double garage and established gardens with lawn areas flanked by mature trees and shrub beds
- Modern farm buildings for livestock housing and machinery storage and extensive yard area
- Productive arable and pasture land within four distinct blocks, all within easy reach of the main farmstead

**The Whole: 272.30 Acres (110.19 Hectares)**



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## Situation

Kendon Farm lies in an accessible part of north Devon, near to the north / mid Devon border and with very easy access to the A361 (North Devon Link Road) at Stonelands Cross 2.8 miles away.

The village of Rackenford lies 2.5 miles to the north and provides a primary school, a church, a community shop with Post Office and The Stag Inn village pub. The smaller settlement of Nomansland lies one mile to the south.

The market towns of Tiverton (9 miles) and South Molton (15 miles) offer a range of shops, restaurants, supermarkets and schooling for all ages including the independent schools of Blundells in Tiverton and West Buckland near South Molton.

The A361 (North Devon Link Road) provides a direct link to the M5 motorway at Junction 27 and Tiverton Parkway Railway Station which are approximately 14.5 miles to the east.

Exmoor National Park is a short distance north of the farm and provides spectacular scenery and excellent walking, riding and fishing whilst the North Devon coast with its dramatic rugged coastline and sandy beaches at Putsborough, Saunton and Croyde, is also within easy reach.

## Introduction

Kendon Farm is a productive livestock and arable farm used by the current owners as part of a wider dairy enterprise.

The farm extends in total to approximately 272.30 acres (110.19 hectares) and lies within four separate blocks, all within 1.25 miles of the main farmstead and providing land for growing cereal and forage crops as well as areas more suited to grazing.

The farmhouse was constructed in the early 2000s and provides spacious accommodation for a family, set within established gardens and with lovely views to the south.

There are a range of modern farm buildings which are used to house cattle and store machinery, adjoining which is a large open yard.

The core part of Kendon totals approximately 161.05 acres and the off-lying blocks include Monkey Moor (33.97 acres), Dart (29.97 acres) and Piley (47.30 acres).



## Kendon Farmhouse

The house at Kendon is south-facing and is subject to an agricultural occupancy condition (AOC), constructed with rendered elevations, a slate roof and double-glazed windows throughout.

The living accommodation extends to approximately 3,000 square feet over two floors and on the ground floor a covered porch leads into a spacious entrance hall with a timber staircase, a coat cupboard, a w.c and a door into the garage.

The farmhouse kitchen has fitted timber units, an oil-fired Rayburn and a bay window with views overlooking the garden and beyond. The dining room and the main living room has a fireplace with a woodburning stove. Further rooms include an office and a utility room / boot room with a shower and w.c.

On the first floor there are four bedrooms, the master bedroom with an en-suite bathroom and fitted wardrobes, and there is a shared bathroom for the three other double bedrooms.

Above the garage is a studio which has potential to be used as a fifth bedroom (subject to planning consent) and is accessed via a staircase from the garage at present but there is potential to open a door from the main house landing.

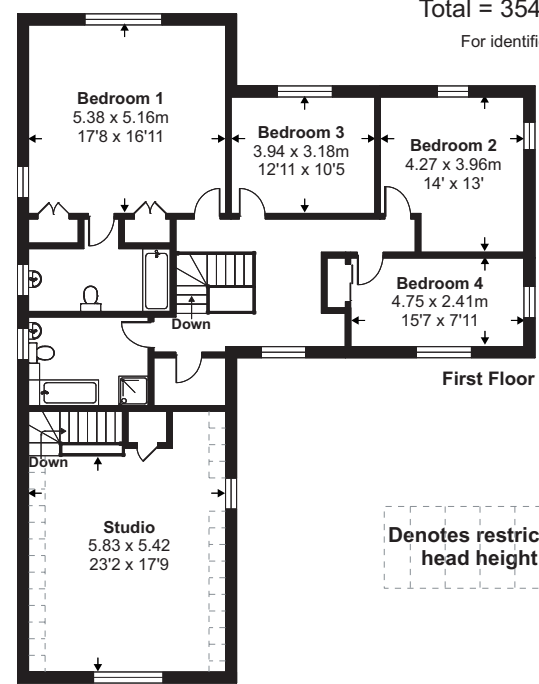
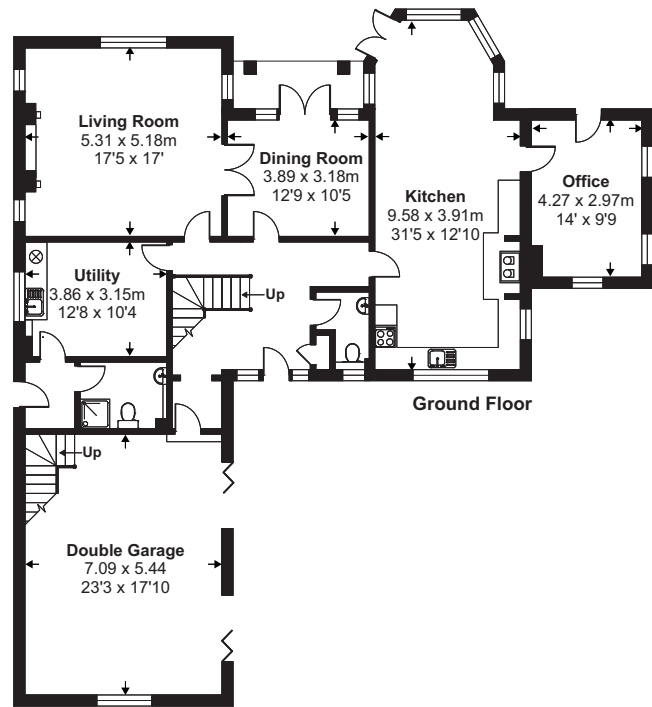
## Outside

The house is approached over a paved entrance drive with plenty of external parking space in front of the integrated double garage.

The gardens are established and surround the house, including level lawns, mature trees and shrub beds with some fruit trees on the eastern side and immediately surrounding the house is a patio.







Approximate Area = 3483 sq ft / 323.5 sq m  
Limited Use Area(s) = 64 sq ft / 6 sq m  
Total = 3547 ft / 329.5 sq m  
For identification only - Not to scale

Denotes restricted head height





## The Farm Buildings

The farm buildings have a separate entrance lane which is to the south of the gardens and leads into the extensive open yard which surrounds the buildings:

**Machinery & Grain Store** (38.00m x 14.74m). Steel frame, open fronted, earth floor (concrete floor in the grain storage section), timber boarding with space boarding above, corrugated fibre cement roof (possibly asbestos).

**Livestock Building** (41.01m x 13.95m). Currently used to house youngstock. Concrete floor, steel frame, open sided, corrugated asbestos roof sheets.

**Livestock Building** (36.60m x 6.80m). Steel frame, concrete floor, open fronted, timber kickboards with space boarding above, corrugated asbestos roof sheets. Divided internally into pens.







## The Land

The land lies at between 175m and 220m above sea level and is divided into four separate blocks which are used for growing cereal and forage crops as well as grass silage production and grazing.

The soils on all four blocks are described as slowly permeable seasonally wet acid loamy and clayey soils and are all within a Nitrate Vulnerable Zone (NVZ).

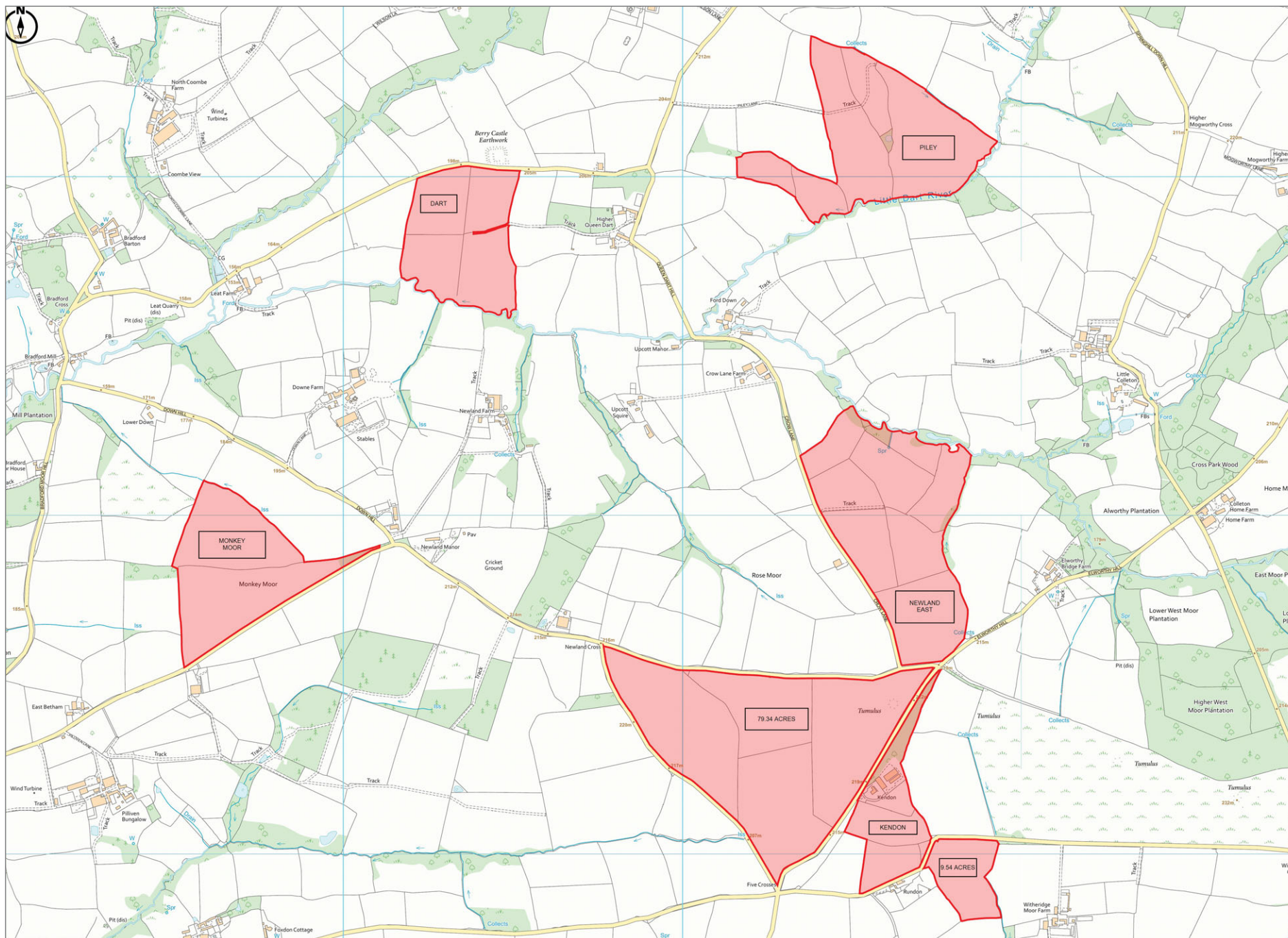
## Kendon

The land at Kendon includes a 9.54 acre field which has been used to grow maize and three fields south of Kendon Farmhouse which have been used to grow cereal crops and grass.

On the opposite side of the road is a larger block of 79.34 acres which is divided into four fields and used to grow cereal crops and grass with road frontage on all three sides.









## Newlands East

This block totals 55.34 acres and is all down to grass, most of which is productive and used for mowing within eight enclosures and a small area of woodland.



## Monkey Moor

(33.967 Acres) Comprising two grass fields, one which is gently sloping and east-facing and the other sloping and facing north-east.





## Dart

(29.974 Acres). Four south-facing fields which have been used to grow grass and maize and run down to the Little Dart River which flows along the southern boundary.



## Piley

(47.305 Acres). This block is an attractive run of south-facing grass land with access over Piley Lane, a stone track. There are seven enclosures and the land is used for mowing and grazing with the Little Dart River flowing along the southern boundary.





## General Remarks

### Services

Kendon Farmhouse and Buildings: Private water (borehole). Mains electricity. Private drainage (Klargester). Oil fired central heating to the house.

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

### Tenure

The farm is owned freehold and is registered on the Land Registry (all blocks are registered under the same title number).

Vacant possession will be available from the completion date.

### Land Management

Kendon Farm is currently entered into a Sustainable Farming Incentive (SFI) agreement. The options are SAM3 (herbal leys) and SAM 1 (Soil assessment and management).

### Planning

Planning consent was granted for the farmhouse under reference: 22409.

There is an occupation condition which states: The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture.

The Section 106 agreement relating to this planning consent has been removed.

### Local Authority

North Devon District Council. Council Tax Band: F.

### Designations

All of the land 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.

### 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 passing through the farm.

### Viewing

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

### Directions

For Kendon Farmhouse: From Tiverton on the A361 North Devon Link Road proceed west towards Barnstaple for approximately 5.5 miles and upon reaching Stoneland Cross, take the left turn.

At the following T-Junction turn right towards Rackenford. Continue for 0.1 miles and at Tidderson Cross turn left signed towards Nomansland.

Stay on this road for 2.2 miles and at Elworthy Cross follow the road to the left towards Nomansland. The entrance to Kendon will be found on the left after approximately 0.2 miles.

### What3words

Reference /// darts.hedge.captures

### 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.





