



Stafford Barton



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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)
- 3.65 acres
- FREEHOLD
- EPC: C . Council Tax Band: F

Guide Price £880,000

SITUATION

Stafford Barton Farm is situated within the Blackdown Hills Area of Outstanding Natural Beauty and occupies a wonderfully peaceful location a short walk from the popular village of Broadhembury, just 0.5 miles away. Broadhembury provides amenities including a village shop and small tea room, pub 'The Drewe Arms' and a village hall.

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.

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, with a double garage.

In brief, the accommodation comprises:

The ground floor accommodation comprises of sitting and dining room with triple aspect, overlooking the gardens and views to North Hill, cloakroom with shower and cupboard housing electrical fuses and PV converter. Open plan kitchen/ breakfast room, with integral Lamona induction hob with extractor above, electric two door, two hob Aga (cooking only), breakfast area with patio doors to garden and pantry. Study with en-suite shower room and utility room fitted with airing cupboard. 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 3 bedrooms (2 double and 1 single). Stairs lead up to the first floor landing, where there are a further 3 bedrooms (2 double and 1 single) along with family bathroom.



GARDEN AND GROUNDS

Surrounding the house are landscaped gardens bounded by mature hedges and a stone wall. The gardens lead down to the lake (stream-fed) and a woodland area including horse chestnut and conifers. Further land and buildings available

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.

Adjoining the lodge is a single garage.

RURAL WORKSHOPS & BUILDINGS

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.

Two open fronted barns used in conjunction with the workshops.

GENERAL REMARKS

SERVICES

Mains electricity, single and three phase.

Private drainage.

Private borehole, water to Farmhouse, Garden Lodge and buildings.

PV Panels on Farmhouse.

TENURE

Freehold subject to rural workshop licences. Further details available from the agents.

ACCESS

Direct access from the public highway.

LOCAL AUTHORITY

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

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.

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. New boundary fences to be erected by the buyer.

VIEWING

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

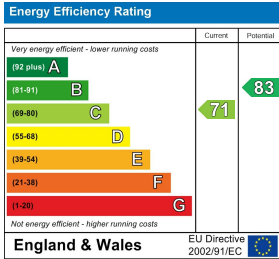
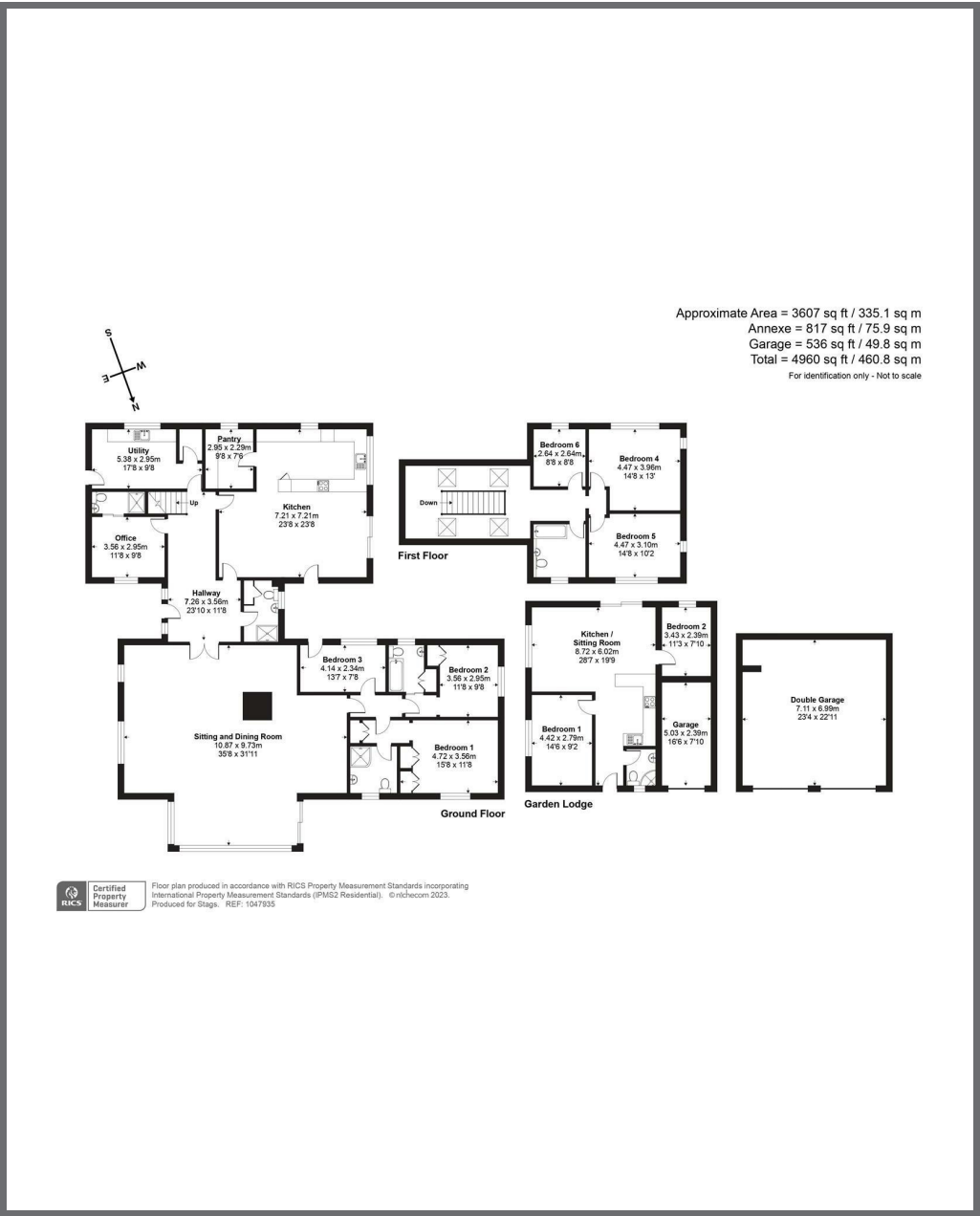
Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

DISCLAIMER

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



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.



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