



T H O R N E R Y F A R M



Thornery Farm

Higher Clovelly, Bideford, Devon, EX39 5RY

Woolery 1.2 miles • Bucks Cross 2.8 miles • Bideford 10 miles

A productive arable and grassland farm in an accessible position near to the North Devon coast

- South-facing farmhouse with four bedrooms and a large garden
- 98.43 acres (39.84 hectares)
- A range of modern style farm buildings with potential for alternative uses (STP)
- Productive arable and pasture land with good road access
- Accessible location within easy reach of the A39 and the coast
- EPC: Band E. Council Tax: Band E. FREEHOLD



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Situation

Thornery Farm is situated in an unspoilt part of North Devon, a short distance from the rugged coastline and near to the famous fishing village of Clovelly, known for its steep cobbled streets and historic cottages.

The nearest village to the farm is Woolsery (Woolfardisworthy), located 1.2 miles away and offering a primary school, local shop / Post Office, a garage, church, and popular fish and chip shop. The village pub, The Farmers Arms, is a renowned gastro pub with produce sourced from the owners' farm.

There are more extensive shopping facilities and amenities available at the port and market town of Bideford (10 miles) and the picturesque Hartland Quay and the village of Bradworthy are all within easy reach.

The regional centre of Barnstaple (19 miles) provides all the area's main business, shopping and commercial facilities and also rail services to Exeter along the scenic Tarka Line. There are also good transport links via the A39 (0.5 miles from the farm) which connects to A361 at Barnstaple and the M5 motorway (Junction 27).

Introduction

Thornery Farm is an attractively positioned arable and grass land farm situated near to, but outside the North Devon coast Area of Outstanding Beauty (AONB) and includes a south-facing house and a range of versatile modern style buildings set within 98.43 acres (39.84 hectares) of productive land.

The farm lies at about 200 metres above sea level with the land classified as Grade 3 and the soils are described as a mixture of freely draining slightly acid loamy soils and slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils.

The farm is available as a whole and in three lots.



LOT 1: Farmhouse, buildings and land
(47.74 acres / 19.32 hectares)

The House

Thornery Farmhouse has a south-facing aspect with rendered elevations underneath a slate roof and with upvc double glazing. The house is not Listed although it has characterful features throughout, and it would benefit from some modernisation.

On the ground floor the accommodation includes a light and airy office shaped like a roundhouse and linking with the living room. The sitting room has a stone inglenook fireplace with a woodburning stove and exposed beams and the dining room also has an exposed beam. The kitchen is currently on the rear side of the house and overlooks the garden with a door out to the patio.

On the first floor there are four double bedrooms, a bathroom and a shower room.

Outside

In front of the house is a level lawn and a patio area, enclosed with a stone wall and to the rear of the house is a larger patio with steps up to a large lawn which has some older fruit trees towards the back hedge.



The Buildings

Positioned around the farmstead are a range of modern style farm buildings which were originally constructed when Thornery Farm was run as a dairy farm. They include:

Enclosed Machinery Store (30.47m x 13.25m): Concrete floor, concrete panel walls, a roller shutter door and corrugated fibre cement roof (may contain asbestos). Electricity connected.

Former Silage Barn (64.03m x 11.88m). Steel frame, concrete floor, concrete and timber panels with corrugated fibre cement sheets above and on the roof (may contain asbestos). The height is 5.5m from the floor to the eaves. There is a **Lean-To (28.66m x 3.68m)**,

Former Parlour (11.97m x 5.18m). Rendered block walls with a fibre cement roof (may contain asbestos). Lofted over the parlour.

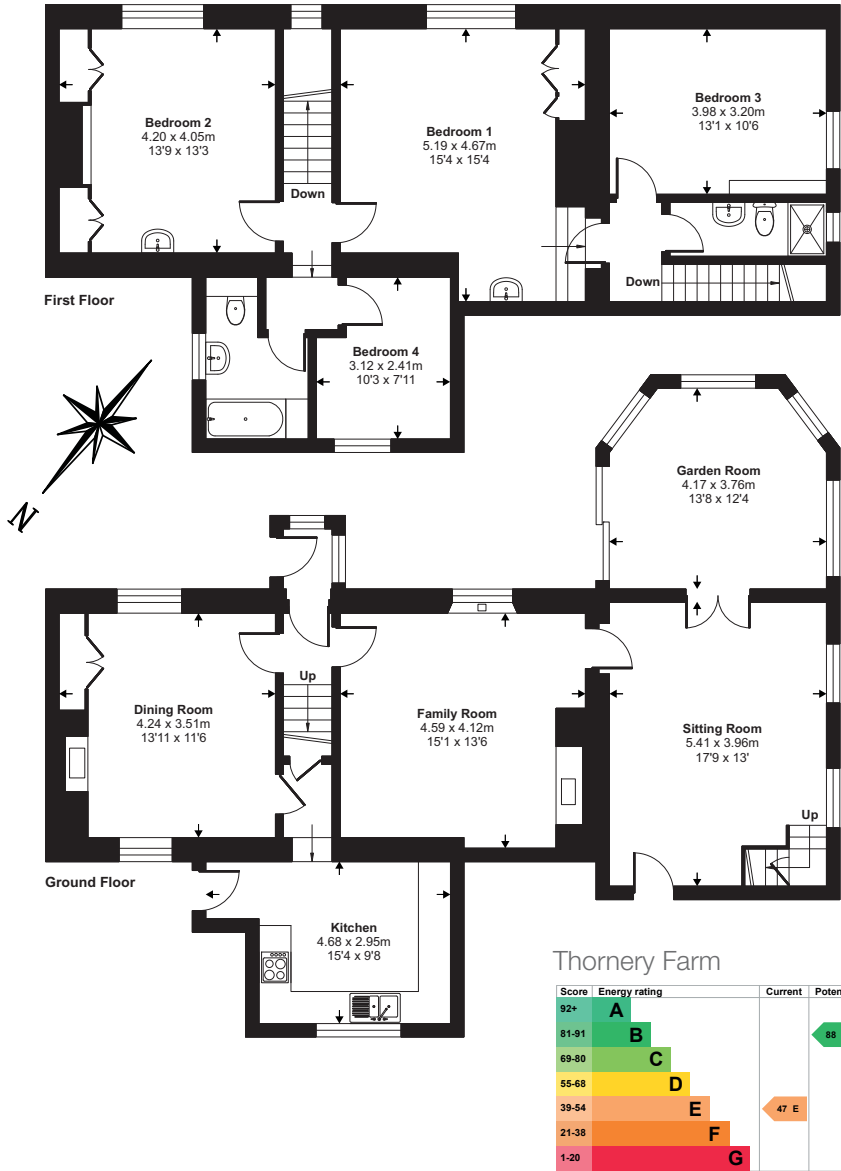
Former Cubilce Shed (Approx. 28m x 25m). Steel frame, concrete floor. Some of the roof sheets are missing.

The Land

The land within LOT 1 comprises a single field which is gently sloping, has a south-facing aspect and has been used to grow a variety of cereal and forage crops in recent years.

Approximate Area = 1924 sq ft / 178.7 sq m

For identification only - Not to scale



**LOT 2: Land north of
Thornery Farm (31.94 acres /
12.92 hectares)**

The land within LOT 2 comprises a single field which is very gently sloping and has been used to grow a variety of cereal and forage crops. There is direct access to the adjoining public highway.



**LOT 3: Land south of Thornery
Farm (18.75 acres / 7.60 hectares)**

The land within LOT 3 comprises a level field which is currently growing a birdseed mix as part of the countryside stewardship agreement and a small area of young woodland towards the western boundary. There is direct access to this lot from the adjacent public highway.



Services

Mains water. Mains electricity. Private drainage (septic tank). Oil fired central heating (oil boiler) and solar panels (heating for hot water).

Based on information from Ofcom mobile phone coverage is likely with EE, O2, Three & Vodafone. Ofcom predicted broadband availability is standard (3 Mbps to 26 Mbps) and ultrafast (900 Mbps).

Tenure

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

Local Authority

Torridge District Council. Council Tax: Band E.

Designations & Land Management

The property is not within an Area of Outstanding Natural Beauty (AONB) and not within a Nitrate Vulnerable Zone (NVZ). There is a Countryside Stewardship agreement covering all lots.

Sporting & Mineral Rights

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

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 rights of way passing through the farm.

Viewing

Strictly by prior appointment with Stags. Please call 01237 425030 to arrange an appointment or email: farms@stags.co.uk.

Directions

From Clovelly Cross on the A39, proceed east towards Bideford and after 0.2 miles you will reach Woolfardisworthy Cross. Turn right towards Woolsery, continue for 0.5 miles and the entrance to Thornery Farm will be found on the right.

What3words

Reference:/// grace.spoiler.operation

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

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.

