



G R E A T A S H F A R M





Great Ash Farm

Winsford, Minehead, Somerset, TA24 7AD

Withypool 1.8 miles • Dulverton 7.9 miles • Tiverton 7.9 miles

A private sporting and livestock farm with some of the finest views on Exmoor

- A substantial south-facing farmhouse with stunning views into Great Ash Combe and towards Winsford Hill
- 3,350 square feet of accommodation including five bedrooms, three reception rooms and a sunroom to take advantage of the views
- A range of stone barns including a traditional courtyard and a former milling building
 - Modern style farm buildings used for livestock housing and machinery storage
 - Pasture land used for mowing and grazing with excellent road frontage
- Sporting appeal: the farm is part of a renowned shoot and has fishing rights on the River Exe

THE WHOLE: 256.61 acres (103.81 hectares)

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Situation

Great Ash Farm is situated in one of the finest and most accessible locations within the Exmoor National Park between the villages of Winsford and Withypool.

Winsford (2.2 miles) is an attractive village in the Exe Valley where the River Exe and the Winn Brook meet and there are eight bridges and a ford. The village has a parish church, village hall, garage (not fuel) and the Royal Oak Inn which provides an in-house shop. There are also tennis courts and a cricket pitch in the village.

The popular village of Withypool (1.8 miles) is on the River Barle and has a post office, a village shop and tea rooms, a parish church and the popular Royal Oak Inn.

Dulverton (7.9 miles) provides excellent day-to-day shopping facilities, schools, doctor's and veterinary surgeries whilst the larger towns of South Molton (13 miles), Tiverton (21 miles) and Taunton (27 miles) are all within an easy driving distance.

The Somerset County town of Taunton has extensive retail and commercial facilities, together with access to the M5 (Junction 25) and a mainline rail station with services to London Paddington. There are three independent schools, a theatre and the Somerset County Cricket Ground.

Further schooling is found at Blundells School, Tiverton and West Buckland School, near South Molton.

Introduction

Great Ash is a very well-maintained sporting and livestock farm totalling 256.61 acres (103.81 hectares) with no near neighbours and stunning outward views towards Winsford Hill.

The farm has been within the current family's ownership for three generations and it is the current owners' decision to retire which has led to the farm being offered for sale.

The farm lies either side of the Winsford to Withypool road with the farmstead to the south of the road and including the substantial farmhouse (not Listed) which has very fine views over its gardens and on to the open moor and is a spacious family home.

The traditional stone barns are positioned on either side of the house, with a very attractive courtyard to the east and the former milling and shearing building to the west, flanking the pretty and colourful gardens.

The more modern farm buildings lie at either end of the farmstead and provide covered space for housing livestock and machinery storage.

The land comprises a mixture of pasture fields used for mowing and grazing and steeper grazing fields with areas of younger woodland on a steeper bank near the northern boundary.

The farm currently forms part of an established neighbouring shoot and there are single bank fishing rights on the river Exe.





The Farmhouse

The house has a fantastic south-facing aspect with views over Winsford Hill and is a comfortable family home. It occupies a very private position with no footpaths near to the house or buildings.

The house is of stone construction underneath a natural slate roof with a mixture of timber and uPVC windows.

The accommodation includes a lovely sunroom, which is on the south side of the house and has a wood-burner and views over the garden towards the open moor.

The dining room has solid timber flooring and an inglenook fireplace with a wood-burner, two alcoves either side and an exposed beam. The sitting room also has an open fireplace with a stone surround and timber mantel with French Doors opening to the gardens.

The heart of the home is the farmhouse kitchen and has a brick floor and a former inglenook fireplace an bread oven which now houses an oil-fired Rayburn range (cooking and hot water).

Further ancillary rooms include a walk-in pantry with slate shelving; a boot room and utility area with a slate floor and a Belfast sink; a boiler room, log store and scullery and a w.c.

Stairs lead to the first floor landing from the entrance hall. There are five bedrooms in total, four of which are double rooms and the fifth is a single bedroom / box room.

The bedrooms on the south side of the house have lovely views over the farm and towards Winsford Hill.

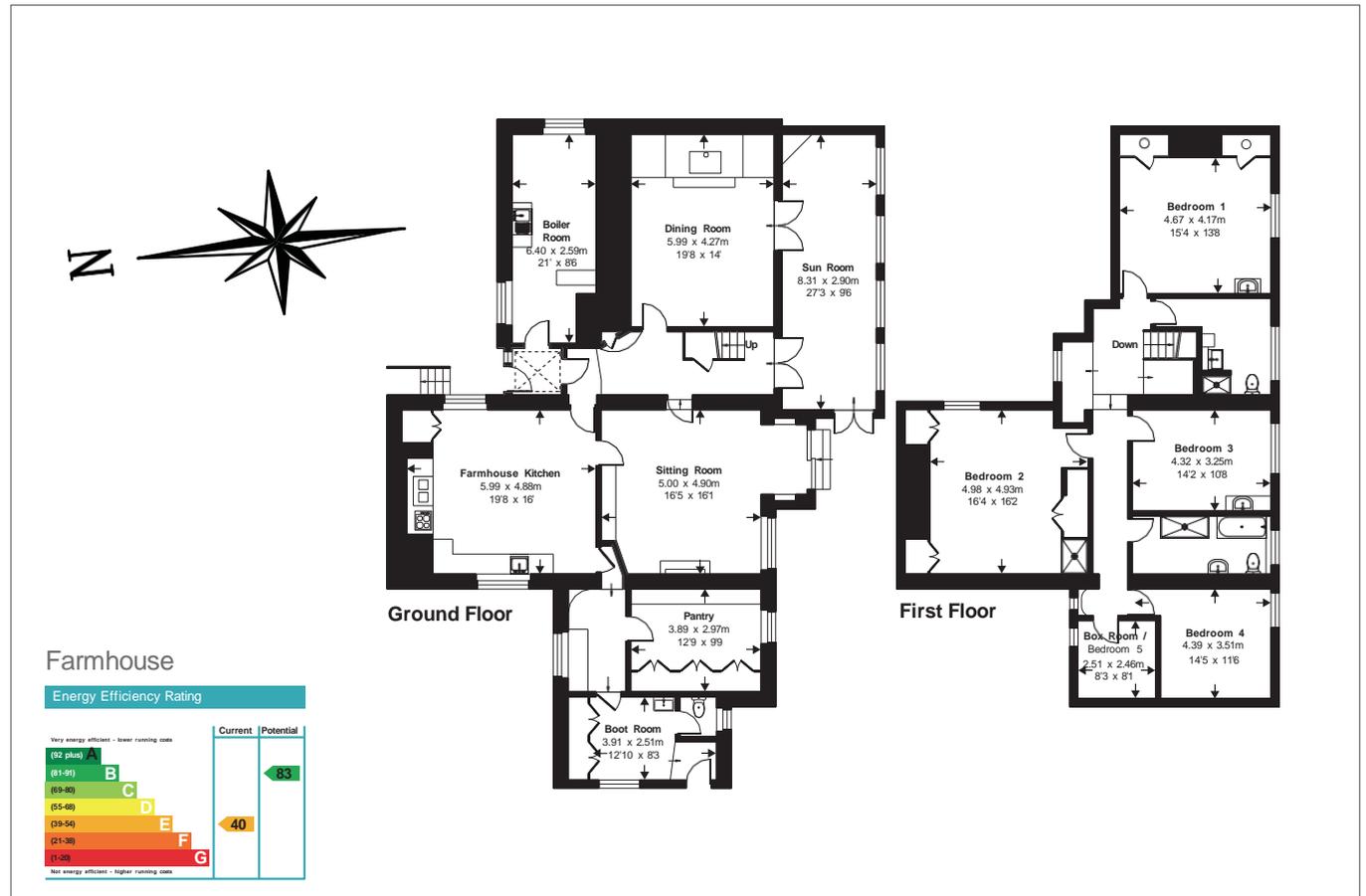
There is a bathroom which has a shower, free-standing bath, w.c. and wash basin and a further shower room with a wash basin and w.c.

The Gardens

Situated on the southern side of the house overlooking Winsford Hill, the gardens include a two-tiered lawn and two patios and colourful flowerbeds with the top tier sheltered by stone barns on either side.

To the rear of the house is a former kitchen garden which now has two fruit trees and is south-facing and protected by a high hedge.

The vendors will be taking some plants and shrubs and all plants in pots – further details are available from the agents.





The Traditional Stone Buildings

Former Milling Barn: Traditional stone construction under a natural slate roof. Part raised floor housing mill, former shearing wheels, redundant oil tank and diesel tank. adjoining generator shed with generator (currently not in working order).

The Workshop: Traditional stone construction under natural slate roof.

Courtyard of Traditional Farm Buildings: Of stone construction under a mixture of natural slate and corrugated asbestos roofing, divided into a number of sections.

Section A: Cattle housing with loft and adjoining lean-to.

Section B: Livestock housing with loft.

Section C: External steps to a loft area (Dangerous floor).

Section D: 3 Stables. All with concrete floors

Section E: 'L' shaped livestock housing area.

Longhouse: of stone and block construction.

Cart Linhay: Stone and concrete block construction under corrugated asbestos roof (9.64m x 4.68m).

The Traditional Barns offer potential for alternative uses, subject to planning consent being obtained.



Farm Buildings

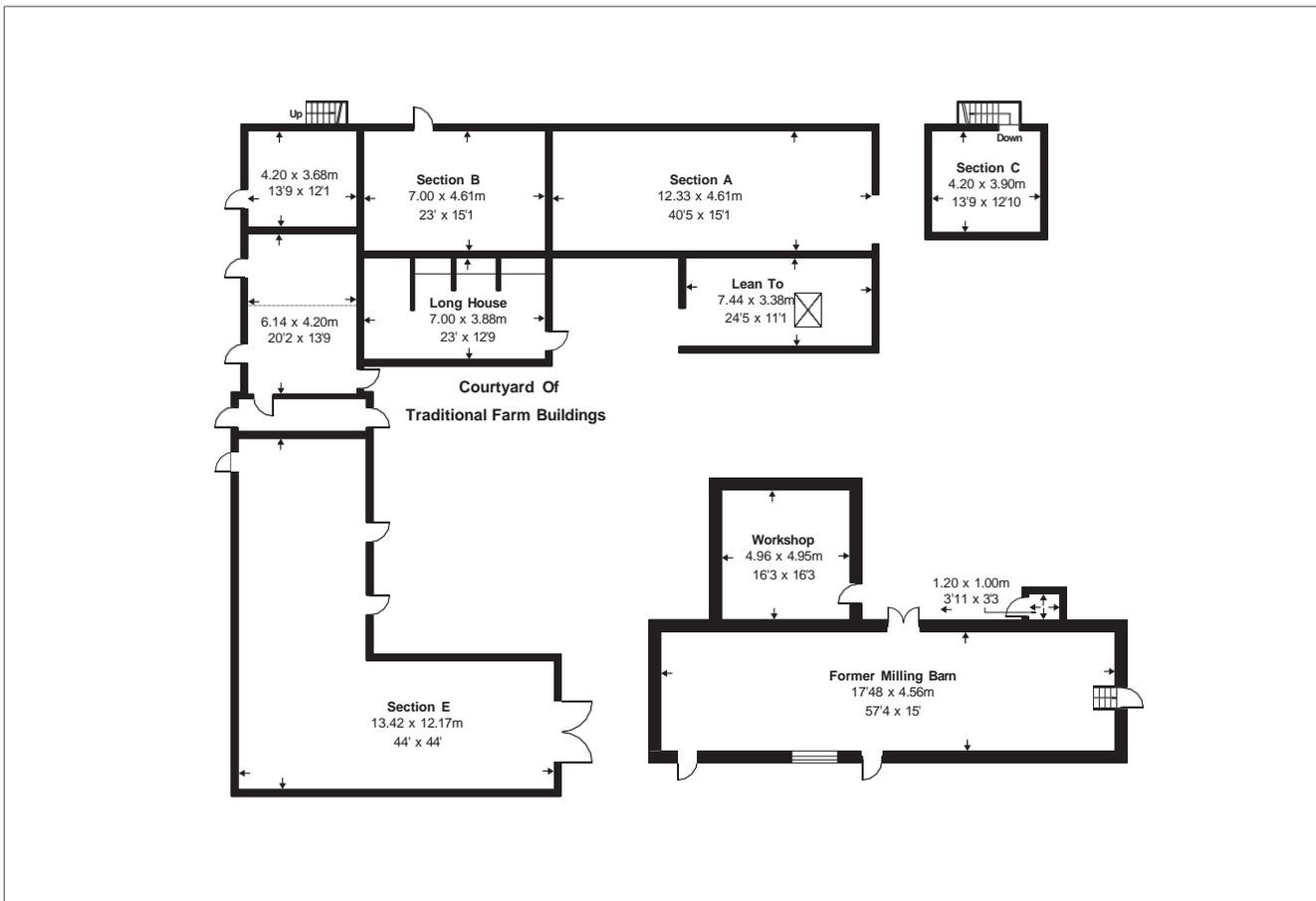
Sheep Shed: Steel portal frame with concrete panels and timber elevations under corrugated fibre-cement roof (22.15m x 13.46m). All sheep pens and feed barriers included.

Lean-To: Steel frame with concrete block and corrugated metal elevations under corrugated fibre-cement roof. (13.49m x 7.95m)

Cattle Shed No. 1: Steel portal frame with timber and corrugated elevations under corrugated fibre-cement roof. (22.85m x 22.96m). Feed barriers, pens and water troughs included. Part concrete and part stone floor.

Cattle Shed No. 2: Steel frame construction with timber elevations under metal clad roof (32.35m x 15.70m gross). Feed barriers and water troughs included. Part concrete and part stone floor.

Former Cow Kennel Building: Timber construction under metal corrugated roof (23.0m x 6.70m)



Farm Buildings At The Top Of The Drive:

General Purpose Building: Concrete block construction under corrugated roof (material unknown) (13.54m x 4.64m). Two adjoining lean-tos, timber construction under clad and corrugated roof.

Cart Shed: Timber and corrugated elevations under corrugated metal roof (8.0m x 4.40m).





The Land

The land lies either side of the Winsford to Withypool Road and is not within a Nitrate Vulnerable Zone (NVZ) and adjoins the South Exmoor SSSI.

On the southern side of the road the land is all south-facing and includes some gently sloping paddocks and grass fields which are used for hay making and grazing with some steeper grazing fields running down to a stream known as the Winn Brook.

On the opposite side of the stream is 24.53 acres of rough grazing and woodland, part of which is known as Great Ash Wood and includes part of Great Ash Combe.

On the northern side of the road the land totals 139.67 acres and the fields closest to the road have been used for hay making and grazing, being mostly gently sloping with a mixed aspect.

There is a steep slope down to the River Exe which forms the northern boundary of the farm, and these enclosures include two fields and an area of younger woodland and bracken which overlooks the River Exe valley as it heads north towards Exford.

All of the mature hedges and gates are well maintained and the farm is in good heart.

Fishing Rights: Included within the freehold are just under one kilometre of single back fishing rights and half of the bed of the River Exe.

General Remarks

Services

Private water (Spring) and mains water connected. Mains electricity. Oil fired central heating. Private drainage (septic tank - compliance with the General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection).

There is an obligation on the owner of Great Ash Farm and neighbouring Withycombe Farm to supply water to Springfield Cottage.

Based on information from Ofcom mobile phone coverage is likely with O2 and Vodafone and limited with EE and Three.

Ofcom predicted broadband availability is standard (1 Mbps to 5 Mbps) and ultrafast (220 Mbps to 1000 Mbps).

Tenure

The farm is owned freehold and is registered on the Land Registry. The shooting rights are let until the 31st March 2026.

Land Management

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

Local Authority

Exmoor National Park Authority and Somerset Council. Council Tax Band: E.

Designations

The farm is within the Exmoor National Park and is not 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 farm.

The shooting rights are let until the 31st March 2025.

Fixtures & Fittings

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

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 no public footpaths passing through the part of the farm to the south of the road.

There are two bridleways and a footpath which pass across the land to the north of the road.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

Viewing

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

Directions

From Comer's Gate on the B3223 to the east of Withypool, proceed east towards Winsford and the entrance to Great Ash Farm will be found on the right after 0.85 miles.

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.



Great Ash Farm



Scale
1:5,000
@ A3

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Drawing No. YZ2583-01 Date 20.06.24



