



C O L D H A R B O U R F A R M

Coldharbour Farm

Morebath, Tiverton, Devon, EX16 9DD

Bampton 2 miles • Dulverton 3.5 miles • Tiverton 9.5 miles

An accessible and private farm surrounded by its own land with stunning views over the Exe Valley towards Dunkery Beacon

- A spacious family home with four bedrooms and 3,100 square feet of accommodation, approached over a private drive
 - 67.22 acres (27.20 hectares)
- The Old Byre - A detached annexe with two bedrooms
- Apple Tree Cottage - A detached holiday cottage with one bedroom
- Versatile modern buildings used for equestrian and agricultural purposes, with potential for alternative uses (subject to planning consent)
- Productive pasture land which surrounds the farmstead
- Fabulous views over the Exe Valley towards Dunkery Beacon in the distance
 - EPC: Band D. Council Tax: Band E and C. Freehold

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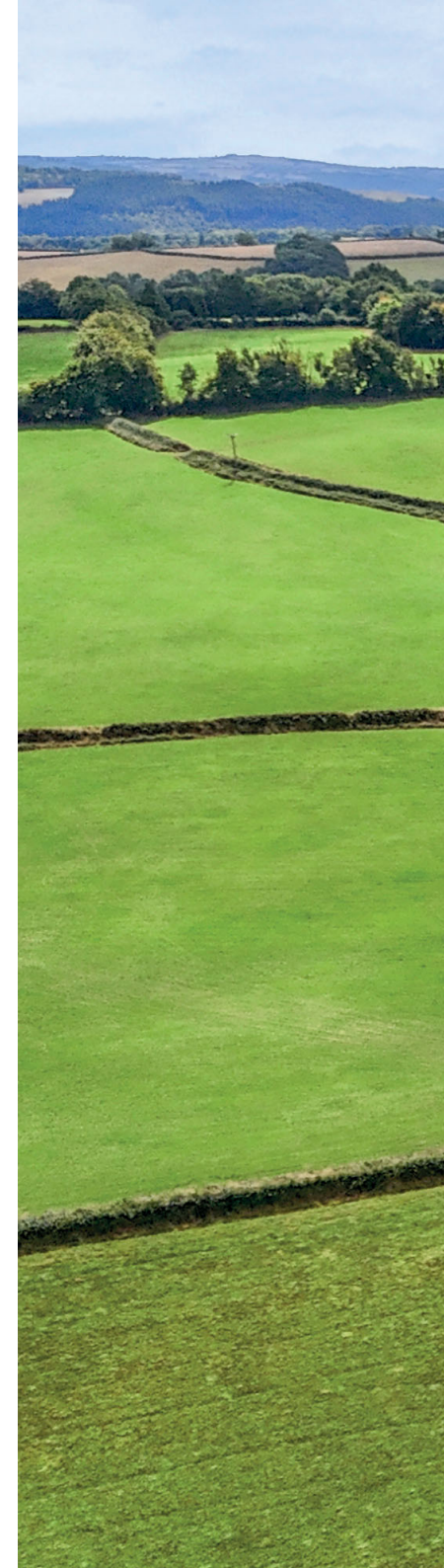
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Situation

Coldharbour Farm is situated in a stunning location, overlooking the River Exe Valley and with views towards Dunkery Beacon which is the highest point within the Exmoor National Park.

The farm lies near to the Devon / Somerset border within the parish of Morebath in Mid Devon and only one mile to the east of Exebridge, a small settlement on the banks of the River Exe with The Anchor Inn pub and access to the A396 which links Dunster in the north and Exeter in the south.

The popular town of Bampton lies two miles to the south and has village stores, a butcher, a primary school, a doctors surgery, a church, post office, two pubs, cafes and coffee shops.

Dulverton, 3.5 miles away, known as The Gateway to Exmoor and offers a variety of shops, together with veterinary and dental surgeries, primary and middle schools. There are also good recreational facilities including squash courts, all weather tennis courts, football and cricket pitches.

The market town of Tiverton is 9.5 miles to the south and provides an extended range of shops and facilities and the M5 (Junction 27) and Tiverton Parkway Rail Station are found seven miles from here.

Exmoor National Park offers wonderful opportunities to walk and ride on the open moorland and in the wooded river valleys. Haddon Hill

and Wimbleball Lake are also just a few miles away and offer walking, fishing, riding and other recreational pursuits.

Introduction

Coldharbour Farm has been within the same family ownership for 25 years, and occupies a wonderful position with a private entrance lane leading to the farmstead which is completely surrounded by the farm's own land.

The farm is rural yet accessible to the nearby towns of Bampton and Dulverton as well as the A396 which mostly runs parallel with the River Exe and there are fine views over the surrounding rolling countryside towards Dunkery Beacon within the Exmoor National Park.

The house (not Listed) provides spacious accommodation for a family and has been remodelled and extended by the current owners to take advantage of the views and additional accommodation is provided by a detached annexe and a holiday cottage.

The versatile buildings are used for agricultural and equestrian purposes, including extensive stabling and the land is all grass, presently used for mowing and grazing.

The farm totals 67.22 acres (27.20 hectares) and is available as a whole.



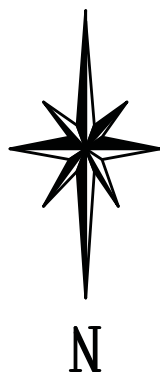
The House

Coldharbour Farmhouse is not Listed and is constructed of stone and block underneath a slate roof. The accommodation extends to 3,100 square feet over two floors as shown in the floor-plan and highlights include a spacious entrance hall, a large triple-aspect family room designed to take advantage of the views, a kitchen which opens into a living space with an inglenook fireplace, bread oven and wood-burning stove and a separate dining room which has a brick fireplace.

On the first floor there are four bedrooms, including the master bedroom which has an en-suite bath and shower room and a dressing room. In addition there is a shower room and w.c.

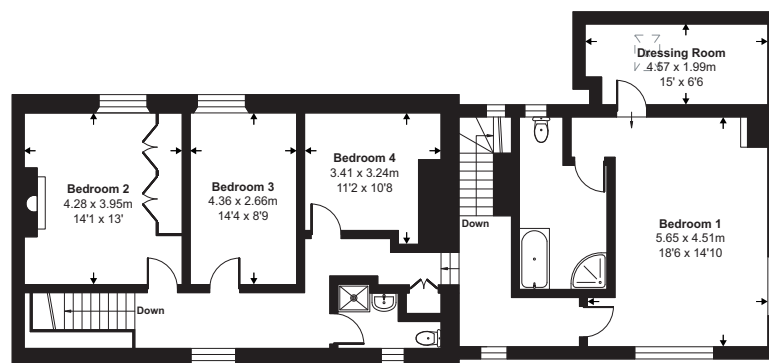
Outside

On the north side of the house, there is a level patio and lawn area which is planted with mature shrubs and has views over the Exe Valley and the surrounding rolling countryside. There is a kitchen garden with a greenhouse behind the Dutch Barn and plenty of space for parking, with a level stone area in front of the Dutch Barn.

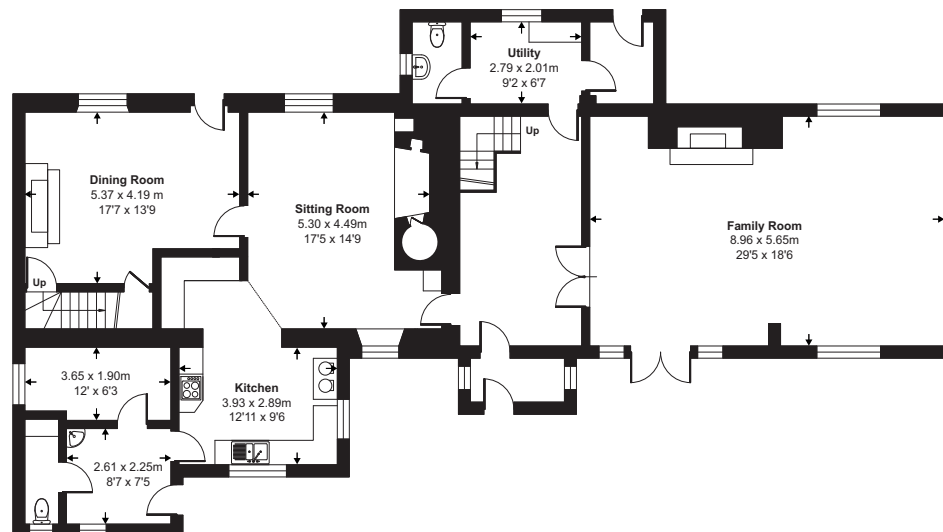


The Farmhouse = 3108 sq ft / 288.7 sq m

For identification only - Not to scale



The Farmhouse First Floor



The Farmhouse Ground Floor

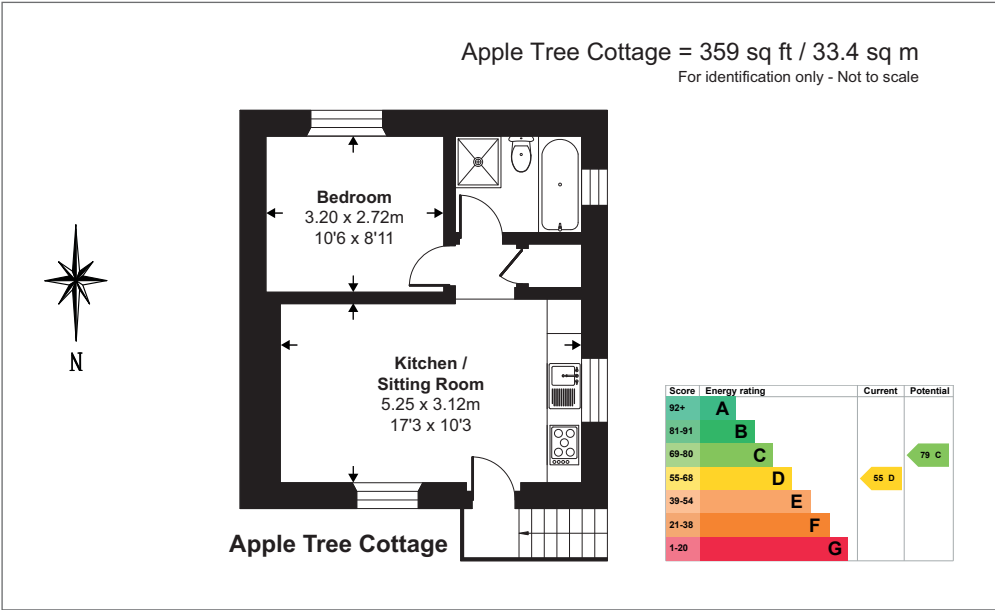
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





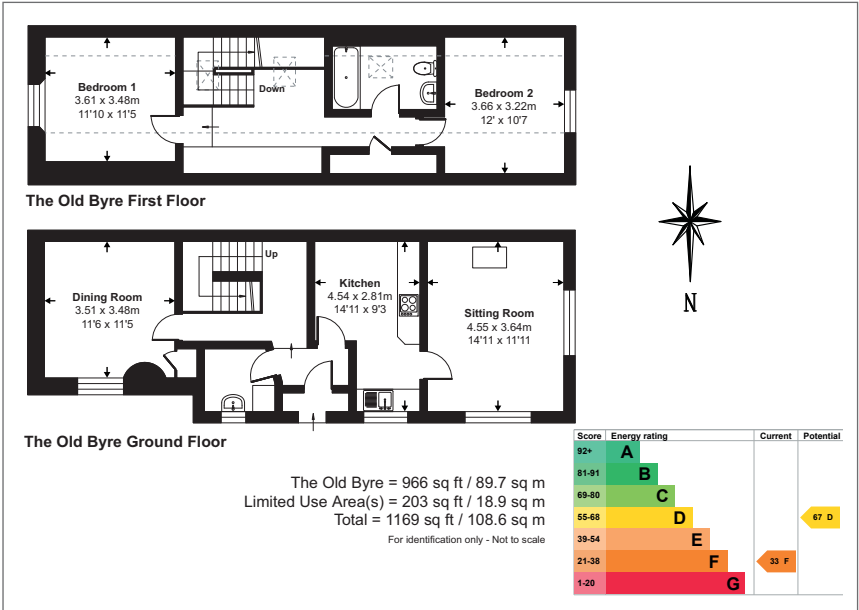
Apple Tree Cottage

This is a detached, single storey holiday cottage which has 359 square feet of accommodation including a kitchen / sitting room, one bedroom and a bath / shower room. Outside there is a level patio.



The Old Byre

A detached dwelling which was converted from a stone barn and is ancillary accommodation to the farmhouse. The accommodation totals 966 square feet over two floors with a kitchen, living room and dining room on the ground floor and two bedrooms and a bathroom on the first floor. Outside there is a small outdoor seating area.



The Buildings

The buildings are positioned to the rear of the house and are used for agricultural and equestrian purposes, and could have potential for conversion for alternative uses, subject to planning consent being obtained.

Dutch Barn (13.77m x 7.18m plus lean-to 8.92m x 4.42m).

Steel frame, earth floor, enclosed with corrugated tin sheets to the elevations and roof. The lean-to has block walls with timber space boarding above.

Stables (13.96m x 8.61m). 5 stables with a water feed and a separate washdown area. Steel frame building with a concrete floor, block and timber space boarded walls and box profile steel roof sheets. To the rear are 3 stables and a feed room (**13.96m x 5.18m**).

Stables (13.43m x 10.43m). Concrete supports, concrete floor, corrugated fibre cement (possibly asbestos) roof sheets and block / timber space boarded walls. 6 stables with a central passage. Attached are a further 3 stables (**13.43m x 6.09m**).

Storage Building (18.25m x 9.13m). Block and timber space boarded walls, earth floor and box profile steel roof sheets.

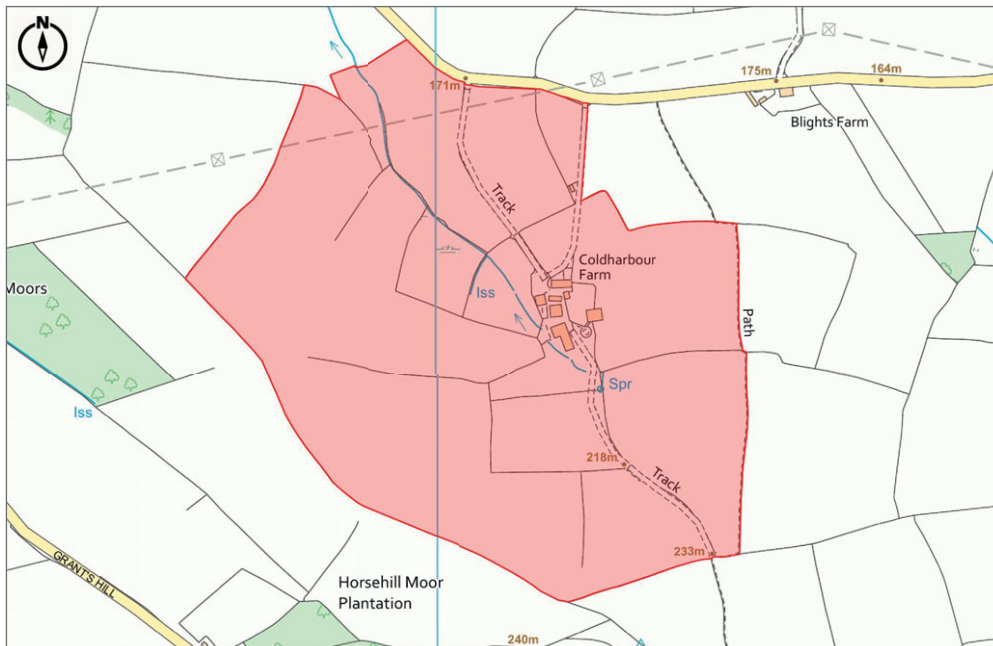
Higher Dutch Barn & Lean-To (17.47m x 13.49m). Steel frame, earth floor, block walls with corrugated sheets to the elevations and roof. Outside there is a space where a horse-walker was previously sited.



The Land

The land is all down to grass and surrounds the farmstead with frontage on to the road between Exebridge and Morebath. The fields have mature hedge boundaries, are mostly gently sloping and have been farmed organically, used for grazing and mowing for hay.

The land lies at about 200 metres above sea level, is classified as grade 3 and the soils are described as freely draining slightly acid loamy soils.



Services

Mains water (metered). Spring water supply to the barns and some of the fields. Mains electricity. Private drainage (septic tank).

Heating

Farmhouse: oil fired central heating and woodburning stove.

The Old Byre: oil fired central heating

Apple Tree Cottage: oil fired central heating.

Based on information from Ofcom mobile phone coverage is likely with EE, O2, Three & Vodafone. Ofcom predicted broadband availability is Ultrafast (220 Mbps upload to 1800 Mbps download).

Tenure

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

Local Authority

Mid Devon District Council.

Council Tax: House (Band E), The Old Byre (Band: C), Apple Tree Cottage (Rated for Holiday Use).

Designations, Land Management & Material Information

The farm is not within a Nitrate Vulnerable Zone (NVZ).

There is a Countryside Stewardship agreement (Mid-Tier) in place which ends on 31st December 2026. Management options include GS1 (take field corners and small areas out of management), GS2 (Permanent grassland with very low inputs) and BE3 (management of hedgerows).

There is an electricity pylon on the opposite side of the road, on land not belonging to Coldharbour Farm.

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 is public footpath passing through the farm (Exe Valley Way).

Viewing

Strictly by prior appointment with Stags. Please call 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

Directions

From Bampton proceed north on the B3190 road signposted to Morebath. After about one mile at Lodfin Cross, turn left signposted towards Exebridge. Continue for just under one mile and the entrance

to Coldharbour Farm will be found on the left.

WHAT3WORDS

Reference:/// wisdom.outhouse.invented

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.

Warning

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





