



# Kemps Farm

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Winsford, Minehead, Somerset







# Kemps Farm

Winsford, Minehead, Somerset, TA24 7HT

Winsford 1.2 miles • Dulverton 7 miles • Taunton 24 miles  
M5 (Junction 27) / Tiverton Parkway Station 27 miles



A traditional Exmoor livestock farm in the upper Exe Valley

- Stunning and unspoilt location within the Exmoor National Park but with good road links
- South-facing farmhouse with six bedrooms overlooking the pretty Exe Valley and separate farm cottage with three bedrooms
- Modern livestock buildings totalling approximately 2,200 square metres of covered space
- Grass land all within a ring-fence, with pockets of woodland and Bye Common offering shooting appeal
- For sale as a whole
- **THE WHOLE: 349.43 acres (141.41 hectares)**



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## Situation

Kemps Farm lies in a stunning position within the Exmoor National Park, in the upper Exe Valley and approximately one mile to the north west of the village of Winsford.

Winsford offers a church, village hall, garage and well known Royal Oak Inn.

Dulverton is within 7.5 miles of the farm and has primary and middle schools, churches, doctors and veterinary services as well as a range of shops, pubs, restaurants and cafés.

The Somerset County town of Taunton lies 24 miles to the south-east and Tiverton in mid Devon lies 20 miles to the south.

The A361 (North Devon Link Road) can be accessed at Tiverton and provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington. Mainline rail services are also available from Taunton.

The Exmoor National Park is known for its hundreds of square miles of superb unspoilt scenery as well as riding, walking, fishing and shooting. The North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within easy reach.

## Introduction

Kemps Farm is a traditional Exmoor livestock farm with land rising to approximately 330 metres above sea level.

The farm extends to 349.43 acres (141.41 hectares) within a ring fence with stunning views from various vantage points on the farm.

The farmhouse has a south-facing aspect and provides comfortable accommodation for a family, whilst dual occupation is possible with the additional farm cottage.

There are three modern farm buildings providing over 2,200 square metres of covered space for livestock or machinery storage and further traditional stone buildings have been well maintained.

The land is mostly grass and includes some productive mowing and grazing enclosures as well as some steeper fields running down to the River Exe.

Kemps Farm is offered for sale as a whole.











## Kemps Farmhouse

Kemps Farmhouse has wonderful views to the south over the River Exe valley and into Bye Common beyond and was renovated and extended by the previous owners in 1988.

It extends to approximately 2,475 square feet (230 square metres) and has rendered elevations and a slate roof with double glazed windows.

The ground floor accommodation includes a spacious entrance hall, a farmhouse kitchen, a dining room and a sitting room with a stone fireplace and wood-burning stove. All of the reception rooms have a south-facing aspect. Ancillary rooms include a rear utility room, shower room and w.c. and a boot room.

On the first floor there are six bedrooms, two of which have en-suite shower or bathrooms and there is a further shared bathroom and airing cupboard.

The house has a light and airy feel with good ceiling heights and well-proportioned rooms.

Outside, to the side of the farmhouse is a gravel parking area and to the front is a level area of lawn flanked by colourful shrub beds and overlooking the river valley.

To the rear is a level paved space extending around to the eastern side of the house where there is a rockery and a small lawn.

## Kemps Farm Cottage

Kemps Farm Cottage is an attractive stone and slate cottage

positioned to the east of the farmhouse. There are double glazed windows throughout and we are informed that the entire cottage was renovated structurally and internally in 2008.

On the ground floor a timber front door opens into the entrance hall. The sitting room has a slate fireplace and the kitchen / dining room has exposed ceiling beams and timber doors.

To the front of the cottage is an enclosed garden area.

## The Outbuildings

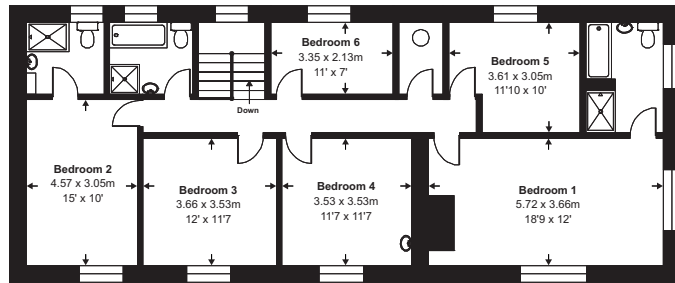
**Double Garage:** Rendered elevations with a slate roof. There is a log store to one side and a general store to the other side.

**Store and Dog Kennelling:** (8.60m x 3.37m). Block construction under a tiled roof.

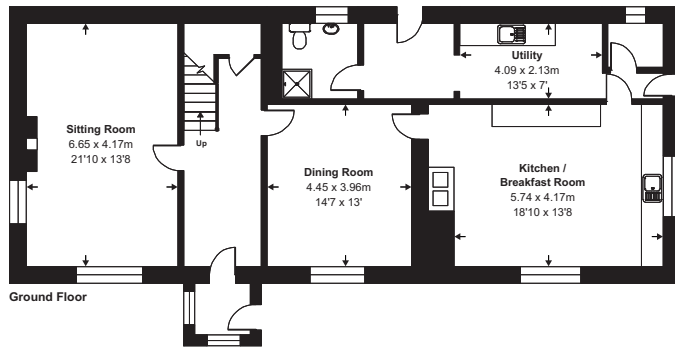


# Kemps Farm floorplan

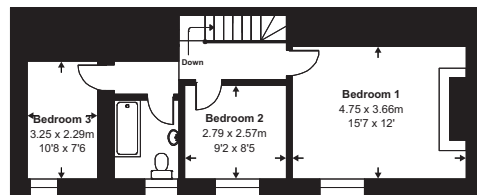
Approx. Gross Internal Floor Area 356.6 Sq Metres 3839 Sq Ft (Includes Cottages)



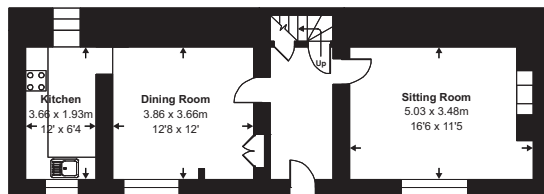
First Floor



Ground Floor

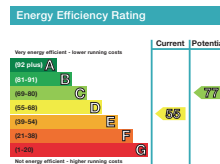


Cottage First Floor

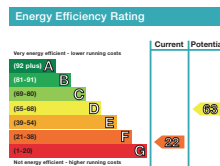


Cottage Ground Floor

## Kemps Farm



## The Cottage







## Farm Buildings

**Stable:** (9.37m x 4.25m). with a loft and of traditional stone construction under a slate roof with a lean-to (4.11m x 2.96m).

**Store and Workshop:** (3.90m x 9.39m) with a loft over and of traditional stone construction under a slate roof.

**Open-fronted Machinery and Straw/Hay Barn:** (31.99m x 8.45). 8-bays. Timber and block construction under a corrugated roof.

**Livestock Building:** (22.54m x 35.44m). Concrete frame with part

concrete panel and timber clad elevations under a corrugated roof.

**Livestock Building:** (18.61m x 60.70m). Open sided with a central feed passage, steel frame construction under a corrugated roof.

There is also an Earth Bank silage pit and a concrete yard which links the farm buildings.

## The Land

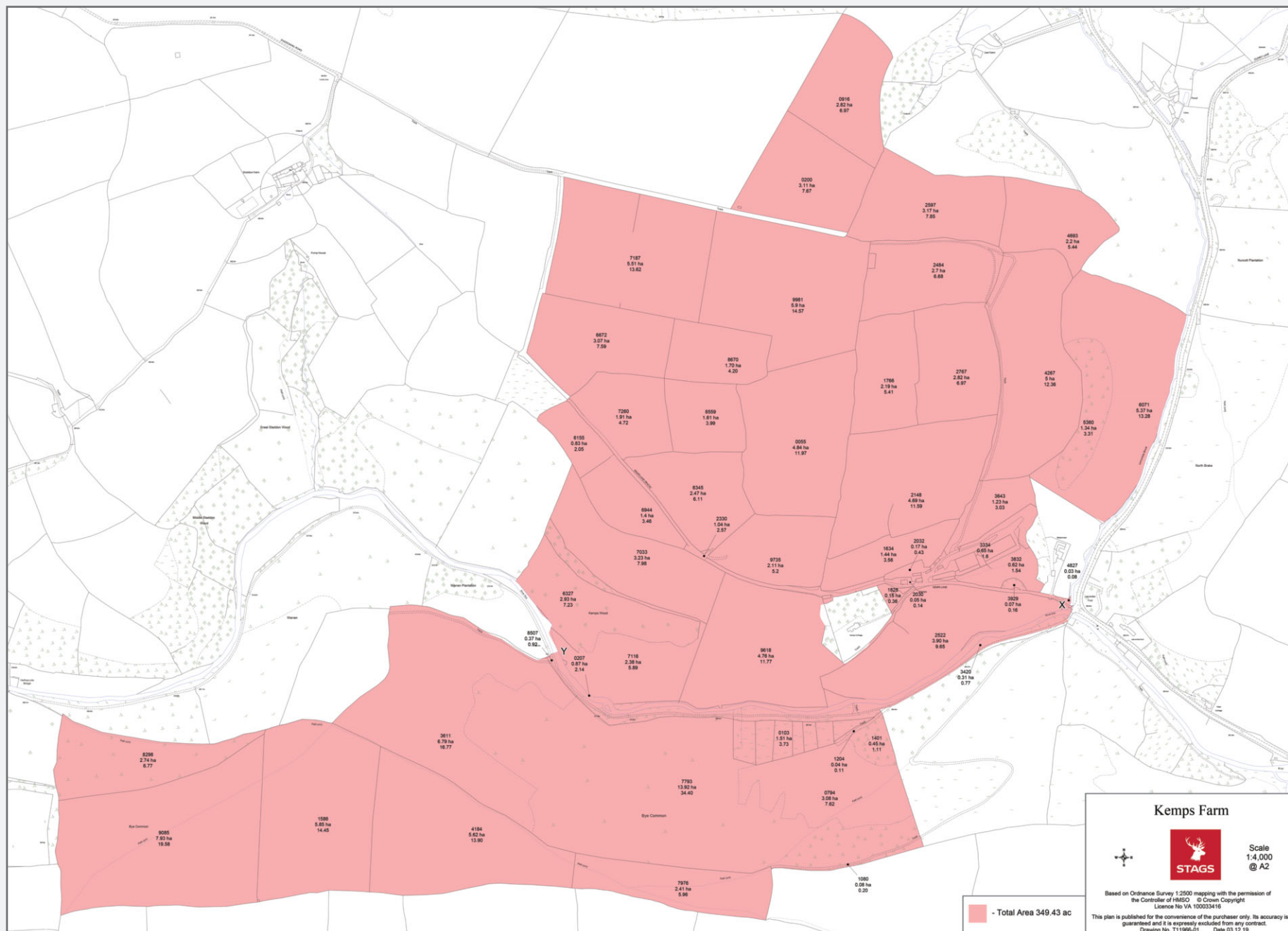
The land at Kemps Farm is mostly down to grass and includes

approximately 5 acres of woodland.

There are approximately 185 acres of gently sloping grass land, within good sized enclosures which have been used for mowing and grazing most recently. Field boundaries are traditional hedge-banks and are mostly fenced for sheep.

The land either side of the River Exe and Larcombe Brook is steeper and used for grazing and includes part of Bye Common which is private with no open access across it. This part of the farm would suit the creation of a small family shoot.













## General Remarks

### Method Of Sale

The farm is offered for sale by private treaty, as one lot.

### Services

Private water supply (three boreholes) to the farmhouse, cottage, farm buildings and land. Private drainage system. Mains electricity. There is oil-fired central heating in the farmhouse. There is oil-fired (combi-boiler) central heating in Kemps Farm Cottage.

### Tenure

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

Vacant possession will be available upon completion.

### Basic Payment Scheme (BPS)

The land is registered for entitlements under the BPS. The current scheme year payment is reserved from the sale. The entitlements will be made available to the purchaser upon request.

### Land Management

There are no stewardship or land management agreements affecting the farm.

### Local Authority

Somerset West and Taunton Council.  
Tel: 0300 304 8000. ([www.somersetwestandtaunton.gov.uk](http://www.somersetwestandtaunton.gov.uk)).

Exmoor National Park Authority.  
Tel: 01398 323665.  
[info@exmoor-nationalpark.gov.uk](mailto:info@exmoor-nationalpark.gov.uk).

Farmhouse: Council Tax Band E

Farm Cottage: Council Tax Band D.

### Designations

The farm 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 Rights

The hunting rights and fishing rights do not belong to the farm.

The shooting rights are included with the farm.

### Mineral Rights

The mines and minerals insofar as they are owned are included with the freehold.

### 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.

The owner of Kemps Cottage has a right of access over Kemps Lane.

There is a restricted byway (not for use by mechanically propelled vehicles) along the lane through the farm.

There is a bridleway and a footpath through part of the land known as Bye Common.

### Viewing

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

### Directions

From Tiverton, take the A396 north towards Bampton and Dulverton. After five miles, at the Exeter Inn roundabout turn left and at the following 'Black Cat' junction, proceed straight across continuing on the A396.

Stay on the A396, pass through the village of Bridgetown and at the next junction (Coppleham Cross) turn left towards Winsford.

Continue into and through Winsford and approximately 1 mile after leaving the village, on a sharp right bend, the entrance to Kemps Farm will be found on the left. Kemps Farmhouse will be found 300 yards along Kemps Lane.

### 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

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



