



Symonds  
& Sampson

# Town Tenement Farm

Clyst Hydon, Cullompton, Devon



# Town Tenement Farm

Clyst Hydon, Cullompton  
Devon EX15 2NB

A charming historic 5 bedroom farmhouse, surrounded by lovely gardens on the fringes of this popular village.

Courtyard of traditional barns with planning for an independent dwelling. American barn, planning for an outdoor arena and 15.70 acres (6.35 ha) of level pastureland.



15.70 acres (6.35 ha)

- Characterful farmhouse listed Grade II\*
- Potential to create a kitchen extension
- Level gardens with pond, kitchen garden and orchard
- Traditional farm buildings in need of restoration
- Planning for an open market 3 bedroom barn conversion
  - Modern American barn and fodder store
- Planning secured for a 60m x 20m outdoor arena
  - Block of fertile pastureland with frontage to the River Clyst

Freehold

For Sale by Private Treaty as a Whole or in Two Lots

Lot One - The Farmhouse, Outbuildings and about 5.34 acres (2.16 ha)

Lot Two - South Barn with planning, modern outbuildings and 10.36 acres (4.19 ha)

Axminster  
01297 33122

[rwillmington@symondsandsampson.co.uk](mailto:rwillmington@symondsandsampson.co.uk)





## SITUATION

The farm is well situated on the edge of the popular village of Clyst Hydon, surrounded by the Devon countryside. The village has a thriving community which benefits from a village hall, good village primary school, community run outdoor swimming pool, sports & cricket club and popular, community run Five Bells Inn, all of which are within easy walking distance of the farm. The neighbouring village of Plymtree has a village store. Further amenities, including supermarkets are available at Cullompton (4 miles) with its well-established farmers market and M5 junction. This enables easy commuting to either the cathedral city of Exeter (12 miles) or north to the county town of Taunton (24.6 miles) and beyond. Both provide excellent shopping, educational and leisure facilities, together with the regional airport at Exeter and mainline rail connections to London Paddington (2 hours). Tiverton Parkway (10 miles) also has a mainline station. Ashclyst Forest (NT) is a short distance away with miles of excellent walking, cycling and riding available.

## THE PROPERTY

Town Tenement Farm is a versatile residential farm, with planning for a barn conversion, either for multi-generational living, to provide a rental income or as a development opportunity. The property could appeal to a range of lifestyle buyers as a family home, equine property or small holding.

## LOT ONE

### **The Farmhouse, Outbuildings and about 5.34 acres (2.16 ha).**

This charming 5 bedroom farmhouse, listed Grade II\*, dates back to the early 16th century, but has evolved over time, with the addition of a 19th century lean-to single storey extension. Town Tenement Farm faces south and is constructed of cob and brick under lime render. The slate roof was replaced in 2003. This unspoilt late medieval farmhouse was originally an open hall house, and once inside many of the interior features including oak plank and muntin screens, chamfered beams and large inglenook fireplaces have been preserved. The main reception rooms are welcoming and filled with character, upstairs the bedrooms have high ceilings and exposed beams. There







is a downstairs bedroom with ensuite shower room. The farmhouse offers purchasers the opportunity to extend the accommodation, planning was obtained in 2018 (now lapsed) to extend the farmhouse to the north to create a single storey kitchen extension. (See EDDC Ref: 18/1216/LBC).

Please see floorplan for accommodation and measurements.

## OUTSIDE

The driveway passes alongside a paddock, then divides with separate access to the west of the traditional barns for Lot 2 and straight on leads to the farmhouse and farm courtyard with a large parking area. To the front of the house is a small walled gravel courtyard garden, whilst the level garden behind the house is mainly laid to lawn and well shielded by mature hedges and trees. Overlooking the pretty pond is a generous decking area, for relaxing and entertaining, beyond is the kitchen garden with raised beds and greenhouse. There is a large herbaceous border filled with flowering plants and a mature orchard. There is a separate pedestrian access at the far end of the garden, providing a short cut to the village.

## OUTBUILDINGS

Attached to the farmhouse is an open fronted Garage/Stores (22.25m x 5.03m), with a Workshop behind (12.19m x 9.75m).

Also accessed from outside on the eastern end of the house is a Store Room with a W.C, which could easily be incorporated into the house. Within the gardens there is a useful brick built Office/Studio (5.72m x 3.77m) overlooking the pond.

A run of traditional farm buildings (23.11m x 4.64m) including the two storey Linhay and Cob Range with single storey Lean-To, mainly of brick, cob and stone construction under slate roofs, in need of repair.

## THE LAND

There are two main enclosures, an attractive paddock to the west of the house adjoining the driveway, and the remaining pastureland extends from the garden to the River Clyst, which forms the eastern boundary. In all about 5.34 acres (2.16 ha).







## LOT TWO

### **South Barn with planning, modern outbuildings and 10.36 acres (4.19 ha)**

A former partially ruined brick Barn (11.90m x 6.81m). These buildings are in need of repair and part of them have planning to convert into a 3 bedroom dwelling with glorious views over its meadows to the south.

## OUTBUILDINGS

The timber clad modern American Barn (13.72m x 12.19m) with 4 loose boxes and ample storage. Modern timber clad Fodder Store (9.14m x 6.10m) with concrete floor. To the west of the Fodder Store planning has been secured by initial groundworks for an all-weather outdoor arena.

## THE LAND

An excellent block of mainly level fertile pastureland offered in excellent heart, with frontage to the River Clyst. The land provides protection and amenity use for the property. In all about 10.36 acres (4.19 ha).

## SERVICES

**Lot 1:** Main electricity. Main water. Private drainage (treatment plant). Broadband: Standard broadband available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

**Lot 2:** Main water (a sub meter will be required if Lot Two is sold separately). Broadband: Standard broadband available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

## PLANNING

1. Planning has been granted by EDDC on 30 August 2024 Ref: 24/0227/LBC for Demolition of lean-to structure, and the rebuild, repair and conservation of the the existing barns.
2. Planning has been granted by EDDC on 30 August 2024 Ref: 24/0226/FUL for Demolition of lean-to structure, proposed part conversion to one residential dwelling with garden and associated works, and the rebuild, repair and conservation of the existing barns.

Prior to the occupation of the approved dwelling the proposed works to the Linhay and Cob Range and the rebuilding of the South Barn should be completed.

3. Planning has been granted by EDDC on 11 September 2020 Ref: 20/1207/FUL Construction of an all-weather equestrian exercise arena for private use.
4. Please see QR code on website for planning documents.

## SPORTING

All rights are owned and included in the sale. Equestrian centres close by include Courtway Equestrian at Exeter, Pontispool or Bicton Arena at East Budleigh. Racing at Exeter or Taunton, Golf at Honiton or Tiverton. Sailing on the coast at Exmouth or Sidmouth.

## EDUCATION

Good primary schooling at Clyst Hydon and secondary schooling at Cullompton, or the excellent Colyton Grammar School. Independent Schools locally include Wellington School, Blundells at Tiverton and the Taunton or Exeter Schools.

## MATERIAL INFORMATION

1. Town Tenement Farm is situated in an area with a very low probability of flooding from surface water or a river.
2. No public rights of way affect the property.
3. The first section of the driveway is shared with the neighbouring landowner, owning land to the west. The land to the south also has a right of way crossing Lot 2.
4. If sold in lots, the purchaser of Lot Two will have a right of way over the first part of the farm drive and will be required to create their own access from the drive into Lot Two.
5. If sold in lots, the buyers will have to complete the proposed works to the Traditional Outbuildings as referred to in the planning ref: 24/0227/LBC, prior to the occupation of the barn conversion.
6. If sold in lots, the buyers will equally share the cost of a new boundary fence, specification to be agreed.

## LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515 616. Council Tax Band: F

## TENURE

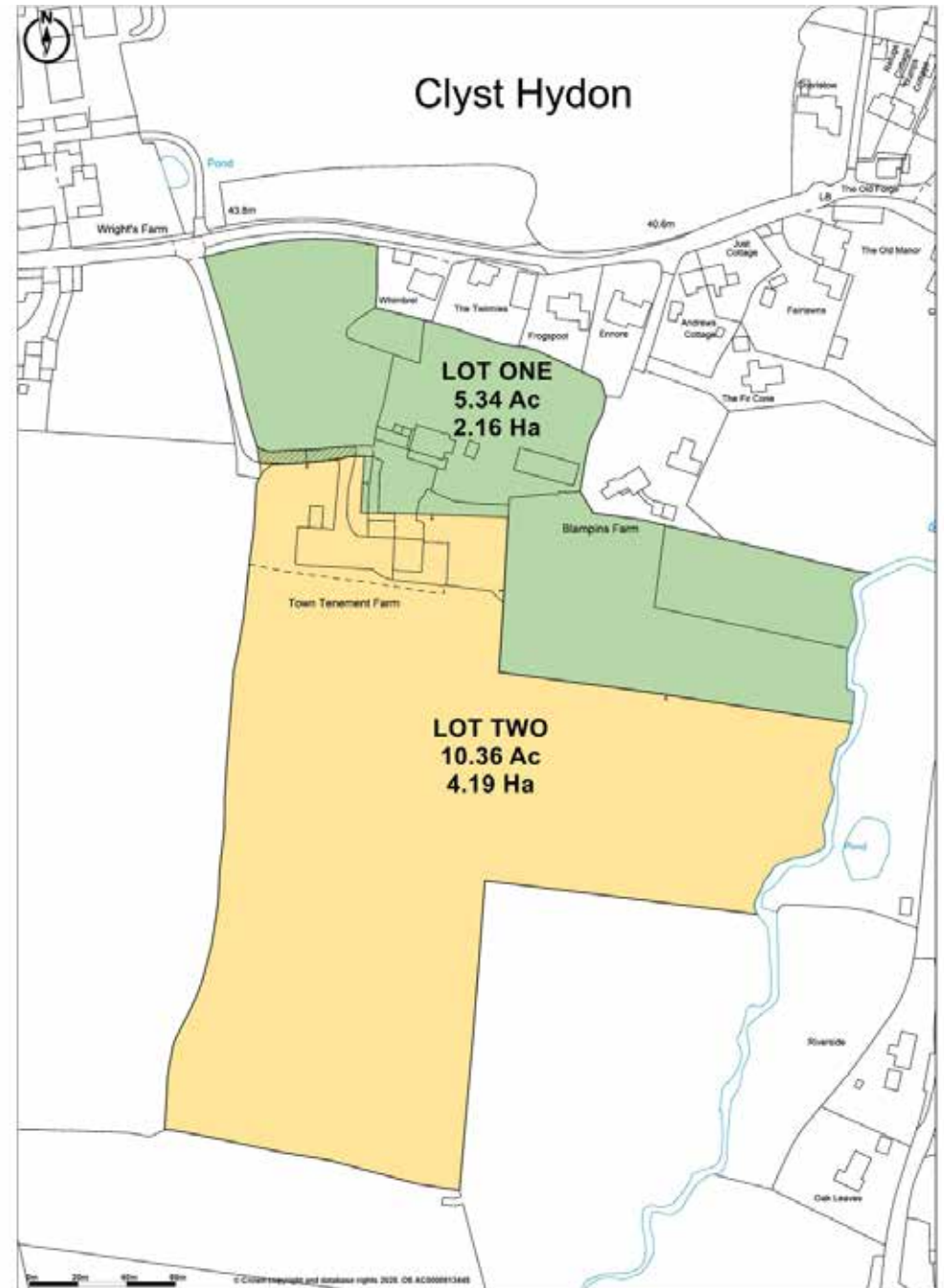
Freehold with vacant possession upon completion.

## DIRECTIONS

What3words ///microchip.cornfield.pans

## VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.

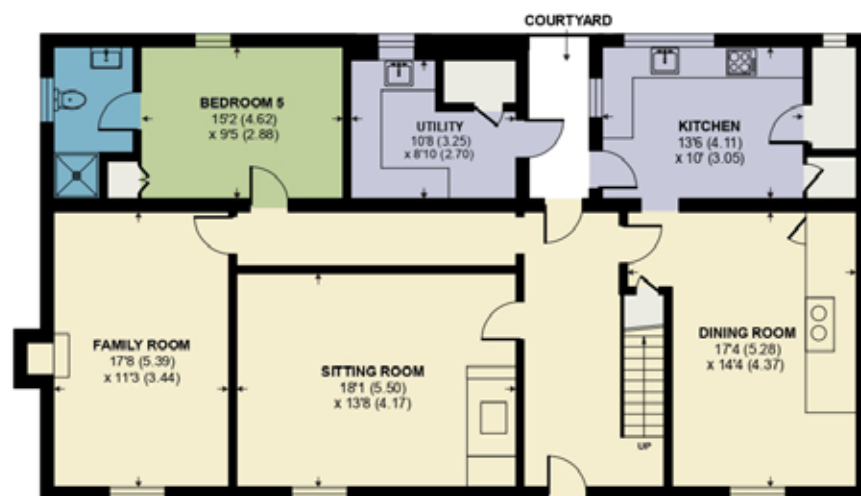
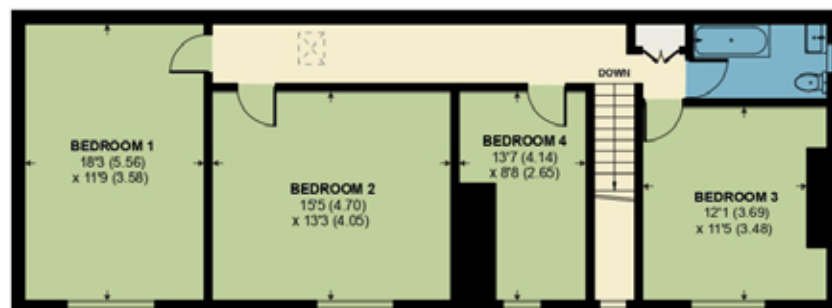




# Town Tenement Farm, Clyst Hydon, Cullompton

Approximate Area = 2329 sq ft / 216.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1309589

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01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Trinity Square  
Axminster EX13 5AW



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