



Little Moor Town Farm







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Chawleigh, Chulmleigh, Devon, EX18 7EU

Chulmleigh 1.2 miles South Molton 12.5 miles Exeter 22 miles

A beautifully located small farm centred on a superbly presented house with outstanding views together with a good range of traditional and modern buildings, all set within an excellent holding of pasture land.



- Privately located small farm
- Beautifully presented farmhouse
- Attractive range of buildings with potential (stp)
- Excellent ring-fenced pasture land
- Freehold
- Wonderful views
- 2 Reception Rooms and 5 Bedrooms
- Modern timber-framed shed
- Total about 29 Acres
- Council Tax Band D

Guide Price £1,150,000

Stags South Molton

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Situation and amenities

Little Moor Town Farm is set in a wonderful and private location at the end of its own lane and is surrounded by its own land. The farm is set between the small town of Chulmleigh and the village of Chawleigh. Chulmleigh offers a good range of amenities which include a health centre, dentist, shops and schooling to secondary level together with an 18-hole short golf course. Chawleigh has good village amenities including a shop and public house.

Eggesford railway station is only just over two miles from the property and provides a regular service to Exeter and Barnstaple on the Tarka Line.

The surrounding countryside is typical rolling Devon landscape and the property is within easy motoring distance of Exmoor National Park to the north and Dartmoor National Park to the south, both renowned for their spectacular scenery and excellent walking and riding. The North Devon coast, with its dramatic rugged coastline, scenery and beaches is also within easy reach.

The thriving Cathedral and University City of Exeter is 22 miles to the south. Exeter Airport is about 32 miles and provides a regular domestic service to London City Airport and beyond.

Description

Little Moor Town Farm is centred on a superbly presented house that forms part of a farmstead of mainly traditional buildings very privately set at the end of its own lane. The house, which was skilfully extended into an adjoining barn in 2018, offers beautifully presented and spacious accommodation throughout and enjoys wonderful views away over rolling countryside.

There is a good range of traditional and modern buildings which are suited and adaptable to a wide variety of uses, including stabling, and also offer potential for conversion (stp).

The land lies within a ring fence and amounts to about 29 acres in all.

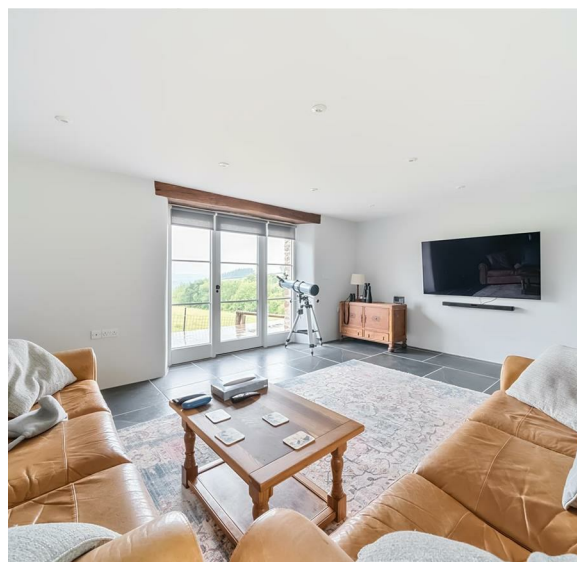
Accommodation

An open PORCH with seating either side has a part glazed front door into a HALL with stairs to first floor and a door to the left into a BATHROOM with a slate tiled floor and fitted with a panelled bath with shower over, vanity wash basin, WC and heated towel rail.

The KITCHEN/BREAKFAST ROOM has a slate floor, exposed ceiling beam and a large former fireplace recess now fitted with an oil-fired Aga. There is a range of bespoke kitchen units with slate and timber worktops, Belfast sink with mixer tap, space for fridge and space a plumbing for washing machine and dishwasher. Off the kitchen is a rear lobby with a door to the left into a SITTING ROOM/SNUG with a slate floor, stone fireplace with slate hearth and wood-burning stove. Door to outside. Off the lobby is a BOOT ROOM with a slate floor, fine views and door to outside.

Off the KITCHEN a door also leads into a large, double aspect LIVING/DINING ROOM with a slate floor, fitted display unit and a fully-glazed door with glazed side panels provides a stunning outlook across the valley and beyond.

On the FIRST FLOOR there is a spacious LANDING with an airing cupboard, fine views and plenty of room for a desk if required. The MASTER BEDROOM is a large, triple aspect room with stunning views and has an EN-SUITE SHOWER ROOM fitted with a modern suite. There are FOUR FURTHER DOUBLE BEDROOMS and a BATHROOM fitted with a panelled bath with shower over, WC, vanity wash basin and heated towel rail.





Outside

The property is approached over its own entrance lane which leads directly to the farmstead. The house has a large, mainly lawned garden to the side with a kitchen garden area with raised beds at the higher end and adjacent to the garden is an attractive ORCHARD.

Set around the mainly concreted yard is a range of traditional buildings which offer good potential for a variety of uses as well as potential for conversion (subject to the necessary consents). There is a detached, stone and cob BARN (21' x 10'5") currently used as a WORKSHOP and a much larger, mainly stone and cob BARN with loft over and incorporating a STORE (12'10" x 10'7"), STORE/DOG KENNEL (13'1" x 8'11"), former SHIPPON (35'5" x 13'11") and another former SHIPPON (15'4" x 14').

In addition, there is a TIMBER PORTAL FRAMED SHED (59' x 42') with light and water connected and which has potential for housing livestock or internal stables. Adjacent to this building is a POLYTUNNEL.

The Land

The land at Little Moor Town Farm comprises a good block of mainly level or gently sloping pasture land within a ring fence and divided into handy size enclosures. Fields have access to natural water and troughs. There is a small area of woodland next to the buildings.

In total the property extends to 29 ACRES.

Services and additional information

Mains water (metered) and private water (well). Mains electricity. Private drainage system (septic tank and soakaway).

Oil-fired and electric central heating (under floor and to radiators), some electric panel heaters to the first floor bedrooms.

Broadband - Standard available (Ofcom)

Mobile - O2 likely indoors, Vodafone limited (Ofcom), O2, Vodafone, EE and Three likely outdoors.

Tenure and possession

The land is let on a grazing agreement until 31st October 2024. Vacant possession will be given after this date.

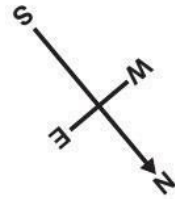
Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

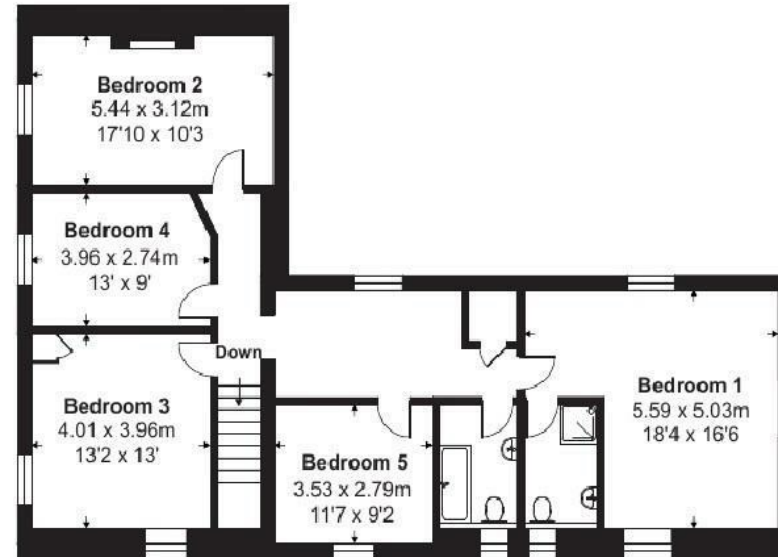
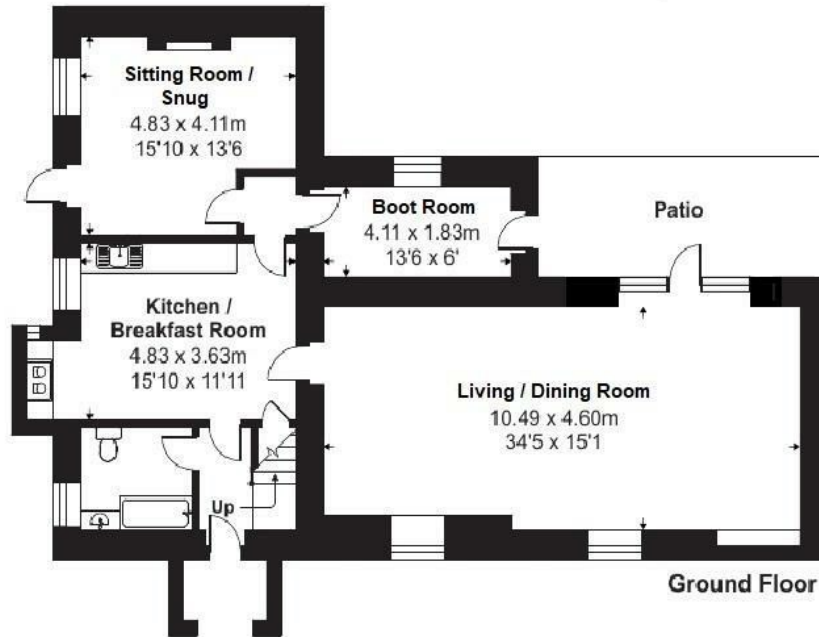
From the A377 at Eggesford Station take the turn signposted towards Chawleigh (B3042). Stay on this road for 1.8 miles and at Hollowtree Cross take the left turn towards Chulmleigh. The entrance to Little Moor Town Farm will be found after 0.4 miles on the left, immediately before Moortown Cottage.

What3words Ref: answers.twee.shelter



Approximate Area = 2420 sq ft / 224.8 sq m

For identification only - Not to scale



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Stags. REF: 1152165



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



