



Tower Farm











# Tower Farm

Filleigh, Barnstaple, Devon, EX32 0TL

A beautifully located period farmhouse with useful buildings and land in a rural yet highly accessible setting.

- Spacious Period Farmhouse (Grade II listed)
- Kitchen/Breakfast Room
- 4 Bedrooms (Master En-Suite) and Family Bathroom
- Pasture and Mature Woodland
- Freehold
- Peaceful Rural Setting yet Easily Accessible
- 3 Reception Rooms
- Versatile Range of Buildings with Potential (stp)
- Total about 10.28 Acres
- Council Tax Band F

Guide Price £925,000

## Stags South Molton

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## The London Office

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### Situation

Tower Farm is set in an unspoilt and tucked away position near the village of Filleigh. The historic village is nestled within the beautiful, parkland grounds of Castle Hill Estate. Much of the land that surrounds the village is contained within Grade I listed parkland and gardens, with the impressive Palladian Castle Hill House providing a stunning backdrop to the village.

The thriving local market town of South Molton is only 5 miles and the regional centre of Barnstaple is 6 miles. The renowned north Devon coastline and Exmoor National Park are both within easy reach by car.

The A361 (North Devon Link Road) is about a mile away and the renowned West Buckland School is only 4 miles.

### Description

Tower Farm centred on a Grade II listed stone and cob farmhouse believed to date from the 17th Century. The house is believed to stand on the site of a large manor house, destroyed by a fire and subsequently rebuilt using the original stone. It has a highly attractive outlook over its own gardens and grounds together with a useful holding of pasture land bordered by a stream and includes an area of woodland. It has a useful range of farm buildings including an old threshing barn which could offer the prospective buyer the opportunity to convert into additional accommodation (subject to the relevant consents being obtained).

### Accommodation

The back door leads into the BOOT ROOM with plumbing for washing machine and ample space for white goods. Off this room is a CLOAKROOM with WC and pedestal wash basin. The KITCHEN/BREAKFAST ROOM is a spacious room with a tiled floor and a large former fireplace with beam over and Rayburn range cooker. It is fitted with a range of kitchen units with timber worktops and 1¼ bowl sink with mixer tap and there is a walk in pantry with part exposed stone walling. There are exposed ceiling beams and a glazed door leading directly into the front garden. Up a few steps from the kitchen is a triple aspect DINING ROOM with a lovely wooden floor and part exposed roof timbers.

A short passage from the kitchen leads to the SITTING ROOM has an attractive inglenook fireplace with beam over and bread oven, wood burning stove, ceiling beam and views over the garden. A door leads into a small FRONT HALL with the front door to the garden and a door into the LOUNGE with tiled fireplace with an open grate and hood over, window seat and large shelved alcove. A door to the right of the fireplace leads into a small room to the rear of the fireplace that provides useful storage space.

Off the passage that leads between the kitchen and living room is a STAIR HALL with two wide staircases leading to the first floor.

On the FIRST FLOOR the spacious LANDING has room for a STUDY (potential bed 5) and doors to the FOUR BEDROOMS and a FAMILY BATHROOM. The double aspect BEDROOM ONE has fine views, walk-in wardrobes either side of the chimney breast and an EN-SUITE SHOWER ROOM fitted with a tiled shower cubicle, WC and pedestal wash basin. The remaining bedrooms 2, 3 and 4 all have a fine outlook. The FAMILY BATHROOM has a modern suite of panelled bath, WC, large tiled shower cubicle and wash basin all in a part tiled surround. Heated towel rail and airing cupboard.







### Outside

The property is approached over a long driveway that leads down to the farmstead and to a large courtyard to the rear of the house which provides plenty of room for parking multiple vehicles. To the front is a garden that is mainly laid to lawn with planted borders and a pleasant sitting out area next to an old STABLE. To the higher end of the house is a large, paved terrace with a pair of glazed doors leading directly into the kitchen. Beyond is a further area of lawn and a bank planted with various evergreen shrubs and bushes. Set across the driveway from the house is a sheltered vegetable garden and a small orchard.

### The Buildings

The farmstead comprises the house and a varied range of mainly traditional buildings. Immediately to the rear of the house is a large 'L' shaped stone and cob, single storey BUILDING with a corrugated tin roof detailed on the floor plan. To the lower side of the yard is a block built POTTING SHED (9'9 x 8') and adjoining this on the lower side is a former SHIPPON (60' x 18') currently used as a garage and including a chicken house at the end. There is a stone/cob THRESHING BARN with a WORKSHOP (dimensions on floor plan) and a former CUBICLE BUILDING (43' x 40') of timber framed construction. It is considered that the buildings at Tower Farm have considerable potential for conversion to alternative uses, subject to the necessary consents being obtained.

### The Land

The land at Tower Farm is a varied and attractive mix of gently sloping pasture land mainly lying to the south and east of the farmstead in three main enclosures. A stream runs along the southern boundary where there is also an area of mature woodland.

In total the property extends to 10.28 ACRES.

### Services and further information

Mains electricity and water, private drainage system (Klargester septic tank and soakaway). LPG fired central heating via radiators.  
Broadband - Standard available (Ofcom).  
Mobile - Likely outside form all major providers (Ofcom).  
A public footpath passes around the northern edge of the farmstead. Although very rarely used, it is understood that a neighbouring property also has a private right of way along the driveway.

### Viewing

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

### Directions

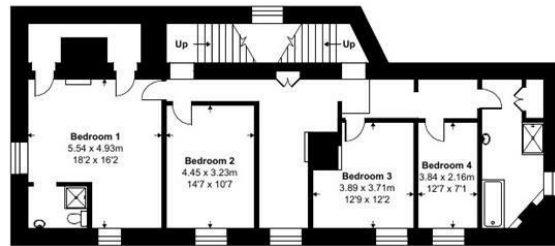
From South Molton take the the B3226 north out of the town and just after passing the exit of the Honey Farm take the next left signposted to Filleigh. Stay on this road for a further 4 miles, passing through Filleigh, and turn left immediately before Filleigh Garage. After a short distance the driveway to the property will be found on the left.

What3words Ref: fabricate.saved.shares

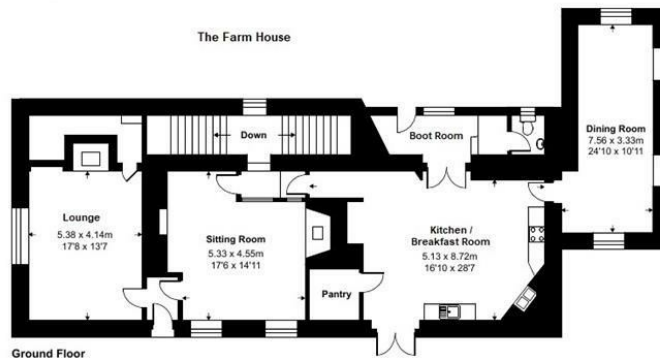


Approximate Area = 3177 sq ft / 295.1 sq m

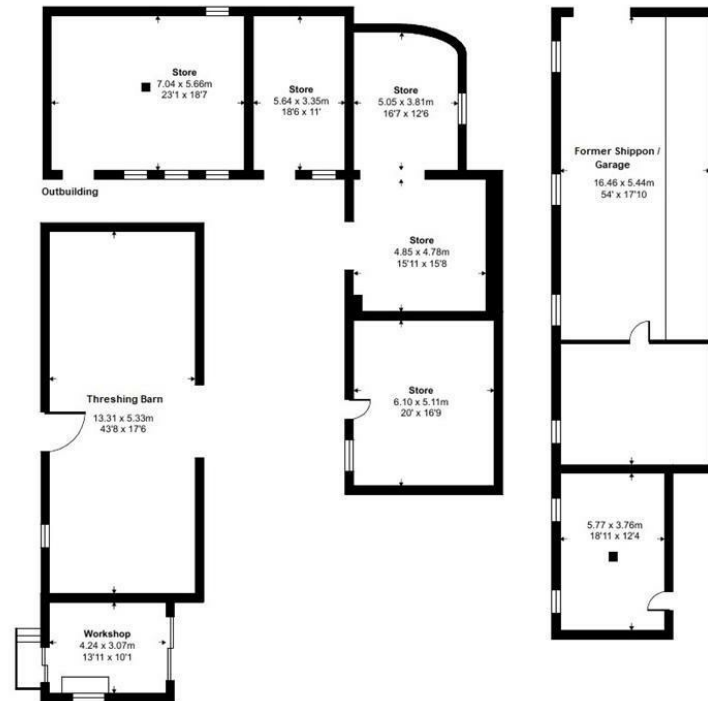
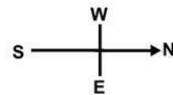
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First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022.  
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