



Thorne Farm







Thorne Farm

George Nympton, South Molton, Devon, EX36 4JF

South Molton 1.5 miles Barnstaple 11.5 miles Tiverton 19 miles

Set close to the market town of South Molton, a highly attractive and spacious period farmhouse with an excellent range of adaptable outbuildings and land

- Highly attractive and spacious farmhouse with much character and charm
- Three Reception Rooms
- Mature gardens and Grounds
- Extensive range of traditional buildings with much potential (stp)
- Freehold
- Kitchen/Breakfast Room and Utility/Boot Room
- Five Bedrooms (3 En-Suite) and Family Bathroom
- Single storey barn with consent for conversion to an annexe/holiday cottage
- Total about 14.81 Acres
- Council Tax Band F

Guide Price £1,200,000

Stags South Molton

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Situation

Thorne Farm is situated in a peaceful rural location only a mile from the traditional village of George Nympton with its popular pub, The Castle Inn, church and village hall. Just under a mile to the north is the popular market town of South Molton which offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.

The recently improved A361 (North Devon Link Road) bypasses the town and provides good access to the regional centre of Barnstaple to the west and to Tiverton, the M5 and Tiverton Parkway train station (London Paddington 2 hours) to the east.

The prestigious West Buckland School is only 8 miles and offers schooling from nursery to A Level. Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description

Thorne Farm is centred on a very attractive and spacious farmhouse that is believed to date from the early 17th Century. The Grade II listed building exudes much charm and character and is well-presented throughout with well-proportioned rooms.

The house forms part of a traditional farmstead of mainly traditional outbuildings that offer outstanding potential for a wide variety of alternative uses (stp). One of the buildings adjacent to the house has the benefit of planning consent for conversion to an annexe/holiday cottage.

There is a useful holding of pasture land which makes the property ideal for equestrian or smallholding use.

The Farmhouse

A PORCH and front door leads into the cross passage HALL with a door to the rear courtyard. The KITCHEN/BREAKFAST ROOM has a slate flagstone floor and is fitted with a bespoke range of units and matching island unit with polished granite worktops. There is an electric hob and plumbing for a dishwasher. A large inglenook fireplace with bread oven now houses an electric Aga with slate worktops to the side. Door to secondary staircase. The UTILITY/BOOT ROOM has a tiled floor, fitted cupboards, sink unit, original slate shelving and door to the outside.

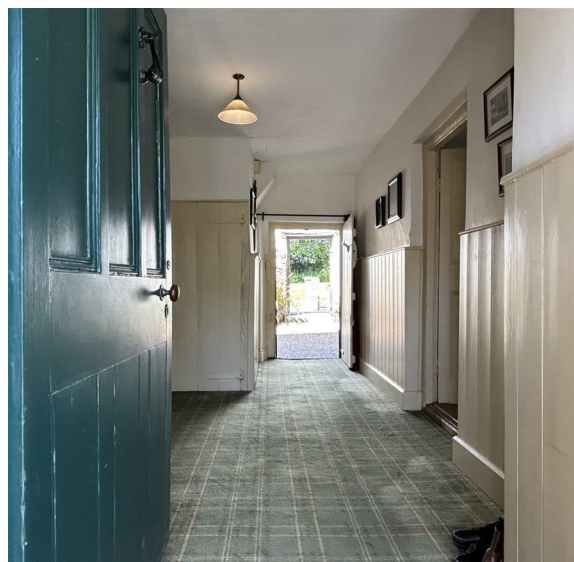
Returning to the hall, to the right there is a LIVING ROOM with an impressive plank and muntin screen and a large open fireplace with beam over. Door to main staircase. The SITTING ROOM also has a fireplace with wood burning stove. Off this room is a cosy SNUG with door to the rear courtyard.

On the FIRST FLOOR the part galleried landing leads to FIVE DOUBLE BEDROOMS, three of which have well appointed EN-SUITE SHOWER ROOMS. The FAMILY BATHROOM is very well appointed.

Immediately to the rear is an attractive rear COURTYARD with an opening leading out to the gardens. There is an outside WC.

Gardens and Grounds

To the front of the house is an attractive stone walled garden, mainly laid to lawn with a path to the front door. The gardens continue to the western side of the house to a larger area of lawn with a fine outlook over open fields. The gardens continue to the rear where there is a large patio area with an opening leading into the rear courtyard of the house. To the east of the house is an apple orchard and kitchen garden.





The Outbuildings

The house forms part of a farmstead of mainly traditional stone and cob buildings which offer considerable potential for a wide variety of uses, including residential conversion, subject to obtaining the necessary consents. Notable buildings include an impressive double length THRESHING BARN with a LEAN-TO to the the rear, DAIRY, STABLE with hayloft, CIDER HOUSE with an old cider press and a MODERN LIVESTOCK SHED. There is a CART LINHAY and adjoining LOOSE BOXES.

The Land

Thorne Farm is available with a good holding of pasture land, comprising two main very gently sloping fields field to the north and west of the farmstead. In total the property extends to about 14.81 ACRES.

Planning Permission

A single storey stone barn adjacent to the house has the benefit of extant planning permission for conversion to a two bedroom annexe for a dependent relative or holiday cottage. North Devon Council Ref: 49101/49695.

Services and additional information

Mains electricity, private water supply (spring), private drainage (septic tank and soakaway). Oil fired central heating via radiators. 4KW PV solar panels.

Mobile - Coverage is 'likely' from all major providers (Ofcom).

Broadband - Standard, superfast and ultrafast broadband are available (Ofcom).

Viewing

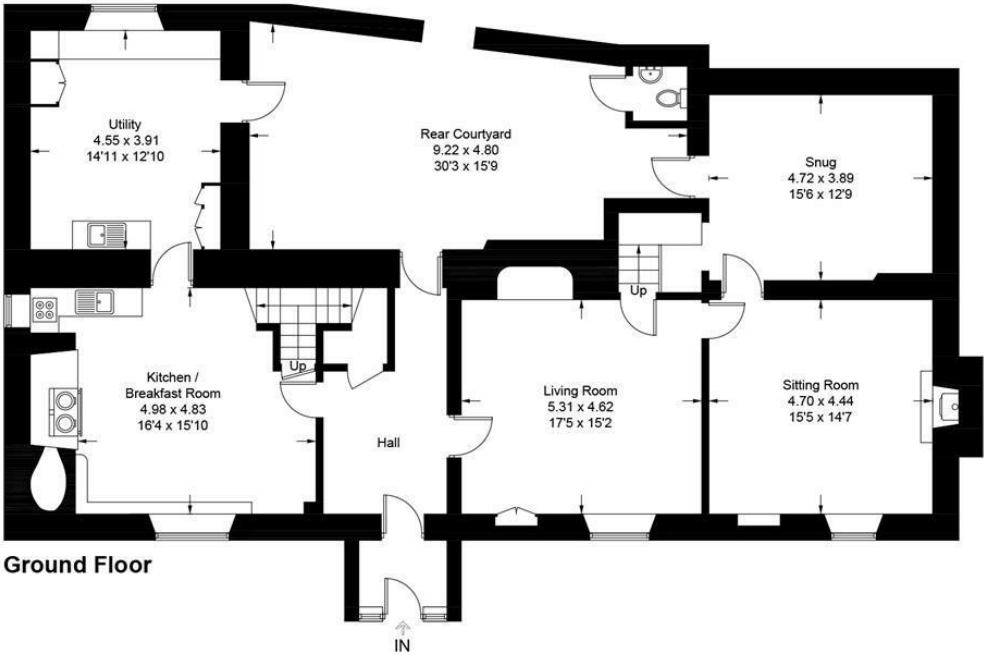
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

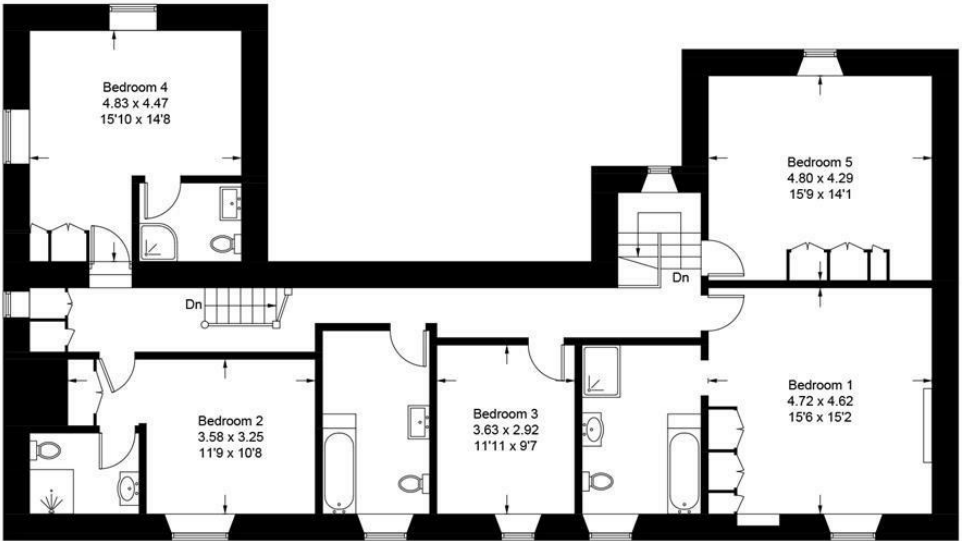
From South Molton Square, take the turning onto South Street. Continue on this road and take the fourth turning to the left signposted to George Nympton and Kings Nympton. Continue on this road out of the town for about three-quarters of a mile and the entrance to Thorne Farm will be found on the right.

What3words Ref: dweller.dialect.cemented

Approximate Gross Internal Area = 278.7 sq m / 3000 sq ft
External Wc = 1.3 sq m / 14 sq ft
Total = 280.0 sq m / 3014 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196868)



IMPORTANT: 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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





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