



STAGS

C H A N T R Y F A R M



Chantry Farm

Atherington, Umberleigh, Devon, EX37 9HN

On the periphery of the sought-after village, within easy access of local amenities, mainline trains to Exeter, Barnstaple, South Molton, the Link Road, the Coast and Exmoor.

Available as a whole, or in lots – A small country estate including a six bedroom period farmhouse, period barn, two cottages, two barns with consent for conversion and around 16 acres, all in glorious rural surroundings with fine views toward Exmoor.

Lot 1 – A Grade II listed period farmhouse requiring some updating, with outbuildings and paddock, 2.162 acres – outlined in blue on the land plan.

Lot 2 – A modern barn with consent for conversion to create a five bedroom detached residential dwelling, paddock of 2.359 acres – outlined in orange on the land plan.

Lot 3 – A former Shippen with consent for conversion to a residential property, with 0.196 acres – outlined in red on the land plan.

Lot 4 – An end of terrace period cottage with residential consent and 0.129 acres – outlined in purple on the land plan.

Lot 5 – A mid terrace period cottage with residential consent and 0.046 acres – outlined in green on the land plan.

Lot 6 – Small orchard and areas of pasture in all about 11.285 acres (available as a whole or in part) – outlined in claret on the land plan.

The whole farm is approximately 16.17 acres.

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Situation

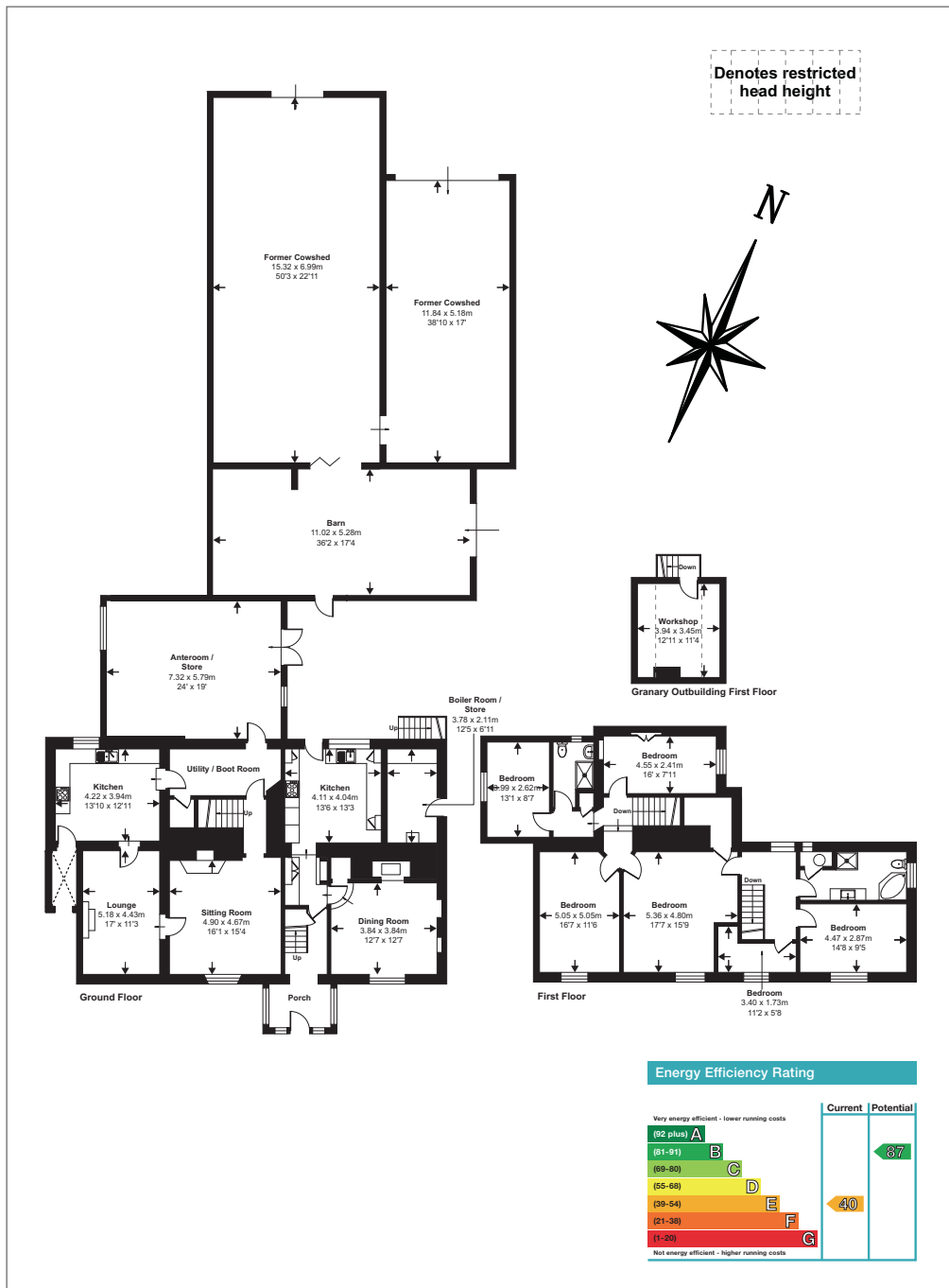
Chantry farm overlooks the Taw Valley in North Devon with far reaching views towards Exmoor, the property is a short distance north of the village of Atherington which has a village church, whilst the neighbouring village of High Bickington offers a primary school, two village pubs, and Libbaton Golf Course. On the A377 Exeter Road nearby, there is a small supermarket and petrol station. The town of Barnstaple lies approximately 7 miles to the north and at Umberleigh (2.5 miles) there is a railway station with services to Barnstaple and Exeter. Exeter City Centre is around an hour away by car. Access to the North Devon Link Road (A361) is available at Barnstaple and South Molton (9 miles away). From the farm there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery and the North Devon beaches of Instow, Westward Ho!, Putsborough, Saunton (with championship golf course), Croyde and Woolacombe are all within easy access. The A361 provides access from Barnstaple, in around 45 minutes, to Junction 27 of the M5 Motorway. Close by, Tiverton Parkway offers a fast service of trains to London (Paddington), in around 2 hours. The nearest international airports are at Bristol and Exeter. The area is well served by state and private schools, including West Buckland School, with local pick up points.

Lot 1 – A Grade II listed farmhouse, period barn and former cow sheds together with 2.162 acres.

The original Grade II listed detached period farmhouse, has origins believed to be in the early 17th century, according to the English Heritage listing. The property presents painted, rendered and stone elevations beneath a slate roof. This is currently arranged as two inter-communicating but self-contained two-storey wings (separate council tax is paid on each), each offer three bedrooms, or six in total. There is an attached Grade II listed barn with potential to convert to ancillary accommodation (subject to planning permission), there is also an attached two storey granary building, which incorporates workshops/stores as well as a former cow sheds which have lost their roofs. The accommodation is more clearly identified upon the accompanying floorplans.

There are good ceiling heights throughout the property, with accommodation arranged over two-storeys.





Ground Floor

Front door to ENTRANCE HALL with wood effect flooring, principal staircase rising to first floor (described later). INNER HALL, open plan with the kitchen separated by an open arch, this secondary area has a range of fitted storage cupboards and worksurfaces, the open arch leads through to the KITCHEN/BREAKFAST ROOM with a light wood theme and black marble effect rolled edge worksurfaces, incorporating 1 ½ bowl stainless steel sink unit. There is a built in washing machine as well as a built-in Neff dishwasher, space for upright fridge freezer, Neff double oven, microwave, Neff hob, AEG hot plate, tiled flooring, ample space for breakfast table, half glazed stable door to courtyard, deep display recess. DINING ROOM with inglenook fireplace, fitted wood burner, bressumer beam, two wall light points, window to front, deep arched recess. SITTING ROOM with window to front, a fine inglenook fireplace with fitted wood burner, bressumer beam, bread oven, ornate carving to the bressumer and also to one of the door frames. Display niche, three wall light points. A stable door then leads to INNER LOBBY, secondary staircase rising to first floor (described later). BOOT/UTILITY ROOM with stone flagged floor, plumbing for washing machine, cupboard under stairs. KITCHEN/BREAKFAST ROOM 2 once again in a light wood theme with granite effect rolled edge worksurfaces incorporating 1 ½ bowl stainless steel sink unit, base and wall units, plumbing for dishwasher, Eurostar oil fired boiler for central heating and hot water. Zanussi electric oven, Indesit ceramic hob, extractor hood, half glazed door to porch, tiled flooring, ample space for breakfast table, recess for upright fridge/freezer. LOUNGE/TV ROOM brick fireplace with wooden mantle, fitted wood burner, window to front. Returning to the utility room there is a large ANTEROOM with pair of glazed doors to courtyard.

First Floor

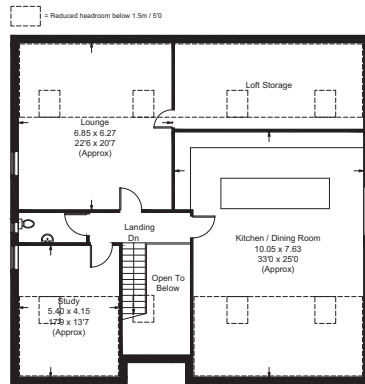
LANDING. BEDROOM with window to front. BEDROOM with window to front. BATHROOM/SHOWER ROOM with window to side, corner bath, low level WC, shower cubicle, Triton electric shower, wash hand basin within an oak dresser, mirrored splashback, airing cupboard, lagged cylinder, trap to loft. BEDROOM with window to front, deep walking in airing cupboard with copper cylinder. BEDROOM with window to front. BEDROOM with built in wardrobe and chest of drawers, wood laminated flooring, deep display recess, trap to loft. INNER LANDING with built in linen cupboard, BEDROOM with wood laminated flooring, adjacent SHOWER ROOM with shower cubicle overhead and handheld shower, low level WC, wash hand basin set in modern unit with drawers underneath, illuminated wall mirror, wood effect flooring, heated towel rail/radiator.

Outside

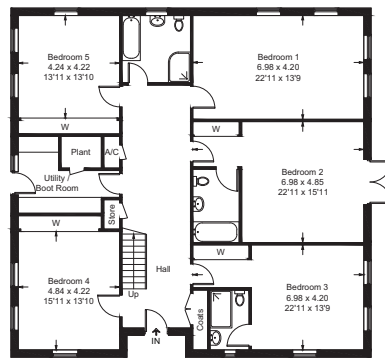
Attached two-storey granary building, within the lower part is a BOILER ROOM housing a Worcester oil fired boiler for powering central heating and domestic hot water. Work surfaces with cupboards above and below. External steps lead to a FIRST FLOOR WORKSHOP/STORE ROOM. The house anteroom and period barn, form three sides of an ATTRACTIVE COURTYARD. The PERIOD BARN is of stone construction with corrugated iron roof and is a double height space with exposed 'A' frames. Beyond are two modern BLOCK BUILT FORMER COW SHEDS where the roofs have previously blown off and could potentially be reinstated and the buildings converted to very useful storage/workshops etc. Alternatively, the buildings could simply be demolished, providing more external space. We understand that plans have been drawn up for a proposed conversion of the period barn into ancillary accommodation or a potential holiday let (subject to planning permission). From the road there is a double gated entrance onto a concrete drive which provides extensive parking and turning space and leads onto the land to the rear of the property. From the drive is a pedestrian gate which leads to an attractive south facing front garden, where there is a terrace, stone walls topped by colourful planting, the remainder of the garden is laid to sweeping lawns, bounded by mature trees and shrubs and with a return pedestrian gate onto the lane. Below the paddock, at the rear is a former silage pit and from the paddock there is a separate five bar gate, returning to the main access road.

Lot 2 – To be known as 'Barn Park House'. Barn for conversion with 2.359 acres.

Consent was achieved in November 2022 under North Devon Council, planning reference 76254, for conversion of this steel framed barn into a two-storey detached dwelling, with accommodation arranged on a reverse living basis, in order that the reception area enjoys the best of the wonderful views. The ground floor will provide: Entrance Hall, 5 Bedrooms, 3 Bath or Shower Rooms. On the first floor will be a Landing, Cloakroom, Sitting Room, Study, Kitchen/Dining Room. Externally there is ample parking, garden space and paddock.



First Floor



Ground Floor





Lot 3 - Chantry Shippen – An end of terrace, character building, together with 0.96 acres.

This building presents elevations of stone, with brick surrounds to the window and door apertures, beneath a slate roof, with a range of solar panels that are currently disconnected. We understand that planning permission was granted at the same time as the two cottages adjoining, which have since been converted. In the opinion of the vendor's architect, consent to convert the Shippen has commenced, and some internal works have already been undertaken. The original consent for the three units, was as holiday accommodation, but this was overturned to a residential consent covered in two planning references,

under North Devon Council, 20150 (dated 14/02/1995) and 1042/1(dated 14/11/1995). Plans have been drawn up for the proposed scheme over the years, which include a single-storey, others include extensions (part of which would have replaced a former agricultural store that used to stand to the left of the Shippen as one looks at it from the access drive). Irrespective of any extension, there appears to be scope to convert the loft space, and possibly therefore create four bedrooms in total. It is recommended that any prospective purchaser, seeks their own advice as to the proposed internal layout of the accommodation to suit their own requirements (subject to planning). This property is being sold together with parking for several vehicles and private garden. There is no garden to the rear of the property but there will be access rights for conversion/ongoing maintenance purposes.

Lot 4 - Hedgehog Cottage – An end of terrace, period cottage with 0.129 acres.

This cottage presents elevations of stone, with brick highlights surrounding the window and door apertures and double glazing, all beneath a slate roof. The layout of the accommodation is more clearly identified upon the accompanying floorplans.

Ground Floor

Front door to LIVING ROOM with stone and brick fireplace, fitted wood burner, TV plinth to right hand side, display niche, two wall lights, meter cupboard, open arch to KITCHEN in a light wood effect with rolled edge marble effect worksurfaces, incorporating 1 ½ bowl stainless steel sink unit, AEG oven, Lamona ceramic hob, concealed extractor fan, tiled flooring, Lamona built in dishwasher, plumbing for washing machine.

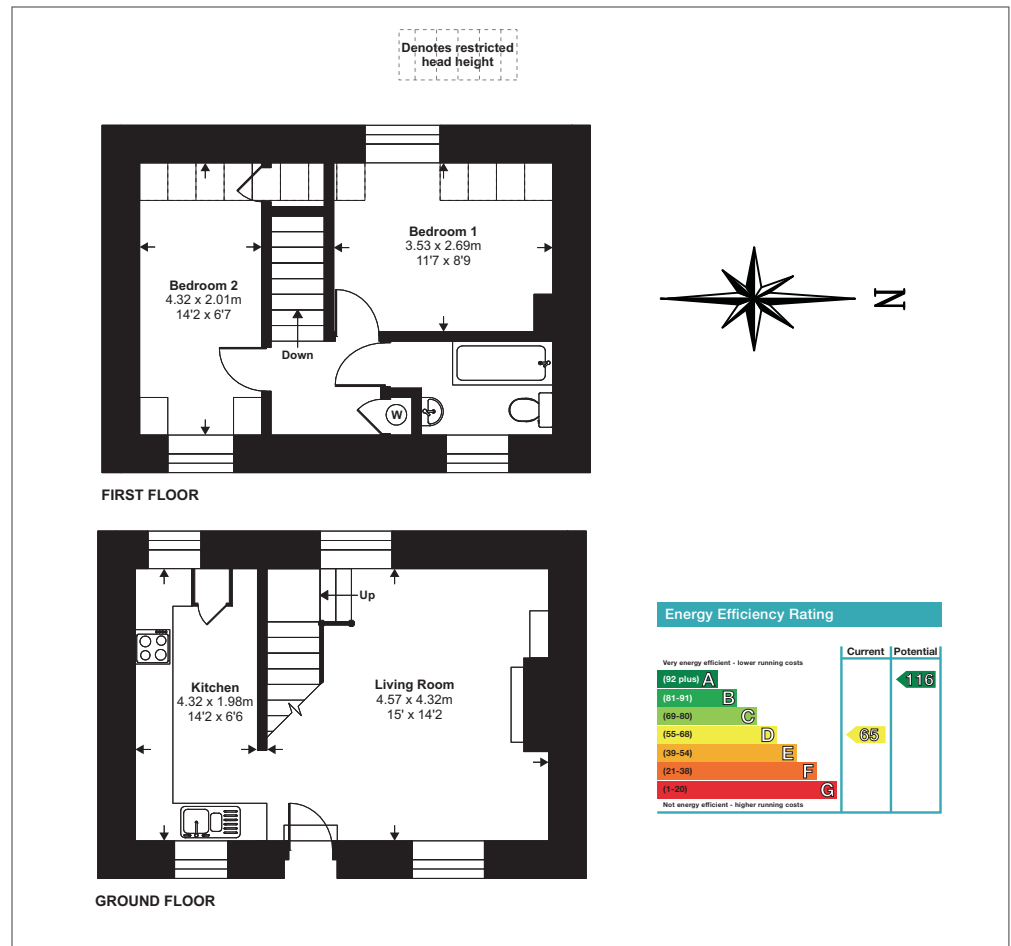


First Floor

LANDING with airing cupboard. BEDROOM 1 vaulted beamed ceiling, BEDROOM 2 vaulted beamed ceiling, built in deep storage cupboard. BATHROOM with panelled bath, shower screen, mixer tap/shower attachment, low level WC, pedestal wash basin, strip light, heated towel rail, Dimplex wall heater.

Outside

To the front there is a small lawned garden and well stocked borders. To the right is a concrete base, stone wall and large timber garden shed. There is a further area of sweeping lawn and mature trees. Immediately in front of the garden there is parking for several vehicles. There is access from the rear of the property for maintenance only.



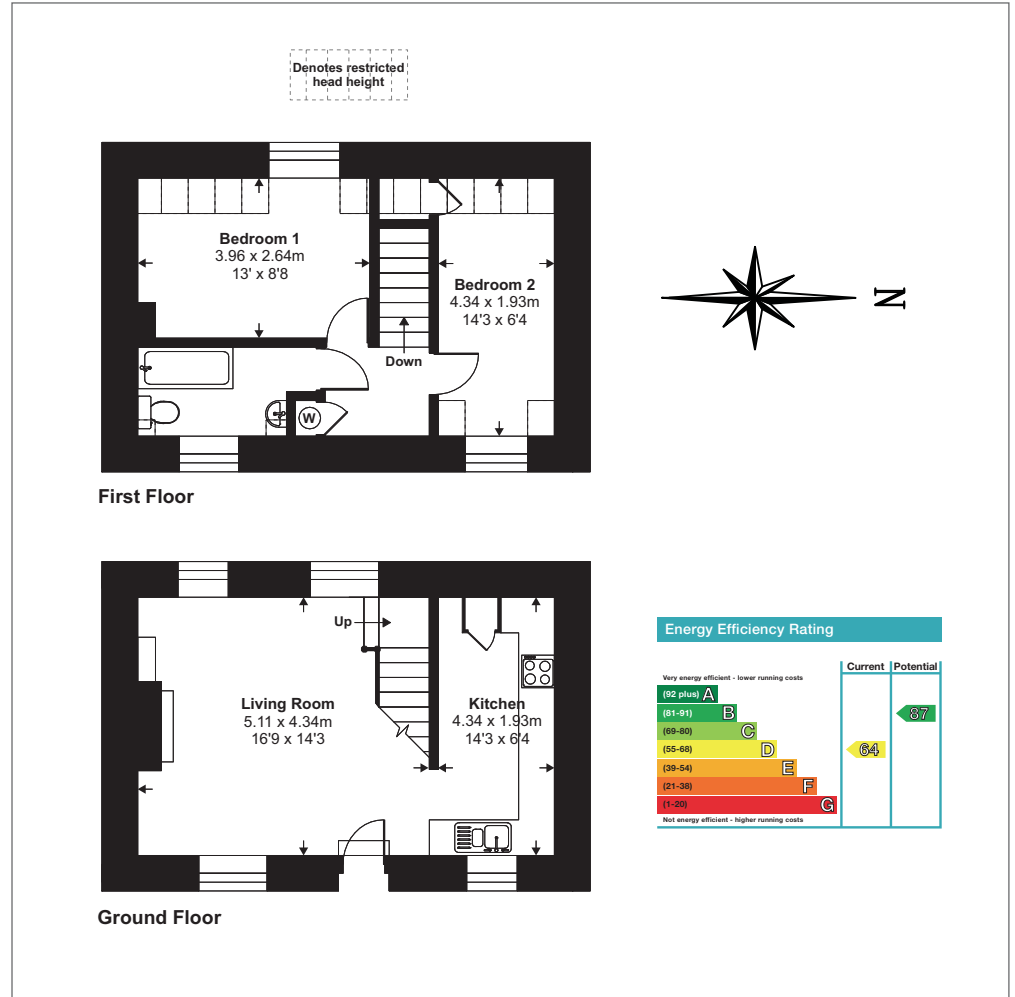


Lot 5 - Badger Cottage - A mid terrace, period cottage with 0.046 acres

This property presents similar elevations to Hedgehog Cottage. Once again, the layout of the accommodation is more clearly identified upon the accompanying floorplans.

Ground Floor

Front door to LOUNGE/DINING ROOM with brick and stone fireplace, fitted wood burner, display niche, meter cupboard, open arch to KITCHEN in light wood effect unit with rolled edge work surfaces, 1 ½ bowl stainless steel sink unit, plumbing for washing machine, AEG electric oven, New World four ring ceramic hob, space for up right fridge/freezer.



First Floor

LANDING with airing cupboard. BEDROOM 1 with vaulted beam ceiling. BEDROOM 2 with vaulted beam ceiling and deep built in storage cupboard. BATHROOM with panelled bath, electric shower, shower screen, low level WC, pedestal wash basin, strip light, heated towel rail, Dimplex wall heater.

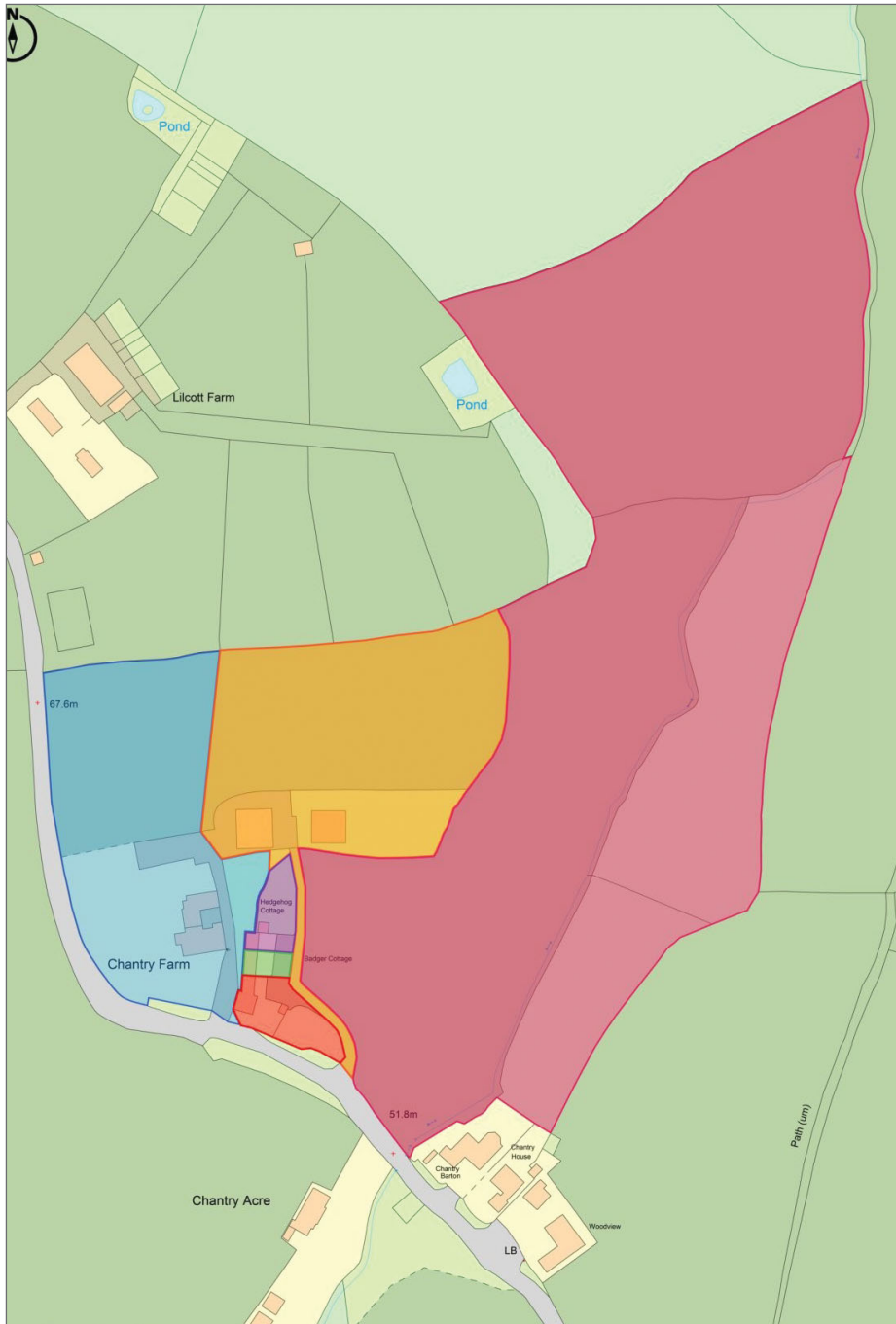
Outside

To the front there is a small front garden and parking for several vehicles, there is access to the rear of the property for maintenance only.

Lot 6 – Approximately 11.285 acres of pasture, including an orchard.

This attractive block of pasture land is laid to three main fields, but includes a fourth area approximately 0.85 acres of orchard. The fields are gently sloping, a stream passes through. This lot is not being offered independently but is available to purchasers of Lots 1-5, in part or as a whole, subject to prospective purchasers' requirements.





General Remarks

Services

Lot 1 – Central heating is from a dual oil-fired system. There are two boilers, each servicing half of the property with their own oil tank each. Water will be supplied from a new system, via lot 3. Mains electricity is on site. Drainage is to a new system, to be constructed prior to completion of the sale, shared by all owners, but the freehold to be owned by the farmhouse.

Lot 2 – There is already a private borehole on site, but there is also provision for a mains water supply already being installed via lot 3 and across the frontage of lots 4 and 5. A new electricity supply will take the same route. This lot will have the option to participate in the new private drainage system.

Lot 3 – This lot will benefit from new connections for electricity, water and drainage.

Lots 4 & 5 - New connections for electricity and water are to be provided. Both cottages will participate in the new private communal sewage system. Existing heating is by night storage heaters or electric wall heaters.

Access

Lot 1 enjoys private access.

Lot 2 will own the freehold of the existing lower access drive but the new owners of lots 3,4 and 5 will enjoy right of way over the initial part of this driveway, which then becomes private to lot 2 only. The vendors intend to ensure that the width of said drive will be sufficient for any purchaser of lot 2 to be able to negotiate machinery over it to their property. Depending on how lot 6 (the land) is sold, there may well be other rights of way required over the early part of the driveway.

Tenure

The farm is owned freehold, vacant possession will be available from the completion date. We understand that some of the properties are already on separate titles but others may need to be separated as the property is sold.

Local Authority

North Devon District Council, Lynton House, Commercial Road, Barnstaple, North Devon, EX31 1DG. 01271 327 711 / <https://www.northdevon.gov.uk>

Council Tax

- The farmhouse falls under two council tax brackets; C & E
- Badger and Hedgehog Cottages are both band B

Plans and 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 on inspection or otherwise, as to its accuracy. Purchasers of lots which are not currently fenced will be responsible for installing their own boundaries following completion.

Sporting and Mineral Rights

The sporting and mineral rights in so far as they are owned, are included with the freehold of the whole farm.

Fixtures & Fittings

All fixtures and fittings, unless specifically referred to within these sales particulars, are expressly excluded from the sale of the freehold.

Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any Way Leave agreements and any public or private rights of way or Bridleways etc. We are not aware of any public footpaths passing over the property.

Viewing

Strictly by appointment with Stags. Please contact the office on 01271 322 833 / barnstaple@stags.co.uk to arrange an appointment.

Directions

From Barnstaple, proceed south on the A377 towards Exeter, passing through Bishops Tawton. After approximately 4.5 miles, at Fishleigh Rock Farm, turn right towards Atherington and Chantry Farm will be found on the left after around 800 yards. The farmhouse is accessed from the upper drive, the remainder of the lots from the lower drive.

Disclaimer

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

