

D. R. Kivell
COUNTRY PROPERTY

Ellacott
Bratton Clovelly, Devon





Ellacott,

Bratton Clovelly, Okehampton, Devon, EX20 4LB

Okehampton 9 miles · **Launceston** 13 miles · **Tavistock** 16 miles
Exeter 35 miles

 8+4+3+2+2

 5+2+2+1+1 Reception Rooms  320 Acres

- Character 16th Century farmhouse
- 8 bedrooms (all en-suite)
- 5 reception rooms
- 2 bedroom annexe cottage
- 4 bedroom house
- 3 bedroom bungalow
- 2 Bedroom bungalow
- Established 1.5 acre trout fishing lake
- Both sides of the River Thrushall
- Well arranged woodland plantations forming a quality shoot
- Modern meat hanging & cutting plant
- Extensive offices
- Substantial range of versatile farm buildings
- Potential for use as a dairy unit
- 320 acres of organic land in a ring fence
- Extensive network of farm tracks
- No public rights of way

Ellacott occupies a private location $\frac{3}{4}$ mile from the rural village of Bratton Clovelly which has a popular country inn. Boasley cross primary school is 3 miles to northeast. Okehampton is 9 miles to the east and offers a comprehensive range of day to day facilities, individual shops, supermarkets, schools, various leisure facilities and a train station which has regular services to Exeter. The A30 dual carriageway can be accessed at either Okehampton or the Broadwoodwidge junction, providing good road communications to Exeter with the M5 beyond, Launceston is 13 miles to the southwest which offers a range of shopping, recreational and educational facilities. Exeter is 35 miles to the east, providing a wealth of facilities including shopping, dining, recreation, education, train station with main line service to London and an International Airport. The surrounding area provides an array of excellent educational facilities including Mount Kelly senior and Junior School in Tavistock and St Josephs School in Launceston, with a large selection of state and primary schools nearby and in Exeter.

Ellacott provides a rare opportunity to acquire a 320 acre organic, farming and sporting estate in a ring fence with no public rights of way, in a popular area of West Devon.

In addition to the superbly presented main 8 bedroom (all en-suite) 16th Century farmhouse there is a 2 bedroom annexe, a 4 bedroom house, a 3 bedroom bungalow, and a 2 bedroom bungalow.

Ellacott house and 'Bulls Cottage', a 2 bedroom annexe are located in a private setting, with far reaching views over the surrounding countryside towards Dartmoor. The lawned and landscaped gardens are interspersed with a variety of specimen shrubs and trees, a stream fed pond and a feature lake.

The 4 bedroom house 'Meadow Bank', the 3 bedroom bungalow, 'Water Meadow', and the 2 bedroom bungalow 'Linhay Cottage' provide opportunities for accommodating extended family, estate workers or letting income.

A fully licensed, modern, Meat Hanging & Cutting plant and extensive office suite provides valuable and modern facilities to butcher home grown meat and game, maximizing profits from the field to the plate.

The farm has a substantial complex of useful buildings constructed of a mix of steel portal and timber frame. There are also several traditional agricultural buildings constructed of natural stone and brick with slate and tile rooves with further potential.

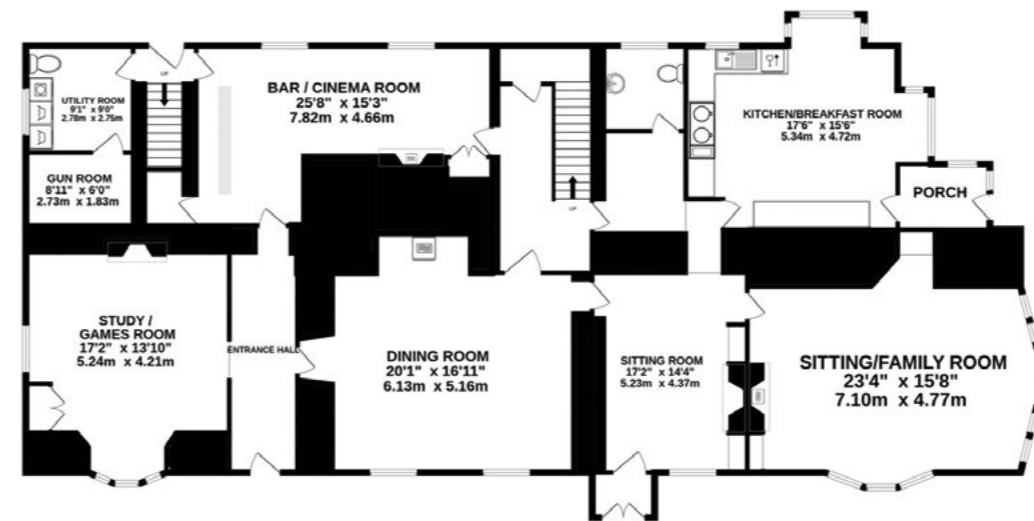
The productive organic farmland extends to approximately 320 acres (129ha). The majority of the land is level or gently sloping grassland or amenity woodland. The land is entered in various schemes which provide further incomes.

Ellacott boasts a quality shoot benefiting from a large investment in the planting of woodlands, introduction of wildlife strips and restoring hedgerows, giving cover for game birds. There is an established and substantial lake which has been stocked with Brown and Rainbow Trout which proves popular with Fly Fishermen. The river Thrushell, a tributary of the Tamar, also boasts wild trout and salmon and flows through the farm.





GROUND FLOOR



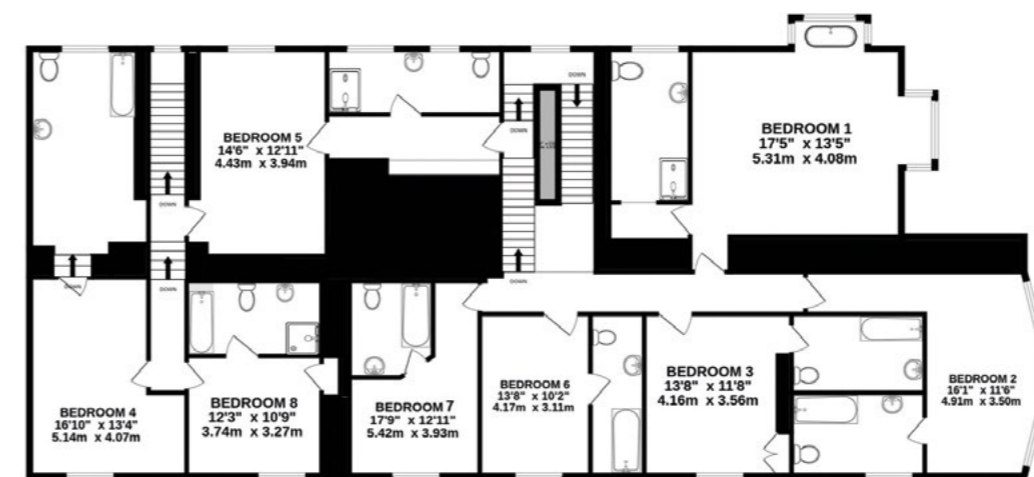
Ellacott House

Ellacott House is a most appealing and character 8 bedroom, 5 reception room country house, set in a private enviable position.

The spacious and flexible accommodation briefly comprises: Entrance porch; Sitting Room; open fireplace with display cupboards and shelves to either side, beamed ceiling. Sitting / Family Room; exposed timber floor, a dual aspect room stunning far reaching panoramic views over the surrounding countryside to Dartmoor beyond, open fireplace wood burning stove. Kitchen / Breakfast Room; Dual aspect room, stunning views, Aga with side gas burner rings, fitted wall and base units, black granite worksurfaces. Rear Entrance Porch / Boot Room. Cloakroom; w/c, wash hand basin, window to rear. Dining Room; A most characterful room, large inglenook fireplace, woodburning stove, parquet flooring, beam ceiling and wooding panelling to dado height. Entrance Hall; Games Room / Study, dual aspect room, wood laminate flooring, exposed ceiling beams, built in storage cupboard. Bar / Cinema Room; fitted bar, beamed ceiling, built in store / supply cupboard, inglenook fireplace, granite surround and cloam ovens, fitted cupboard. Utility; space for washing machines and tumble dryers, storage shelves, w/c, tiled floor. Gun Room.



1ST FLOOR



On the First Floor; 8 double bedrooms with large en suite bedrooms. Cellar/Boiler Room: Oil fired boiler and hot water cylinders for The house and Bulls Cottage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

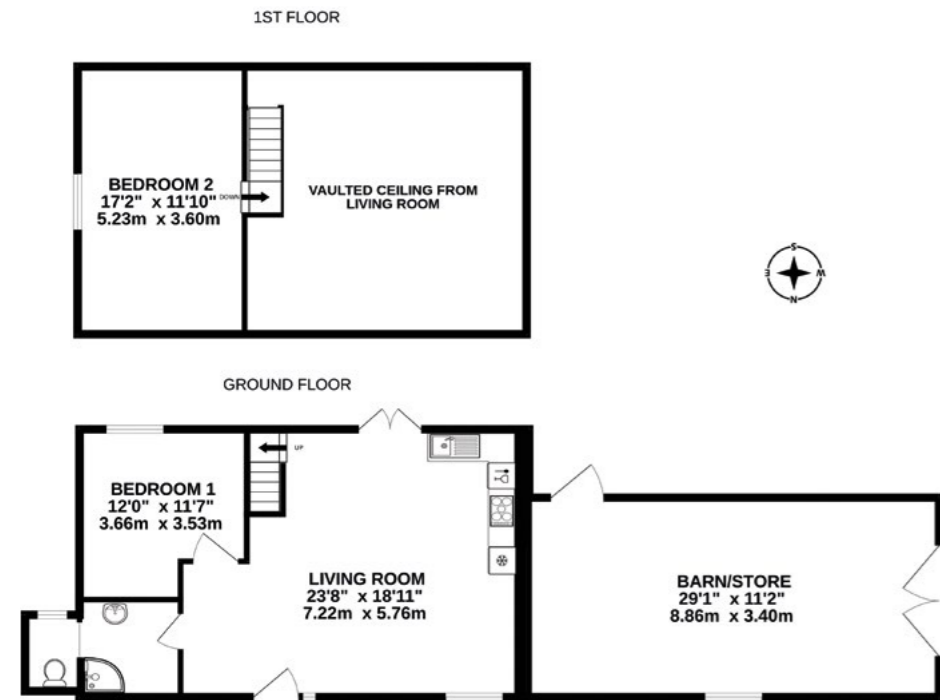
Bulls Cottage

Bulls Cottage is very well presented 2 bedroom converted barn, conveniently located to the side of the main house, providing multi-generational living, and letting income. The accommodation briefly comprises: Kitchen/sitting/dining room, fitted kitchen, sink, hob, electric oven, dishwasher, seating and dining area, French doors to the rear patio, Bedroom 1; double room, window to the rear overlooking the land with stunning views. Shower room; shower cubicle, multi directional shower, lighting and music system, basin and w/c. First floor mezzanine; Double bedroom.

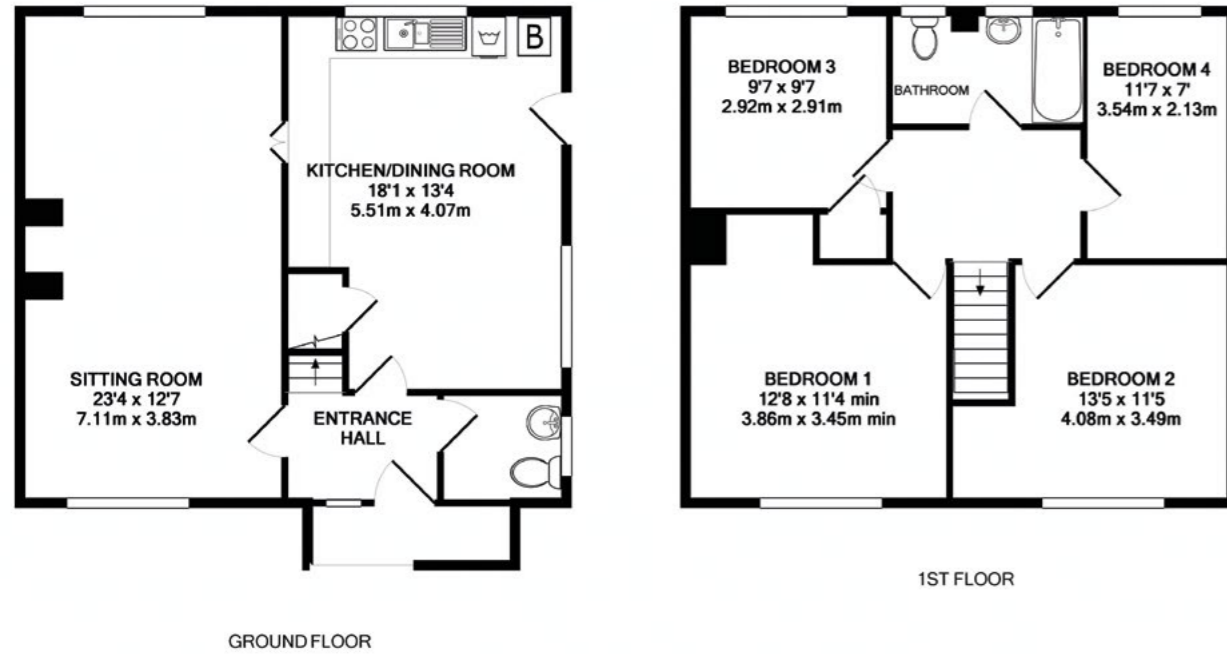
Adjoining Barn: 8.86m (29'1") x 3.40m (11'2")
Potential to extend Bulls Cottage

Linhay (14): 19.32m (63'5") x 4.92m (16'2")
Stone & granite post construction under a corrugated sheet roof.

Garage (15): 5.54m (18'2") x 2.68m (8'10")
Stone & cob construction under a pitched slate roof.



Meadow Bank



Meadow Bank

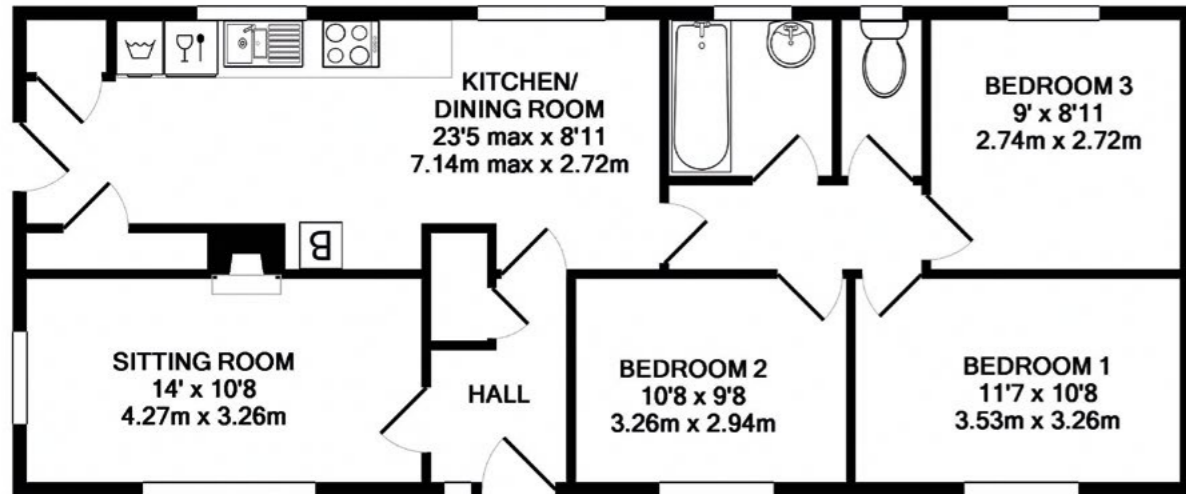
Meadow Bank is a 4 bedroom house providing well proportioned, comfortable family living, briefly comprising: entrance hall, sitting dining room, kitchen breakfast room. On the first floor: 4 double bedrooms and family bathroom.

Water Meadow

Water Meadow is a 3 bedroom bungalow which provides spacious and flexible living accommodation which briefly comprises: Entrance hall, sitting room, kitchen/dining room, cloakroom, 2 double bedrooms, 1 single bedroom and a family bathroom.

Garage: 5.12m x 2.72m (16'10" x 8'11").

Water Meadow



Linhay Cottage

Linhay Cottage is a single storey barn conversion, with well proportioned accommodation, briefly comprising: kitchen/sitting/dining room, 1 double bedroom with a bath, a further double bedroom and a family bedroom.



Gardens

The enclosed lawned and landscaped gardens at the rear of the house are interspersed with a variety of flowering shrubs and deciduous trees. A stream meanders through the garden which feeds an ornamental pond and a lake. At the end of the house is a large, paved patio ideal for alfresco dining whilst enjoying the outstanding, far reaching views to Dartmoor.

Fishing

A long-established 1.5 acre fishing lake providing a natural environment and offering excellent fly-fishing.

Shooting

The present owners have invested heavily in the planting of woodlands, introduction of wildlife strips and restoring hedgerows, giving perfect cover for game birds.

The Land

Ellacott is a prize winning organic farm which extends to approximately 320 acres (129ha), the majority of the land is level or gently sloping permanent pasture in conveniently sized enclosures, woodland and some game cover crops. The fields are connected by a good network of farm tracks with some of the land bordered by the river Thrushell. The farm is entered in to various schemes which provide further income.





The Buildings

Hanging/Cutting Plant & Farm Offices (22): 29.36m x 14.00m (96'4" x 45'11")

The plant is Food Standards Agency approved. All the rooms are temperature controlled with mobile phone alarm alerts.

Intake Room: 8.43m x 2.00m (27'8" x 6'7")

Hanging Room: 8.29m x 7.53m (27'2" x 24'8")

Cutting Room: 9.63m x 4.86m (31'7" x 15'11")

Packing Store: 4.92 x 4.66m (16'2" x 15'3")

Game Fridge: 3.30m x 2.43m (10'10" x 8')

Dispatch Room: 5.34m x 4.42m (17'6" x 14'6")

Chemical Store: 2.92m x 1.52m (9'7" x 5')

Finished Goods Fridge: 4.40m x 2.70m (14'5" x 8'10")

Changing & Toilet Area: 4.29m x 2.58m (14'1" x 8'6")

Kitchen: 3.20m x 2.25m (10'6" x 7'5")

Reception: 3.64m x 3.20m (11'11" x 10'6")

First floor Open Plan Offices: 13.29m max x 9.87m max (43'7" max x 32'5" max)

Conference Room: 3.00m x 4.50m (9'10" x 14'9")

Warehouse / Packing / Distribution building (1): 28.95m x 22.48m (95' x 73'9")

Packing and dispatch distribution hub with fridges and freezers

Feed/Machinery Store (1A): 29.80m x 5.32m (97'9" x 17'5")

Livestock Building (2): 33.63m x 24.25m (110'4" x 79'7")

Central feed passage & feed barriers.

Former Weighbridge Office: 3.60m x 2.83m (11'10" x 9'3")

Livestock/General Purpose Building (21): 53.23m x 24.46m (174'8" x 80'3")

2 Loose Box Buildings (20): 12.95m x 3.90m (42'6" x 12'10")

Divided into 4 boxes.

General Purpose/Machinery Store (26): 22.75m x 11.91m (74'8" x 39'1")

Steel portal frame construction with box profile cladding & roof.

Workshop/General purpose building (11): 14.33m x 8.71m (47' x 28'7")

Large inspection pit.

General Purpose Building/Silage Clamp (10): 23.30m x 20.50m (76'5" x 67'3")

Redundant Building (9): 24.12m x 18.94m (79'2" x 62'2")

Livestock Building (3): 30m x 22.60m (98'5" x 48'11")

Feed barriers and feed passage adjoining building (4).

Livestock Building (4): 30m x 14.90m (98'5" x 74'2")

Adjoining Lean To: 10.26m x 3.82m (33'8" x 12'6") Further Lean To: 10.50m x 6.61m (34'5" x 21'8")

Storage Building (27): 15.86m x 8.82m (52' x 28'11")

General Purpose Building (13): 13.78m x 10.96m (45'3" x 36')

Barn (5): 26.11m x 5.96m (85'8" x 19'7")
Incorporating former workman's kitchen/rest room with potential for conversion.

Workshops & Fuel Store (6): 30.15m x 5.75m (98'11" x 18'10")

Barn (7): 31.70m x 5.70m (104' x 18'8")
Potential for class Q conversion



Tenure

The property is offered for sale freehold. Water Meadow, Meadow Bank and Linhay Cottage are subject to Periodic Shorthold Assured Tenancies which require 2 months' notice if they are required vacant.

Countryside Stewardship

The farm is entered into a Mid-Tier Countryside Stewardship Scheme until December 2028 benefitting from substantial revenue and capital payments.

Assurance Schemes

The farm has certification with:
Pasture For Life – Beef Production
Red Tractor – Beef and lamb Production
Soil Association – Organic Registration



Services

To the 4 dwellings:

Water	Mains
Drainage	Private septic tank
Electricity	Mains
Heating	Oil Fired Central Heating, and electric
Telephone	BT connection - checker.ofcom.org.uk
Broadband	Airband - checker.ofcom.org.uk
Mobile Signal	checker.ofcom.org.uk
EPC	Ellacott House E39/C72 Bulls Cottage E40/D64 Meadow Bank D60/C78 The Linhay D61/B90 Water Meadow E47/D66

The Farm and Cutting Plant:

Water	Mains
Electricity	Mains
Drainage	Electric sewage treatment plant
Telephone	BT connection - checker.ofcom.org.uk
& Broadband	

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, Devon PL19 0BZ. Tel: 01822 813600

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810

What3words Location Finder

disbelief.direction.bags

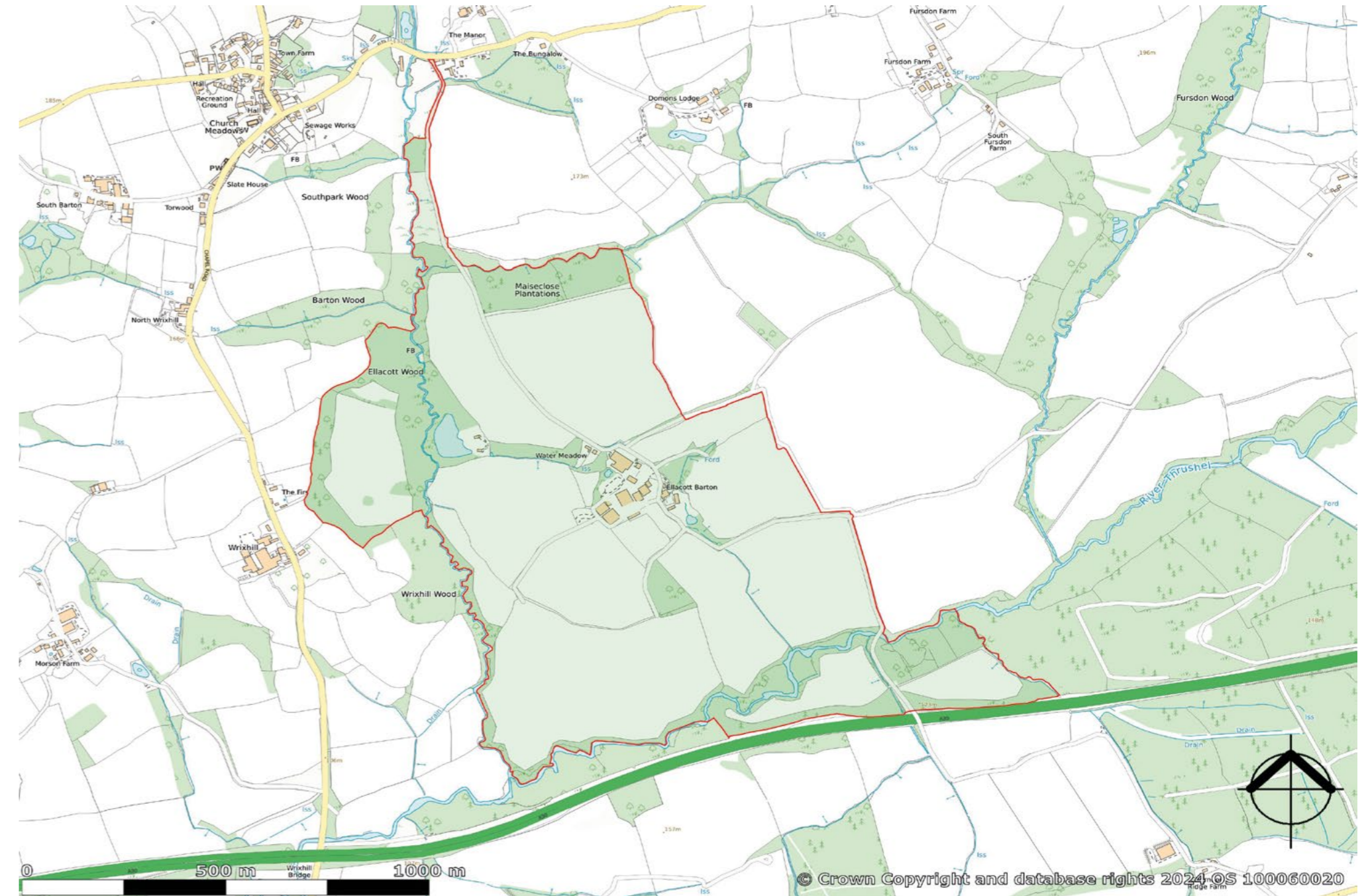
Directions

From Exeter, take the A30 towards Launceston and at the Sourton Cross junction take the exit to Lewdown & Okehampton and join the A386 to Bideford, Holsworthy & Bude. Continue to Fowley Cross roundabout; take the first exit left joining the A3079, signed Halwill, Bude & Holsworthy. After approximately 5 miles & ignoring the first turn left to Bratton Clovelly, proceed to the Castle Cross junction turning left to Bratton Clovelly 3 miles. In Bratton Clovelly go past the 'Clovelly Inn' public house on your

left keeping the church ahead on your right, and then turn left down the hill signed to Boasley & South Reed Fisheries. At the bottom of the hill turn right where you will see the sign for 'Eversfield Organic'. Continue for approximately 0.7 of a mile along the drive which approaches the farmstead and continues on to the farmhouse.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



DRK



Tel 01822 810810

Email sales@drkivell.co.uk Web drkivell.co.uk

South Brentor, Tavistock, Devon PL19 0NW
121 Park Lane, Mayfair, London W1K 7AG

