



Halsgrove Farm, Withypool, Somerset





A **large Exmoor Farm** with unlisted five-bedroom farmhouse, traditional courtyard with stables and cottage in a stunning private location.

Summary of accommodation

Five-bedroom detached farmhouse (unlisted)

Three-bedroom cottage

Courtyard of traditional stables

Modern agricultural buildings

Pastureland and Woodland

In all about 162 acres

For sale as a whole

Distances

Withypool 1.5 miles, Dulverton and South Molton 11 miles, Tiverton 26 miles (London Paddington in 1h 53m from Tiverton Parkway)

Exeter 40 miles, Bristol Airport 66 miles

(All distances and times are approximate)



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Situation

Halsgrove Farm is set in a private position in the heart of Exmoor National Park, on the edge of the popular village of Withypool which has a general store, post office, tea rooms, village hall, church and a public house, The Royal Oak. The renowned Exmoor Forest Inn is in Simonsbath. South Molton, known as the gateway to Exmoor, is a bustling market town (recently voted the best national community market) and provides for all your essential shops and amenities. Dulverton is a popular local hub with numerous independent shops and award-winning pubs and restaurants including Woods.

The area is well known for its many wonderful recreational and sporting opportunities, including many excellent shoots, hunting with the Dulverton West, Exmoor and Devon & Somerset Staghounds and fishing on the rivers Exe and Barle. Halsgrove is within 15 miles of the most famous shoots on Exmoor including Molland, Wellshead Estate and Challacombe.

There are an excellent range of schools in the area with primary schools at Dulverton and Exford, whilst nearby private schools include Blundells at Tiverton, West Buckland School at Barnstaple and Kings & Queens College at Taunton, along with Taunton School.

Communication links are good with the A361 at Tiverton providing dual-carriageway links to the M5 Motorway network at Junction 27. Tiverton Parkway is a mainline railway station providing regular services to London Paddington in under two hours.



Halsgrove Farm

Halsgrove Farm is available for the first time in over 30 years and is in a stunning position on Exmoor with views across to Withypool Hill. The farm benefits from a long private drive with mature shrubs creating a wonderful approach.

The farmhouse is a lovely five-bedroom detached stone house with painted render and a slate roof. It has a large entrance hall with cloakroom, a formal dining room and large drawing room with doors out onto the garden. There is a further sitting room with log burner, a study, a traditional kitchen with pantry and AGA, a large utility room/boot room.

On the first floor the large principal suite benefits from a shower room with separate loo and a dressing room. There is another large bedroom suite with dressing area and en suite bathroom. There are three further bedrooms and a family bathroom. The house would benefit from a programme of modernisation, but it is in good order and has been well-maintained.



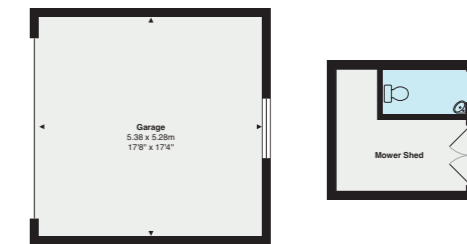
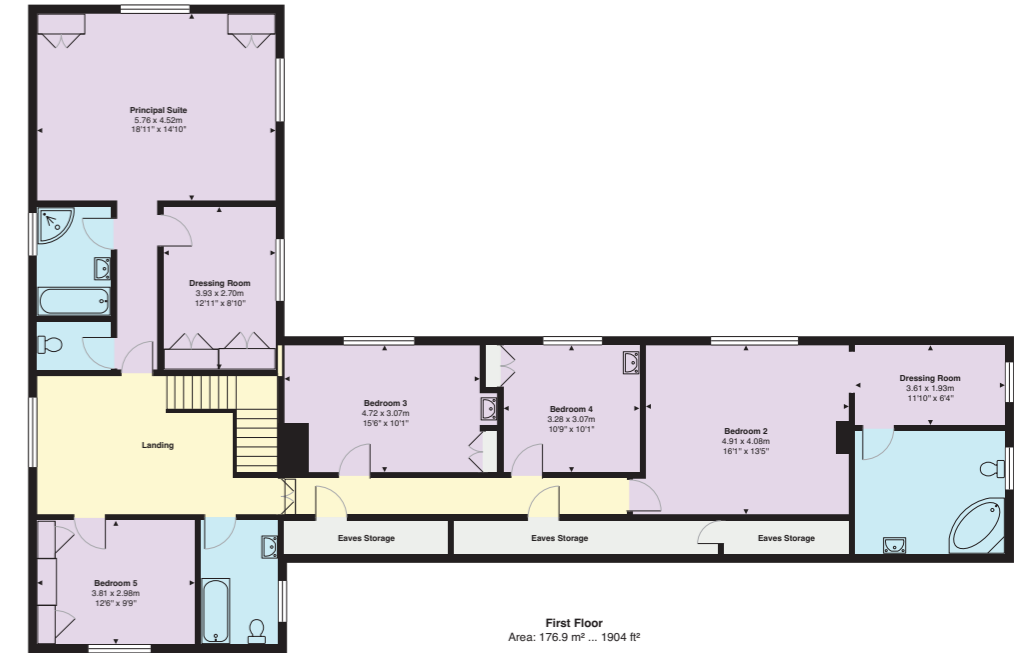
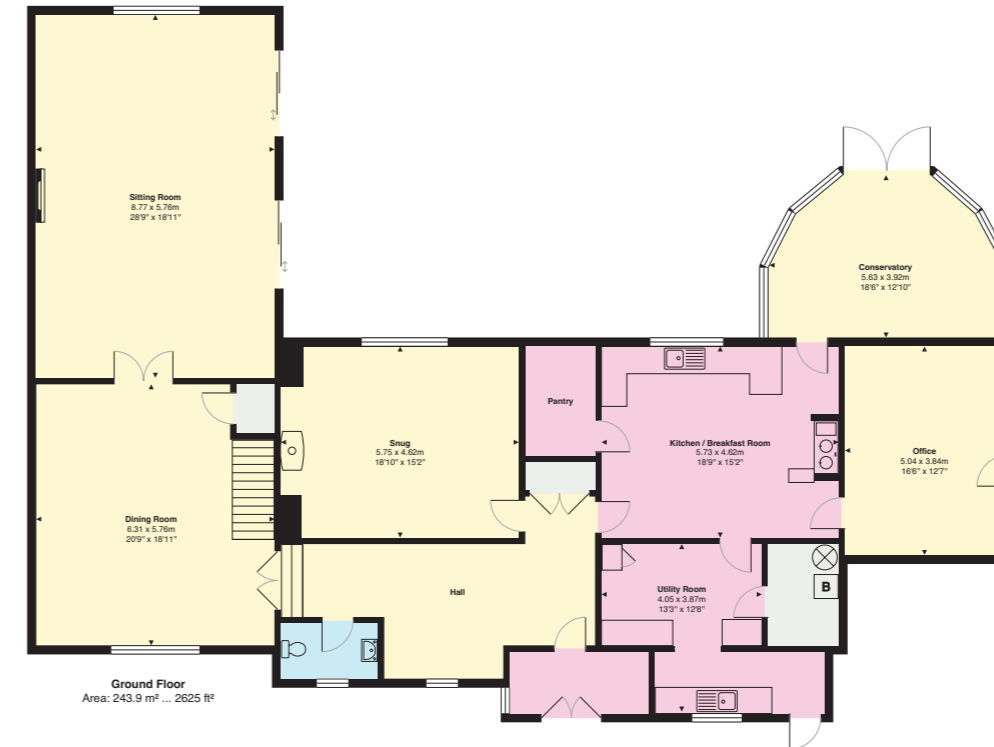


Halsgrove Farmhouse

Approximate Gross Internal Floor Area
4,529 sqft 420.8 sqm

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







Gardens and grounds

The south-facing garden has lovely colourful mature borders and overlooks the pastureland which has well established trees creating a parkland feel. To the west of the house is a timber cabin and a small pond created by the runoff water from the yard.

Halsgrove Cottage

The cottage has separate parking area and garage and benefits from three bedrooms, a family bathroom, sitting room with log burner and a kitchen breakfast room with a Sandyford oil fired range.



Halsgrove Cottage

Approximate Gross Internal Floor Area
1,425 sqft 132.4 sqm

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Stables and Farm Buildings

There is a traditional courtyard of stabling to the north of the house with six stables, tack room and feed room and further stores for machinery and garden equipment. To the north side of the farmstead there are two large portal steel frame agricultural buildings one with a concrete floor and a further open fronted barn and a Dutch barn.



Land and Woodland

The land extends to approximately 162 acres, which includes good pastureland and mature woodland. The land is used primarily for livestock grazing and has been let on annual grazing licences. The majority of the pastureland is easily accessed for mowing and grazing. However, there are areas of steeper grazing and water meadows in the stunning valley leading down to Pennycombe Water.

Much of the deciduous woodland within the valley is designated as a 'Priority Habitat' and there are areas identified by Natural England of Ancient and Semi Natural Woodland. There is an area of mature coniferous woodland on the southernmost part of the land.

Halsgrove Farm also benefits from grazing rights on Withypool Common which entitles grazing for 138 ewes and 11 ponies or cattle, (ponies or cattle interchangeable at a ratio of 1 head of cattle to 4 ponies) over the whole of the land comprised in this register unit.

The property is not registered for any environmental stewardship or woodland grant schemes giving the incoming purchaser total flexibility for entry into a desired scheme and subsequent land use.



General Remarks and Stipulations

Method of Sale: The property is offered for sale freehold as a whole with vacant possession by private treaty.

On completion of the sale any relevant entitlements will be transferred to the buyer, as necessary.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a single public footpath crossing the southernmost side of the land.

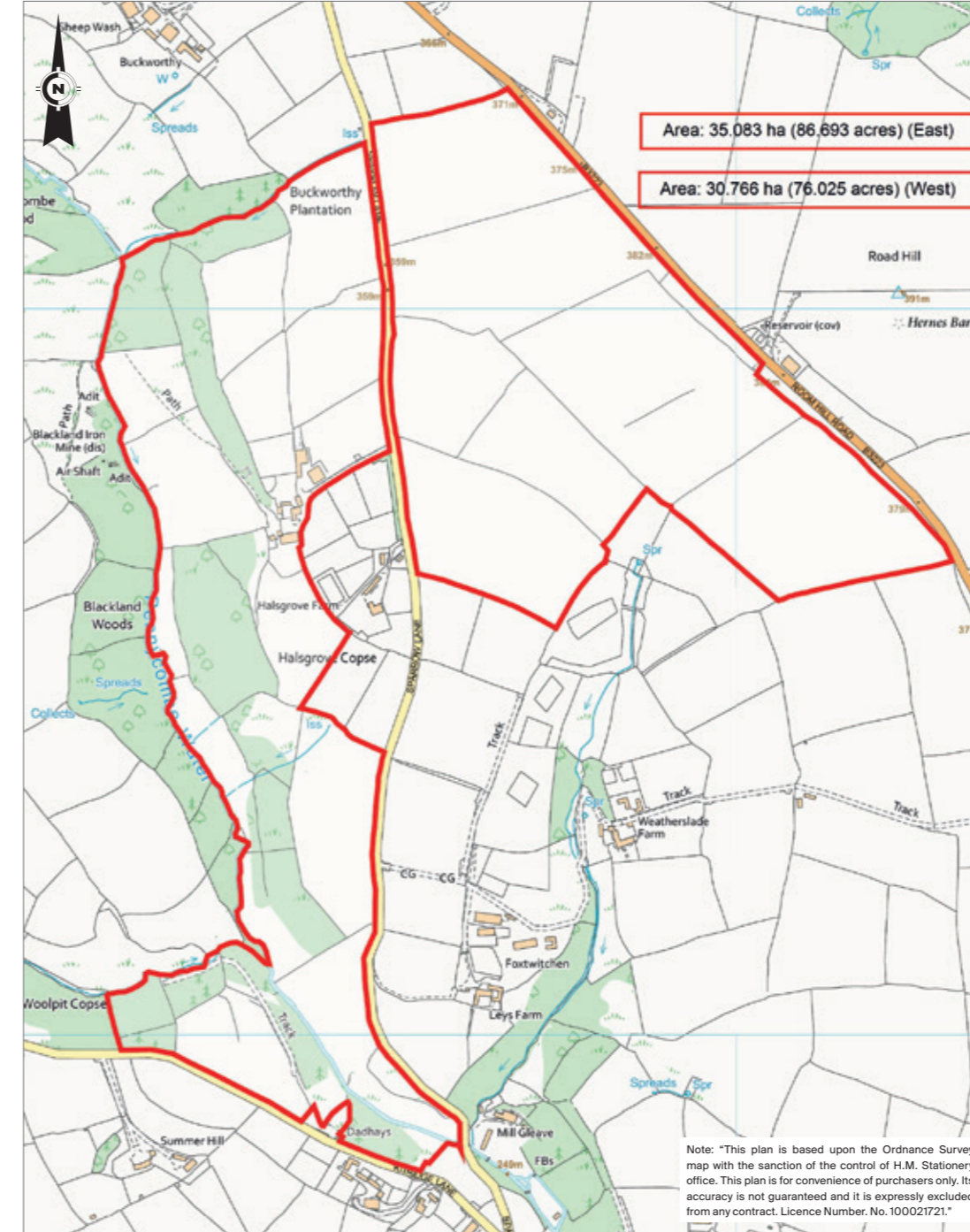
Sporting, Timber and Mineral Rights: The sporting, timber and mineral rights as far as they are owned are included in the freehold sale. The whole property is subject to the rights reserved by the Badgeworthy Land Company.

Services: Private and Mains Water Supply, Mains Electricity with back-up Generator and Private Drainage. OCH and AGA in Farmhouse, Sandyford Oil Stove in Cottage.

Fixtures and Fittings: All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT: Any guide price quoted or discussed is exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.



Property information

Tenure: Freehold

Local Authority: Somerset West and Taunton

Property	Council Tax	EPC
Halsgrove Farmhouse	G	TBC
Halsgrove Cottage	A	TBC

Directions

Postcode: TA24 7RX

What3Words: ///wove.kinks.lock

Viewings

All viewings are strictly by appointment with the Vendor's agent.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated May 2024.
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