



Ringcombe Farm







# Ringcombe Farm West Anstey

South Molton, Devon, EX36 3NZ

West Anstey 2.4 miles. Dulverton 6 miles. Taunton 26 miles.

A magnificently situated private sporting and livestock farm with character farmhouse, barn, pasture, woodland, moorland, a lake and fishing



- A Wonderfully Situated Private Farm
- Characterful House with 4 Bedrooms and Beautiful Gardens
- Traditional Stone Outbuildings with Stables and a Modern Livestock Building
- 66 Acres of Pasture & 62 Acres of Woodland
- FREEHOLD
- 358.92 Acres
- Stone Barn used as an Office and Studio
- Spring Fed Lake
- 228 Acres of Moorland

Guide Price £2,350,000

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@StagsProperty

## SITUATION

Ringcombe Farm is situated in one of the most enviable positions on the edge of the Exmoor National Park with easy access from the property on to the open moorland of West Anstey Common. The property is approximately 2.4 miles from the small village of West Anstey, which has a parish church.

The M5 motorway and Tiverton Parkway railway station provide excellent transport links to Bristol, Exeter and London; making Ringcombe Farm both a peaceful retreat and a well-connected residence.

## INTRODUCTION

Ringcombe Farm is for sale on the open market for the first time having been purchased privately by the current owners family in 1934 from Lord Clinton. Lordship of the manor of West Anstey comes with Ringcombe Farm. It is a very well maintained small sporting and livestock farm totalling 358.92 acres with no near neighbours. The house is not listed.

The private driveway leads to an attractive period four bedroom character house situated in elevated private position with views over its own land. It is complemented by a converted barn, various traditional outbuildings, beautiful gardens, kitchen garden, a lake, pasture, woodland and fishing rights.

## THE FARMHOUSE

An entrance porch and front door lead into the reception hall with tiled floor and stairs to the first floor. The drawing room has a inglenook fireplace with open grate, recessed cupboards with shelving and exposed ceiling beams. A door leads into the library with inglenook fireplace housing a wood burner, wooden flooring, bookcases and a bay window enjoying the views over the garden. The dining room has a beamed ceiling, inglenook fireplace with bread oven, a Rayburn and a dresser. The kitchen is fitted with a range of units, walk in pantry and enjoys lovely views over the garden to the lake. To the rear is also a boot room and a cloakroom.

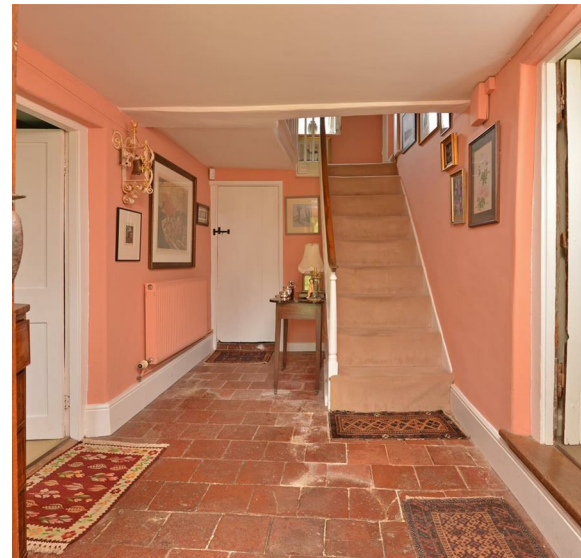
A staircase leads to a landing, which gives access to the bedrooms and bathrooms. The principle bedroom has fitted cupboards and en suite bathroom. The guest room also has an en suite bathroom. There are two further double bedrooms and the family bathroom. All the bedrooms enjoy glorious views over the garden and lake.

## THE OFFICE BARN

The converted stone barn includes an entrance hall with a shower room. On from here is a spacious office with a small kitchenette. Stairs with balustrade lead to a mezzanine level and study. A further short staircase leads to a study/reception room with a vaulted ceiling, a wonderful 16th carved screen, a wooden floor and glazed doors leading out to a timber bridge and delightful garden area with circular stone seat.

## GARDENS AND GROUNDS

The gardens to the front of the house lie below a semi circular stone wall and are mainly laid to lawn with flower borders, specimen trees, azaleas, and rhododendrons. A terrace lies to the east which provides a lovely space for entertaining. A path leads down beside the stream to a small paddock and down to the lake. There is also a small kitchen garden.





## OUTBUILDINGS

The drive leads down to a courtyard giving access to a double fronted garage with a store room beyond. A further covered area provides garaging for machinery etc. On the north side of the yard there are three loose boxes, workshop and store. Opposite are three further stables. There is a Dutch barn and a modern agricultural barn 15.47m x 13.75m.

## THE LAND

There are approximately 66 acres of gently sloping south-facing and well fenced pasture running down to and around the farmstead. The woodland is a mixture of broad leaf trees with tracks and totals 62.84 acres. The moorland amounts to 228.67 acres and is owned freehold by the present owners. There are further commoners grazing rights with the property over the whole of West Anstey common. There are also 1.5 miles of fishing rights on the Danes Brook.

## SERVICES

Mains electricity, private water and private drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil fired central heating. North Devon Council Tax Band E.

## LAND MANAGEMENT

There is an active Countryside Stewardship on the farm.

## DESIGNATIONS

The farm itself is not within the Exmoor National Park, but the moorland is within the Exmoor National Park. It is within a Nitrate Vulnerable zone.

## PLANS AND BOUNDARIES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## SPORTING AND MINERAL RIGHTS

The shooting, fishing and mineral rights insofar as they are owned, are included with the freehold of the farm. The hunting rights are owned by the Badworthy Land Company.

## WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or brideways etc.

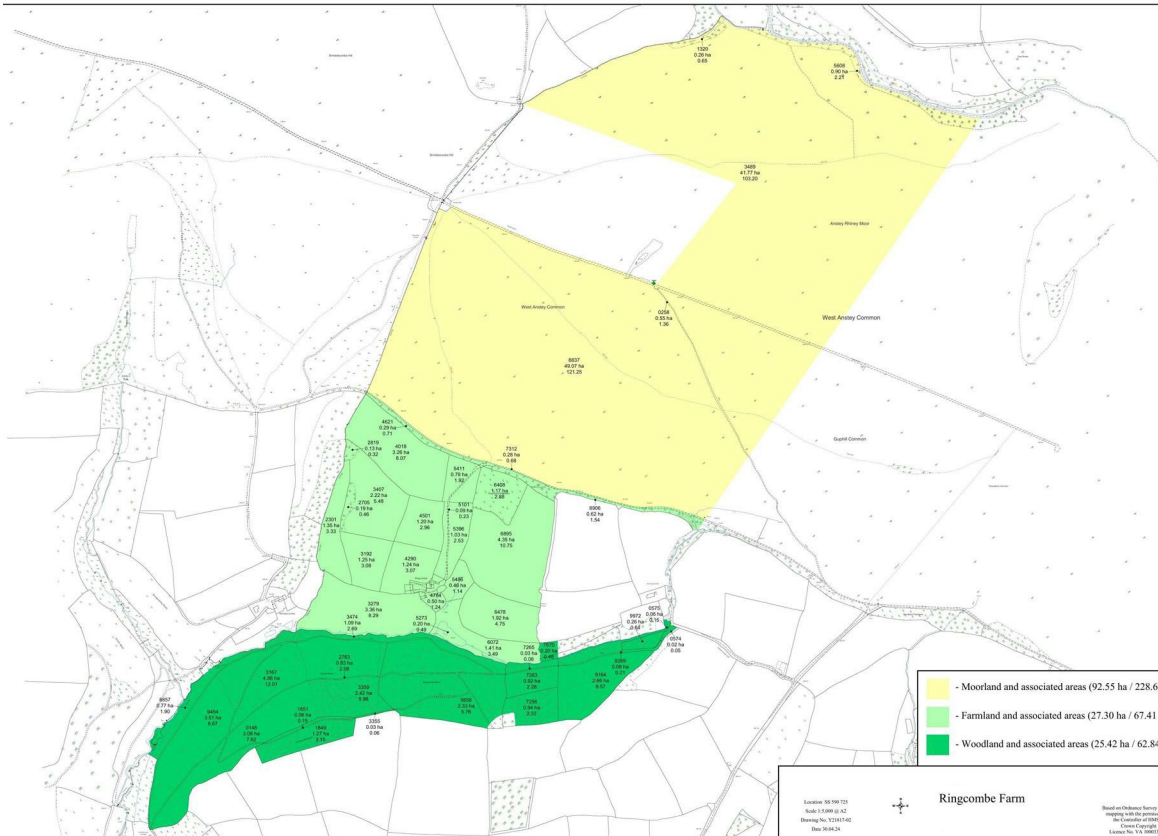
There is one bridleway and two footpaths on the land, which give access to wonderful walking and riding.

## VIEWING

Strictly by appointment with the agents please.

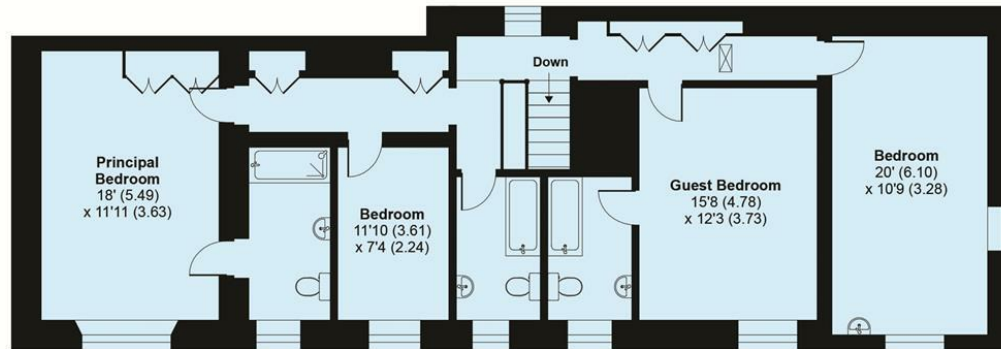
## DIRECTIONS

From Junction 27 of the M5 proceed west on the A361 North Devon link road signposted to Tiverton. At the roundabout turn right along the A396 towards Dulverton. At the roundabout by the Exeter Inn turn left towards Dulverton and at the Black Cat, bear around to the left, crossing the bridge and follow the B3227 towards South Molton for 4.6 miles. Turn right sign posted to East Anstey, continue through Oldways End. At Hawkwell cross turn right signed to Hawkridge and follow this road for 2 miles. At the T junction turn left to Hawkridge and Molland and then immediately left again signed to West Anstey and Yeo Mill. Follow this road for 2.8 miles over the cattle grid with the moor on your right. Bear right and follow for 0.6 miles, before turning left over the cattle grid and down the drive to the property.



MAIN HOUSE

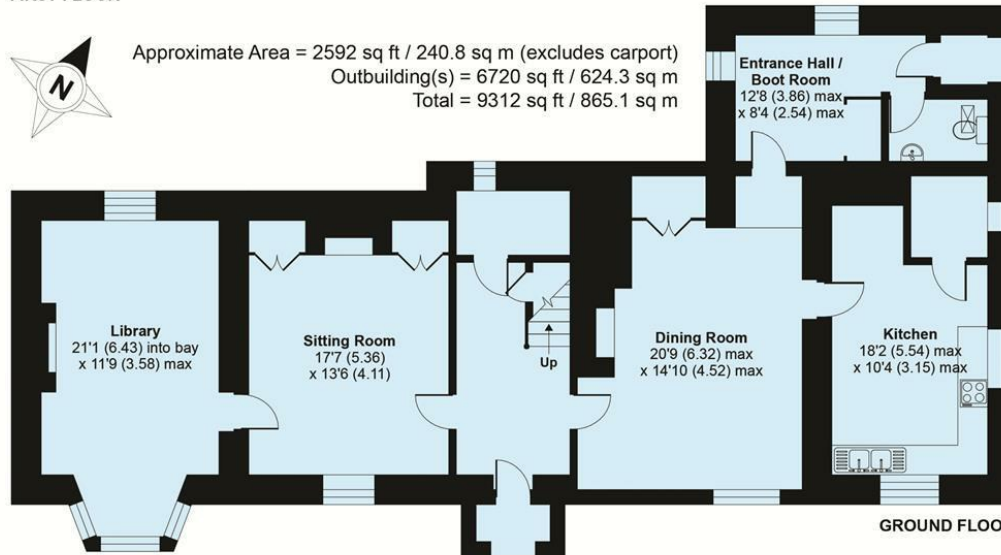
NB: This Floor Plan is for illustrative purposes only.  
All dimensions are approximate.



FIRST FLOOR



Approximate Area = 2592 sq ft / 240.8 sq m (excludes carport)  
Outbuilding(s) = 6720 sq ft / 624.3 sq m  
Total = 9312 sq ft / 865.1 sq m



GROUND FLOOR



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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



