



M I D D L E B A R L I N G T O N





Middle Barlington

Roborough, Winkleigh, Devon, EX19 8AG

Roborough 1.6 miles • Great Torrington 5.4 miles • Barnstaple 14 miles

A productive arable and grass land farm with an attractive house, extensive buildings and excellent accessibility

- An immaculate house (3,492 square feet) with five bedrooms and spacious living accommodation
 - Stone and brick barns with potential for alternative uses
- An extensive range of modern farm buildings for grain storage, livestock housing and covered silage clamps
 - Productive arable and grass land with direct road access
- Accessible location with easy access to the nearby A3124 and B3217
 - Available as a whole and in two lots

THE WHOLE: 148.25 acres (60.00 hectares)



@StagsProperty



stags.co.uk

Stags Farm Agency
21 Southernhay West
Exeter, EX1 1PR

Tel: 01392 680059

Email: farms@stags.co.uk

Stags Bideford
4 The Quay
Bideford, EX39 2HW

Tel: 01237 425030

Email: bideford@stags.co.uk

The London Office
40 St James's Place
London, SW1A 1NS

Tel: 020 7839 0888

Email: enquiries@tlo.co.uk

Situation

Middle Barlington lies in an unspoilt part of North Devon near the villages of Roborough and Beaford and with stunning views over the surrounding rolling countryside.

The village of Roborough is 1.6 miles to the east and Beaford is 1.2 miles to the south and has a village school, a pub and the Beaford Arts Centre.

Great Torrington, which lies above the River Torridge valley, is 5.4 miles to the north-west and the larger settlement of Barnstaple is 14 miles to the north.

Middle Barlington has good road links nearby including the B3217 and the A3124 which links Great Torrington and Winkleigh.

Introduction

Middle Barlington has been owned by the same family for the past fifty years and is a productive arable and grass land farm which has been previously run as a dairy farm.

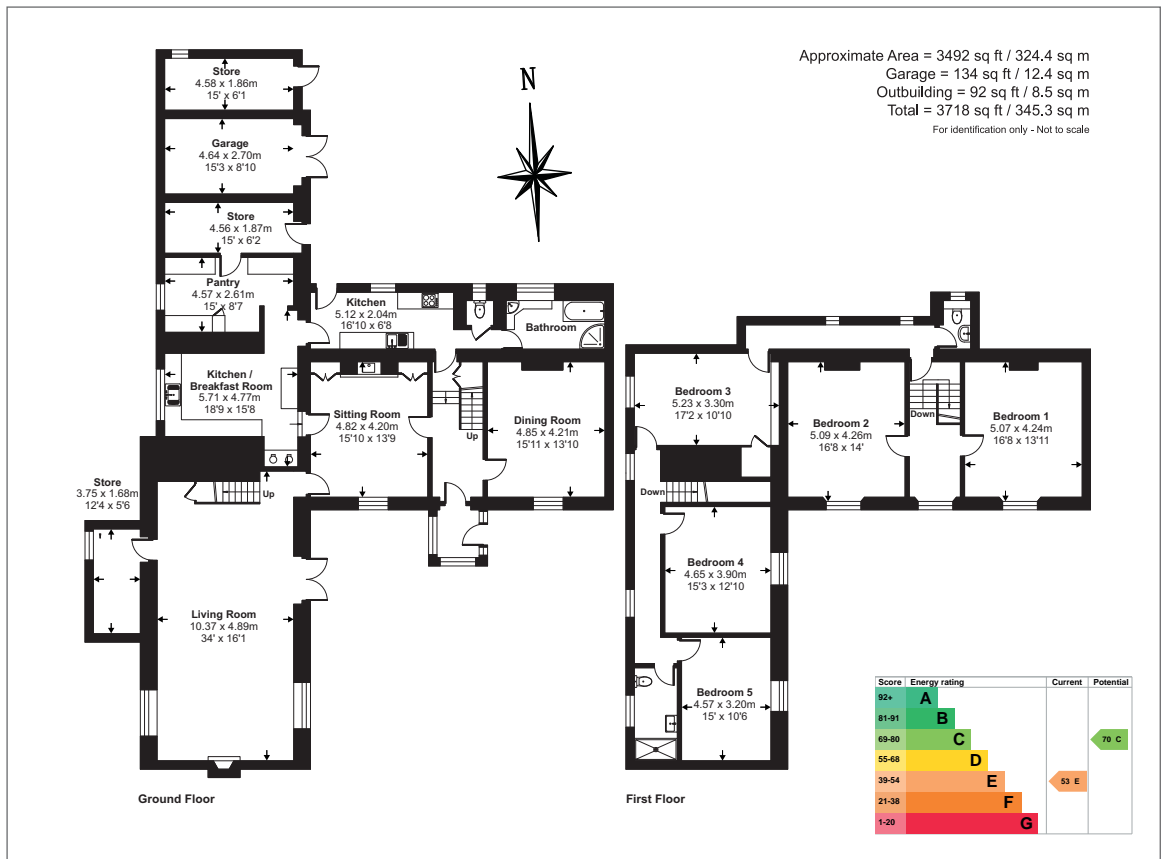
The farm lies at between 70 and 125 metres above sea level and totals approximately 148.25 acres (60.00 hectares) which is now mostly grass fields with some being used to grow cereal crops.

Middle Barlington house has been improved and maintained to a very good standard and provides spacious accommodation for a family with an enclosed and sheltered garden on the south side of the house.

The buildings include some traditional brick and stone barns which could suit conversion to alternative uses, plus an extensive range of modern buildings including grain stores, livestock housing and covered silage clamps around spacious yards.

Middle Barlington is offered for sale as a whole and in two lots.





Lot 1
House, Buildings & Land
 Approximately 124.02 acres (50.19 hectares)
Middle Barlington House

The house was constructed in circa 1896 with a mixture of exposed stone and rendered walls, brick quoins around the openings and a slate roof. It is not Listed and is well proportioned with uPVC windows throughout.

The accommodation extends to 3,492 square feet over two floors with character throughout including exposed beams, traditional fireplaces and large windows allowing a lot of light to flood in.

On the southern elevation there is a covered porch which opens into a spacious hallway and the principal rooms on the

ground floor include the dining room, with a solid wood floor, a decorative fireplace with a slate hearth and picture frames.

The sitting room has a stone and brick fireplace with a wood-burning stove (Woodwurm), glazed display cabinets and a window overlooking the garden and the living room is a large dual-aspect room with exposed beams, an open fire and patio doors out to the garden.

The kitchen has a Redfyre range (oil-fired) and there is also a back kitchen with a range of fitted cupboards. Both of these rooms overlook the garden.

Ancillary rooms on the ground floor include an office, a utility room, a bathroom with a shower and w.c and a storage space which is referred to as the 'stick house'.

On the first floor there are five double bedrooms, all with large windows overlooking the gardens and a shared shower room with a walk-in shower and a separate w.c



Outside

On the south-side of the house is a sheltered garden which is enclosed with a brick wall and is completely paved and includes an ornamental pond.

There are steps up to a lawn and area which has been planted with mature and colourful shrubs, deciduous trees with an outlook over the fields.



Traditional Barns

Positioned closest to the house, the traditional barns offer potential for conversion for alternative uses, subject to planning consent being obtained.

Former Abreast Parlour (8.48m x 5.49m). Stone walls with brick quoins and a slate roof. Partly insulated and part used as a workshop. Attached store (4.38m (max) x 3.87m).

Granary (4.79m x 3.71m). Brick and stone walls with a slate roof. Attached Shippen (8.22m x 3.76m) housing the borehole filtration equipment.

Former Parlour (12.87m x 4.93m). Stone walls and a fibre cement roof. Former herringbone milking parlour with a Roundhouse (6.62m max. x 6.28m). Concrete floor and asbestos sheeted roof.

Loose House (16.01m x 5.98m). Open fronted with stone and block walls and a mono-pitch roof with box profile metal roof sheets.

Cart Linhay (9.85m x 5.74m). Open fronted, stone walls and box profile metal roof sheets. There is an old Chicken House to the rear.

The Farm Buildings

Grain Store (18.40m x 10.71m). Fully enclosed with a steel frame, concrete floor, block walls with fibre cement roof sheets.

Grain Store (17.78m x 13.30m). Fully enclosed with a steel frame, concrete floor, block walls and metal sheets above with fibre cement roof sheets.

Grain Store (18.15m x 7.01m). Fully enclosed with a concrete frame, mostly concrete floor, block walls and fibre cement roof sheets. Lean-to (4.49m x 4.37m).

Old Milking Parlour (8.31m x 4.59m). Metal frame, metal sheeted walls and a fibre cement roof.

Cattle Shed (18.45m x 13.25m). Steel frame, concrete floor, part block walls and corrugated fibre cement roof sheets. Attached:

Covered Silage Clamp 1 (18.45m x 8.30m).

Covered Silage Clamp 2 (18.45m x 11.37m). Both with concrete floor and panels.

Cubicle Shed (27.87m x 18.82m plus 12.91m x 7.24m). Steel frame, concrete and earth floor with box profile metal and fibre cement roof sheets.

Open Sided Store (11.40m x 3.80m). Steel frame, concrete floor and fibre cement roof sheets.

Covered Silage Bunker. Divided into three buildings:

1. (23.68m x 17.65m).
2. (23.68m x 17.94m).
3. 23.68m x 12.77m).

Steel frame with a concrete floor and concrete panels in two buildings. Fibre cement roof sheets.

There is also a 15 Tonne Grain Silo and Ring Slurry Store which are included.

Farm Office (12.36m x 4.56m). Timber framed and insulated. Divided internally with a main office with kitchenette, conference room and w.c.



The Land

The farm land within Lot 1 lies on either side of a road known as Trigger's Hill.

On the south side of the road the fields are mostly being used to grow grass for silage production with a small field of oats. The fields are open and have a mixed aspect with some sloping land on the southern boundary.

On the north side of the road are three productive grass fields which run down to a stream on the northern boundary with a small area of woodland and a pond. There is some steeper land running down to a stream on the western boundary which would be more suited to grazing.

The land is classified as mostly grade 3 and the soils are described as a mixture of freely draining acid loamy soils over rock and freely draining slightly acid loamy soils.



Lot 2

Lot 2 lies to the south-west of Lot 1 and has access from Trigger's Hill and another public highway to the south.

This lot totals 24.23 acres (9.81 hectares) and comprises a large grass field with a belt of trees running through its centre and a small stream on the eastern boundary.

There are fine views back towards the main farm and over the surrounding countryside.



General Remarks

Services

LOT 1: Mains water and borehole water (with filtration). Mains electricity (three phase). Oil fired central heating.

Private drainage (Septic tank: Type, health and compliance with General Binding Rules is unknown. Purchasers must satisfy themselves with their own inspection).

Based on information from Ofcom mobile phone coverage is good outdoors with EE, Vodafone, Three and o2.

Based on information from Ofcom Standard Broadband is available (up to 1 Mbps upload and 12 Mbps download). The current owners use Starlink for broadband.

LOT 2: Natural water available from the stream.

Tenure

The farm is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

Land Management and Designations

There is a Countryside Stewardship agreement which ends on the 31st December 2026.

The farm is not within a Nitrate Vulnerable Zone (NVZ).

Local Authority

Torrige District Council. Council Tax Band: E.

Farm Plan

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 sporting and mineral rights insofar as they are owned, are included with the freehold except for LOT 2 where the mines and minerals were excepted in a historic conveyance.

Fixtures and Fittings

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

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 bridleways etc.

There is a public footpath passing through LOT 1.

Viewing

Strictly by prior appointment with Stags. Please call: 01392 680059 to arrange an appointment.

Directions

From Beaford, continue north on the A3124 towards Great Torrington. After 0.5 miles turn right towards Roborough. Continue on this road for 0.1 miles and there are entrance gates for LOT 2 (on the right).

For LOT 1 continue for a further 0.7 miles and the entrance to Middle Barlington will be on the right.

What3words

LOT 1: samplers.saloons.develop

LOT 2: parks.shot.accented

Warning

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

Disclaimer

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.



