



STAGS

V E R A B Y F A R M





Veraby Farm

Bishops Nympton, South Molton, Devon, EX36 3QS

Bishops Nympton 2.9 miles • South Molton 4.0 miles • A361 1.3 miles • M5 (Junction 27) 22.6 miles

A secluded farm in a private and accessible location near to the Exmoor National Park with a spacious house in a wonderful streamside setting, mature gardens, a large pond, exceptional traditional barns and a mixture of pasture, meadows and woodland

- A south-facing house (not Listed) with five bedrooms, overlooking the established gardens and orchard.
 - Private entrance lane which crosses a stream, a large pond and boat shed
 - An immaculate courtyard or stone & cob barns
 - Modern style farm buildings for livestock or storage use
 - Level meadows adjoining the River Yeo, south-facing grass land and young woodland
 - A secondary former farmstead at the top of the farm

Approximately 218.04 acres (88.21 hectares).



@StagsProperty



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Situation

Veraby Farm is situated in a very appealing part of North Devon, within two miles of the Exmoor National Park yet with very good access to the A361 (North Devon Link Road).

The nearest village is Bishops Nympton (2.9 miles) which has a community shop / post office, a village hall, a Church and a primary school.

The market town of South Molton is within 4 miles and has a more comprehensive range of shops, a delicatessen, primary and secondary schools, a supermarket as well as weekly livestock and farmers markets. West Buckland School (independent) and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within easy reach.

The A361 (North Devon Link Road) can be accessed within 1.3 miles and provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington.

Introduction

Veraby Farm lies in a wonderful rural setting, approached over a part tree-lined entrance lane which crosses a stream with either a bridge or ford, before reaching the farmstead.

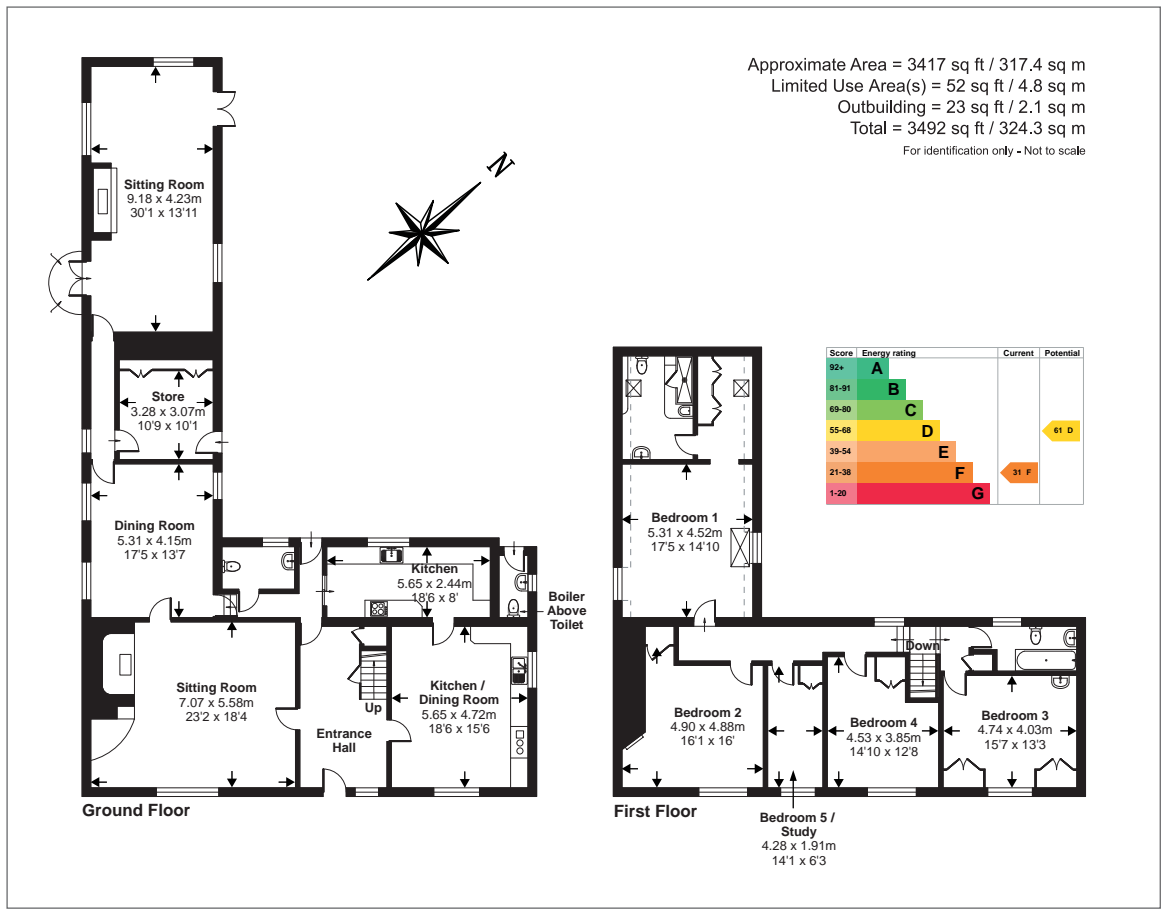
The farm has been maintained to a very good standard and includes a spacious, south-facing house which is surrounded by mature gardens and on the opposite side of the stream is a large pond with a boat shed.

The courtyard of cob and stone barns are in exceptional condition and are currently used for storage but would be suitable for conversion for residential or commercial uses and there are also two more modern buildings for livestock and machinery uses.

The land ranges from meadows adjoining the river at about 125 metres above sea level, with the south-facing grass land climbing up to 225 metres above sea level where there is a secondary former farmstead.

Throughout the farm there are pockets of mature woodland and against the north-western boundary is Barton Wood, which has recently been felled and partly re-planted.

The farm totals approximately 218.04 acres (88.21 hectares) and lies within a ring-fence.



Veraby Farmhouse

Veraby Farmhouse is south-facing and overlooks the established gardens to the south and the stream and pond to the west. The house is constructed of rendered stone and cob elevations underneath a slate roof.

On the ground floor there is a cross passage with a wide hall by the main door narrowing to the rear door which opens on to the courtyard. The main reception rooms on the south side of the house are the breakfast room, which has a white four-oven Aga (LPG) and the living room which has a stone inglenook fireplace with a wood-burning stove and a bread oven.

The kitchen has a range of solid wood cupboards and could be extended into the breakfast room and the existing dining room has views over the fields to the west. Within the west-wing there is a large sitting room with vaulted ceilings, a stone fireplace with a wood-burning stove and doors opening to outside. Ancillary rooms include a utility / boot room and a cloakroom with w.c.

On the first floor there are five bedrooms, all of which have in-built cupboards and overlook the garden on the south side of the house. There is a bathroom which is shared between four of the bedrooms and the only bedroom which doesn't overlook the garden is the master bedroom which has a vaulted ceiling, a dressing room and an en-suite shower room and w.c.



Outside

The gardens and surrounding grounds have been well planned and managed over the past thirty years. On the southern side of the house is a patio, a level lawn and established shrub and flower beds with a central path which leads to the orchard which includes a variety of trees including apple, pear, plum, quince and cherry as well as soft fruit cages and a composting area.

The gardens extend around to the west where there is a level lawn bordered by established shrub beds which run up to the small stream on the opposite side of which is a large pond which has an island and is surrounded by trees. There is a boat shed on the opposite side of the entrance lane.





The Traditional Barns

The older traditional barns are positioned to the rear of the house and have potential for conversion for alternative uses, subject to planning consent being obtained.

Car Port (8.98m x 5.44 max). Three bays with a concrete floor and clay tile roof.

Threshing Barn (16.20m x 4.94m). Stone, cob and block walls underneath a fibre cement slate roof. Including two sections, one of which is used as a workshop. There is an attached Roundhouse (7.05m max x 6.74m max) with stone and block walls and a slate roof. To the side is an Open Fronted Store (8.25m x 6.22m) with block walls and a corrugated iron sheet roof.

Log Store (5.21m x 3.53m). Stone walls and a clay tile roof.

Shippen & Hayloft (8.25m x 4.27m). Stone walls with brick quoins and arches around the openings. There is an enclosed yard to the front and a lean-to with an attached open Bull Pen.

Shippen (16.75m x 4.26m). Stone and cob walls with a cobbled floor. Electricity is connected.

The Farm Buildings

The modern style farm buildings include:

Atcost Shed (26m x 13.55m). Concrete frame with corrugated fibre cement roof sheets (may contain asbestos). Enclosed on three sides.

Pole Barn (18.38m x 12.14m). Timber pole frame and corrugated iron sheets to the elevations and roof. Earth floor.

Second Farmstead

Towards the north-eastern side of the farm is a former farmstead which includes a courtyard of open-fronted stone barns and a rendered block building.



The Land

The land at Veraby comprises a mixture of grass land, meadows and woodland. The field adjoining the entrance lane is a productive grass field with some in-field trees creating a park like setting.

The fields adjoining the River Yeo are suitable for summer grazing and lie wetter during the winter months. The land climbs up towards the top of the farm with some sloping south-facing grass fields which mostly have mature boundary hedges. From the higher fields there are stunning views over the surrounding countryside.

There are pockets of woodland across the farm including a Hay's Close Plantation and Eastern Plantation and within the northern boundary are approximately 20.56 acres which has been previously planted with larch and has been felled and replanted in part with young trees. This area is known as Barton Wood, Lock's Brake Plantation and Brake Plantation.

The soils are a mixture of freely draining slightly acid loamy soils and slowly permeable seasonally wet acid loamy and clayey soils. The land is classified as grade 3 and 4.



General Remarks

Services

Mains and well water. Mains electricity.

Private drainage (Installed when the current owners purchased Veraby over 30 years ago -Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection).

Heating: LPG (Aga and Boiler (replaced in 2025)).

Based on information from Ofcom outdoor mobile phone coverage is variable with EE & Three and good with O2 & Vodafone. Ofcom predicted broadband availability is Standard (0.8 Mbps upload to 7 Mbps download).

Tenure

The property is owned freehold and is registered on the Land Registry. The land is currently let on a grazing licence until the 30th June 2026.

Material Information

There is an obligation for the owner of Veraby to provide a sub-metered water supply to the neighbouring property Veraby Bungalow.

There is an electricity pylon which is over 150 metres from the house.

Local Authority

North Devon District Council.

Council Tax Band: G.

Designations and Land Management

The farm is within a Nitrate Vulnerable Zone (NVZ).

There is a Countryside Stewardship agreement (Mid-Tier) in place which ends on the 31st December 2027.

Sporting And Mineral Rights

The sporting and mineral rights insofar as they are owned, are included with the freehold.

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 are no public rights of way passing through the farm.

The owner of Veraby Bungalow has access to their property over the entrance lane and their septic tank is within the field to the south of their property.

There are also access rights relating to the former railway line and the electricity wires.

Viewing

Strictly by prior appointment with Stags. Please call 01769 572263 to arrange an appointment or email: farms@stags.co.uk

Directions

From the Bish Mill roundabout on the A361 to the east of South Molton, proceed east towards Tiverton and after 0.6 miles at Bridge Cross turn left signed towards Veraby. After 0.1 miles at Mornacott Cross turn left towards Veraby.

Stay on this road for 0.7 miles and at Ham Cross turn right towards Veraby. After 0.4 miles the entrance to Veraby Farm will be on the right.

What3words

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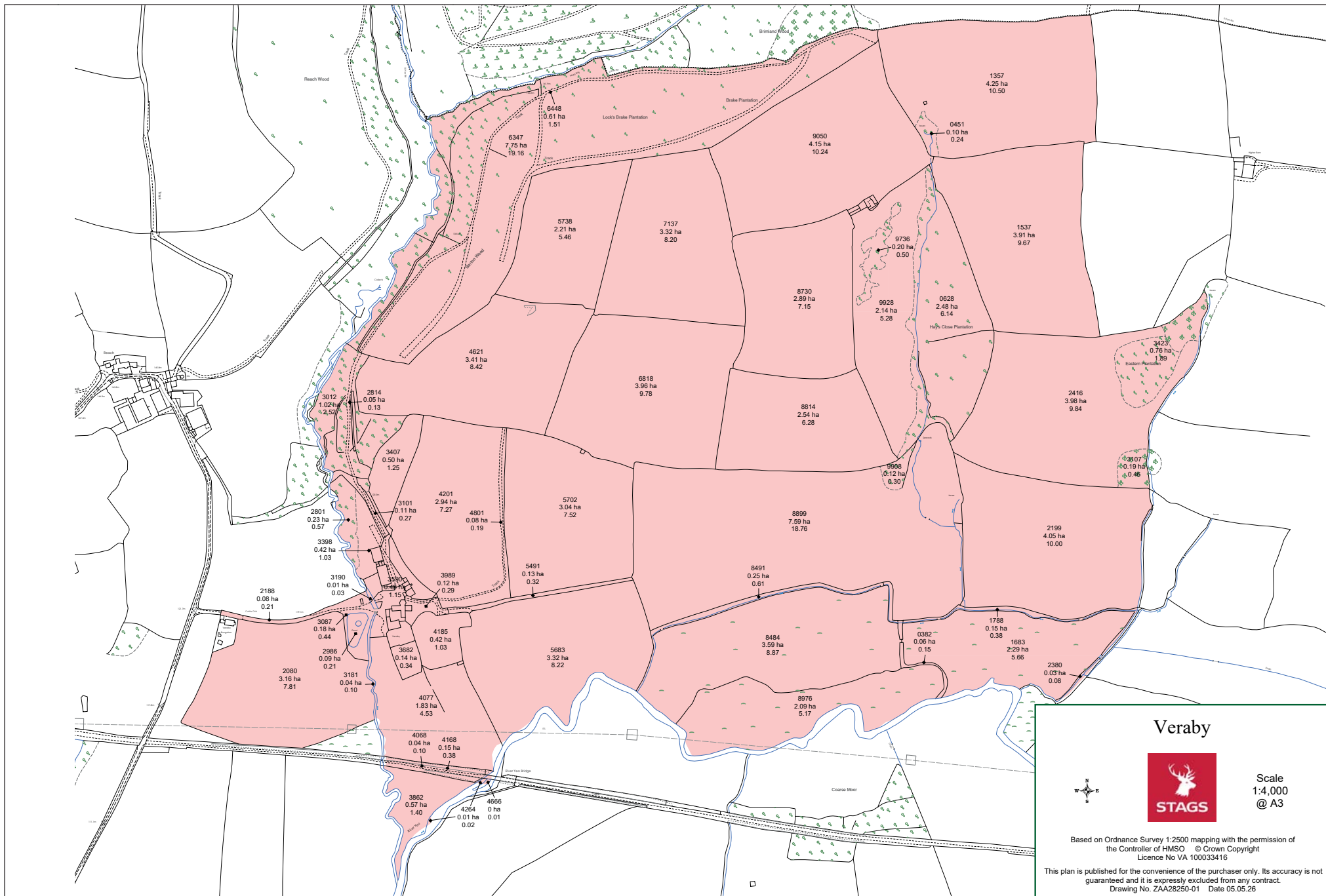
Warning

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.





Veraby



Scale
1:4,000
@ A3



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