



L O W E R W A Y



Lower Way

Templeton, Tiverton, Devon, EX16 8BJ

Tiverton 4.0 miles • M5 (Junction 27) 11 miles • A361 (Stonelands Cross) 3.1 miles

An attractive traditional farm surrounded by its own land, with no near neighbours and good access

- Accessible location with good access to Tiverton, the A361 (North Devon Link Road) and M5 motorway
- A pretty stone farmhouse with four bedrooms and potential to extend into the adjacent courtyard of stone barns
 - A range of traditional barns and more modern farm buildings for livestock and machinery use
 - Productive grass land which has been used for mowing and grazing
 - Available as a whole and in three lots

THE WHOLE: 114.40 acres (46.30 hectares).



@StagsProperty



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Situation

Lower Way lies in an accessible part of mid Devon, near to Tiverton and with very easy access to the A361 (North Devon Link Road) at Stonelands Cross 3.1 miles away.

The village of Templeton lies less than a mile to the south-west of the farm and has a village hall and a parish church.

The market town of Tiverton is nearby (4 miles) and provides a range of shops, restaurants, supermarkets and schooling for all ages including Blundell's independent school.

The A361 (North Devon Link Road) provides a direct link to the M5 motorway at Junction 27 and Tiverton Parkway Railway Station which are approximately 11 miles to the east.

Exmoor National Park is a short distance north of the farm and provides spectacular scenery and excellent walking, riding and fishing whilst the city of Exeter is 17 miles to the south.

Introduction

Lower Way is a traditional mixed farm which has been owned by the same family for over 65 years.

The farm lies at between 210 and 260 metres above sea level, was originally a dairy farm and more recently has been used for grazing livestock and hay / grass silage production.

The stone farmhouse is not Listed and is in a sheltered position at the end of a long entrance lane with no near neighbours and surrounded by the farm's own land.

The buildings nearest to the house are mostly stone and brick barns and would be suitable for conversion for alternative uses and the more modern livestock and machinery sheds are towards the southern edge of the farmstead.

The land is mostly within a ring-fence except for one field, and is all down to grass, being a mixture of level, gently sloping and sloping fields.

Lower Way is offered for sale as a whole and in three lots..



Lot 1

House, Buildings & 103.90 acres

The Farmhouse

Lower Way Farmhouse (not Listed) is of stone construction underneath a slate roof with predominantly timber framed windows.

The house faces south-east and overlooks a lawn to the front. It provides comfortable accommodation for a family and would benefit from modernisation.

The ground floor accommodation includes an entrance porch which opens into the living room which has a brick fireplace and a range cooker. The other main reception rooms to the front of the house include the dining room, which has a brick fireplace and slate hearth with an Aga Wood burner, and the sitting room which also has a fireplace and slate hearth with a wood-burner.

The other ground floor rooms include the kitchen, an entrance hallway, a utility room and a shower room.

On the first floor there are four double bedrooms, all of which are south-east facing and most with decorative fireplaces. There is a shower room which is shared between the bedrooms.



Outside

To the front of the house is a patio which is enclosed with a low level stone wall and with flower and shrub beds against the house.

Beyond is a patio which is surrounded by a lawn, which is flanked by the traditional stone barns on three sides.

To the side and rear the gardens are a mixture of level and sloping lawns with mature trees and shrubs and a large pond beyond.



Traditional Barns

Adjacent and near to the farmhouse are a range of traditionally constructed former farm buildings which offer potential for conversion to residential or other uses, subject to planning consent being obtained.

Shippen (25.44m x 4.46m). Adjacent to the farmhouse. This building has stone walls underneath a slate roof with two storeys. Attached to the Shippen is a Stone Barn (17.45m x 3.38m).

Old Granary (12.44m x 4.96m). Stone walls underneath a slate roof. There are two lean-tos (rear: 5.87m x 3.31m and side: 5.36m x 3.23m).

Workshop Barn (17.35m x 4.11m). Stone, red brick and block walls with corrugated metal roof sheets.

The Farm Buildings

General Purpose Building (21.48m x 17.92m). Concrete and timber supports with corrugated asbestos roof sheets. Concrete and hardcore floor. Block walls with space boarding above. There are four bays and a concrete yard to the front.

Former Parlour & Dairy (7.54m x 4.78m and 4.55m x 3.86m). Block walls with box profile and corrugated metal roof sheets.

Positioned away from the main farmstead is:

Machinery Store (14m x 8m). Timber frame with an earth floor with a mixture of block and corrugated asbestos sheet cladding and a roof with corrugated metal and asbestos roof sheets.



The Land

The land within Lot 1 is all currently grass land, being a mixture of productive level and gently sloping fields which are suitable for mowing with some steeper fields surrounding the farmstead which would be more suited to grazing.

The soils are described as being freely draining slightly acid loamy soils and the land is classified as grade 3.

There is road frontage on the southern and western boundary and the fields are enclosed with mature boundary hedge banks.

Lot 2

Lot 2 comprises a single grass field towards the north-west of the farm which totals approximately 2.96 acres (1.20 hectares).

There is direct access to the public highway and this lot is gently sloping.

Lot 3

Lot 3 is a gently sloping grass field which has direct access to the public highway on its eastern boundary.

This lot totals 7.54 acres (3.05 hectares) and faces west, with views stretching over the surrounding countryside.



General Remarks Services

House & Buildings: Private (spring) water supply. Mains electricity. Private drainage (septic tank - Type, health and compliance with General Binding Rules is unknown. Purchasers must satisfy themselves with their own inspection). Oil fired central heating.

Based on information from Ofcom mobile phone coverage is good outdoors with EE, o2 and 3 and variable outdoors with Vodafone.

Based on information from Ofcom Ultrafast Broadband is available (up to 900Mbps upload and 1800 Mbps download).

Tenure

The farm is owned freehold and is registered on the Land Registry. The land is let until the 31st October 2026.

Land Management

Part of the farm is currently managed within a Countryside Stewardship agreement which ends on the 31st December 2028.

The purchaser(s) will be required to take over this agreement from the completion date.

Part of the farm is also entered into an SFI agreement but this is not transferable to the purchaser.

Local Authority

Mid Devon District Council. Council Tax Band: E.

Designations

Part of LOT 1 is within a Nitrate Vulnerable Zone (NVZ).

Plans and Boundry Fences

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 of the whole farm.

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, along the entrance lane.

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

Viewing

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

Directions

From Tiverton, take the Rackenford Road towards Calverleigh. At the first roundabout continue straight across and stay on this road for

approximately 1.7 miles, passing the Rose & Crown Inn and entering Calverleigh.

Fork left just after the post box on the right (towards Templeton) and continue for 1.7 miles where the entrance lane to Lower Way will be on the right.

What3words

LOT 1: install.cases.diplomas

LOT 2: arena.benched.trapdoor

LOT 3: hunches.beast.typically

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.





