

Guide Price £650,000



Hukeley Hill Farm Bampton, Tiverton, Devon, EX16 9AE

- 52.37 Acres
- Possible development STP
- 2 bedroom dwelling
- Incredible far reaching views
- Range of outbuildings
- Versatile smallholding

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Hukeley Hill Farm Bampton, Devon EX16 9AE

Hukeley Hill Farm presents a rare opportunity to acquire an rural smallholding extending to approximately 52.37 acres, enjoying an elevated position with breathtaking panoramic views across the surrounding Devon countryside.



Council Tax Band: A



Hukeley Hill Farm presents a rare opportunity to acquire an rural smallholding extending to approximately 52.37 acres, enjoying an elevated position with breathtaking panoramic views across the surrounding Devon countryside. Set within a beautiful ring-fenced block of pastureland, the property offers immense appeal for agricultural, equestrian, lifestyle and conservation interests, together with exciting future potential for redevelopment or enhancement, subject to the necessary planning consents.

Occupying a peaceful semi-rural setting close to the sought-after country town of Bampton, the farm combines privacy and seclusion with excellent accessibility. Bampton offers a range of everyday amenities including independent shops, traditional pubs, a primary school, doctors' surgery and historic church, whilst the larger market town of Tiverton lies approximately seven miles to the south, providing extensive retail and leisure facilities, access to Junction 27 of the M5, and Tiverton Parkway mainline station with regular intercity services to London Paddington in around two hours.

Approached via a private entrance driveway, the holding centres around a detached single-storey two-bedroom dwelling enjoying far-reaching rural views from numerous vantage points. The existing residence benefits from a Certificate of Lawful Use or Development, as a residential dwelling and is considered to offer significant scope for redevelopment, replacement or reconfiguration, subject to obtaining the appropriate planning permissions. The combination of its elevated setting, privacy and outstanding outlook creates an exciting opportunity to create a superb countryside home in a truly special location.

The accommodation currently comprises an entrance hall/utility room, kitchen/dining room with multi-fuel stove, two bedrooms, bathroom and en-suite facilities. Externally, the gardens include lawned areas, mature shrubs and trees, all positioned to take full advantage of the spectacular surrounding landscape.

Complementing the dwelling is an extensive and versatile range of outbuildings and traditional farm structures arranged around a useful

courtyard setting. These buildings provide excellent flexibility for agricultural, equestrian, storage, workshop or alternative uses, with further potential for adaptation or diversification subject to any required consents.

The land itself represents one of the property's most attractive features. Extending to just over 52 acres, the gently undulating permanent pasture is divided into conveniently sized enclosures with mains-fed livestock troughs and enjoys an enviable elevated aspect with magnificent views across rolling countryside.

From numerous positions across the farm, the scenery is truly exceptional, with wide-reaching vistas that further enhance the sense of tranquillity and potential this unique holding provides.

Please note that located close to the centre of the holding is the Hukeley Knap telecoms tower compound, which is third-party owned. The telecoms operator and users retain rights of access via the private farm entrance track. Further details are available from the Agent.

Additionally, it should be noted that the pastureland is currently subject to a grass keep grazing licence which runs until 16th December, providing an immediate income stream and ongoing agricultural management in the short term. Further details are available from the Agent.

Services: Mains water and electricity. Private drainage by septic tank. Electric night store heating.

Tenure: Freehold

Council Tax: Band A

Local Authority: Mid Devon District Council

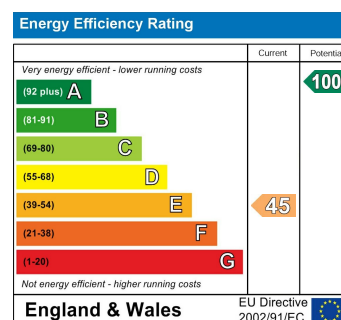
Directions

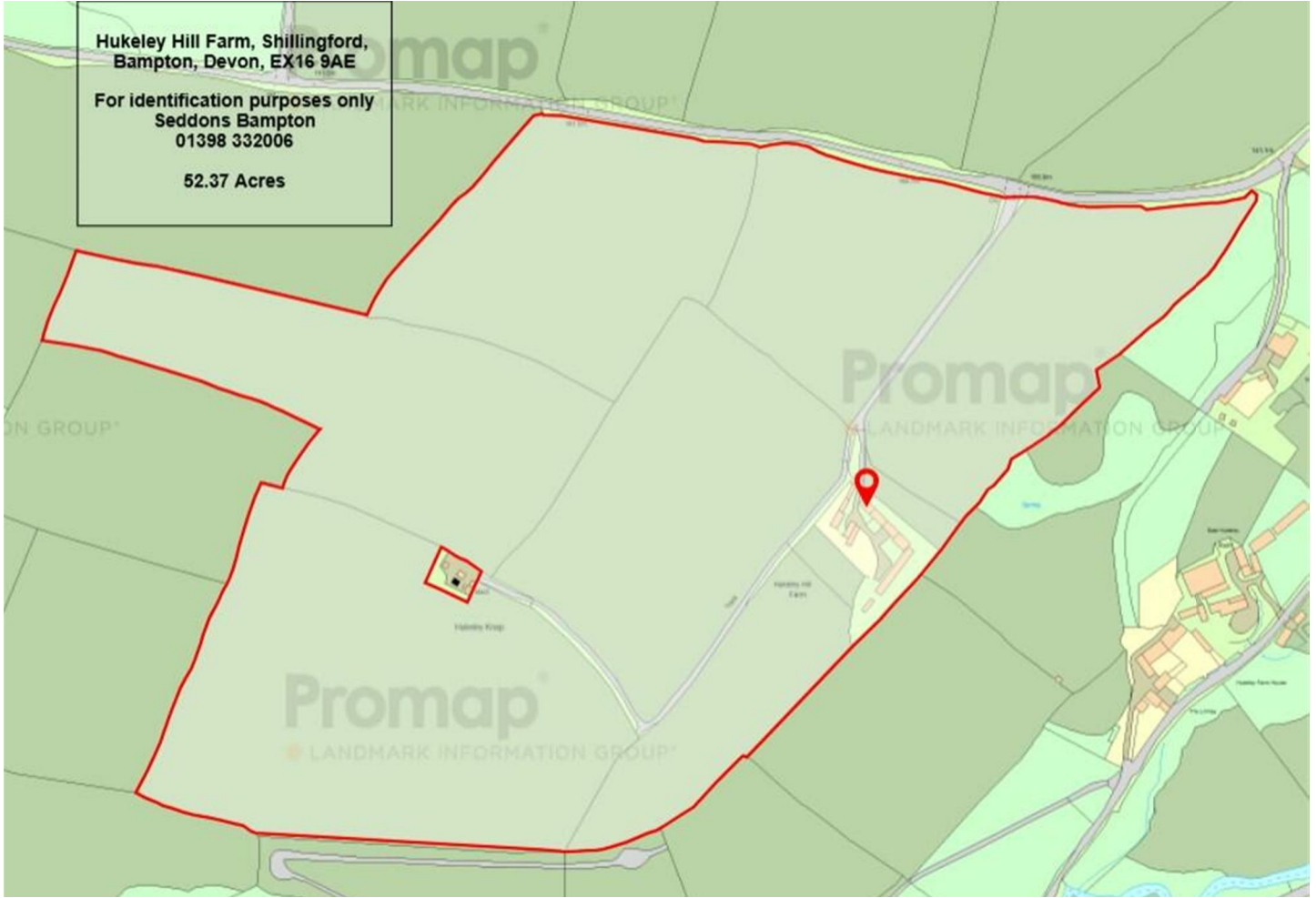
What3words: ///magic.press.flagging

Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:





[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978) Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey


seddons

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.