



South Cheriton Farm & Beech Tree Cottage







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Cheriton, Lynton, Devon, EX35 6LJ

Moorland/riverside & coastal walks close by. Lynton/Lynmouth - 4.7 miles. Barnstaple - 22 miles

Often sought, seldom found - A country estate in miniature in a tranquil hamlet within Exmoor National Park

- 6 Bedroom detached Grade II Listed Farmhouse
- Home & Income stream
- Modern barn/workshop of 900 sq ft
- Amazing moorland views & clear skies
- Council Tax Bands TBC
- Separate 3 Bedroom Cottage- Residential PP
- Range of period buildings/stabling (1 with lapsed consent)
- 7.96 acres of South-facing gardens & pasture
- Eco-friendly Biomass system installed
- Freehold

Guide Price £1,650,000

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SITUATION & AMENITIES

The Hamlet of Cheriton lies deep within Exmoor National Park, at the end of a no-through lane, which peters out onto the moor itself. This is a beautiful, peaceful and timeless environment – remote but not isolated and within easy driving distance of local amenities and the coast. The property is also removed from noise pollution, with moorland and riverside walks close by. The views and sunsets are simply breath-taking, and the dark sky some of the best in the UK, making it ideal for stargazing. For those interested in equestrian pursuits, a few hundred yards away there is access to the moor itself. Local amenities are available at Barbrook – just over 5 miles – with petrol station/shop and local pick-up point to the renowned West Buckland private school. Lynton and Lynmouth are about 4.7 miles, and offer primary school, further range of local shops, character inns and restaurants. Lynton is linked to Lynmouth, not only by road but via the famed water-powered Victorian cliff railway and is where Exmoor meets the sea. The regional centre of Barnstaple is approximately 22 miles, and offers a range of shopping banking and leisure facilities, as well as live theatre and district hospital. At Barnstaple there is a railway link to Exeter via the Tarka Line and access to the North Devon Link Road (A361) on the outskirts of the town. This leads on to the M5 Motorway at Jct.27 to Tiverton and beyond. This road can also be picked up outside South Molton – about 16 miles. About 23 miles away there is access to the glorious sandy surfing beaches at Woolacombe, Croyde Bay, Putsborough and Saunton (also with Championship Golf Course). In the opposite direction Minehead in Somerset is just less than 18 miles.

DESCRIPTION

The components at South Cheriton Farm comprise: the Farmhouse – understood to have its origins around 1650, with later modifications in the late 1970s/early 1980s. The property is Grade II Listed as being of architectural and historical interest. The property presents elevations of stone and painted render (having been newly lime rendered), with oak-framed or otherwise hardwood framed windows - the majority of which are double-glazed, all beneath a part-slate and part-timbered roof. The accommodation is arranged in two wings (two-storey with cellar), which can interconnect on both floors and can provide versatile accommodation with permutations including one six-bedroom family house, four- and two-bedroom wings, or three- and three-bedroom wings. The property has an authentic, rustic feel and has been sympathetically and tastefully modernised so that many original features sit well with quality 21st Century refinements. The house sits in mature, well-tended gardens which include an ancient well. There is a cobbled courtyard and a range of stone stabling/stores.

ELEMENTS OF SOUTH CHERITON FARM

- Beech Tree Cottage – a Grade II Listed, detached two-storey barn conversion with consent as a separate residence.
- The Land – this is laid to gently sloping pasture in four fields, which have separate access, interlink and are overlooked by a small, detached stone barn with potential for conversion, subject to planning. The land is well fenced and there is a dell with several interlinking spring-fed ponds. A poly tunnel covers about 700 sq ft.
- The Modern Barn – this is across the lane and is a timber-framed barn/workshop, about 60’ x 15’ with power connected and additional land area.
- Other notable points - The vendors enjoy direct access from their land onto Brendon Common, with rights to graze. We are advised that the Common also produces a modest annual income. The vendors enjoy free broadband and a modest income as the local mast is situated on their land. The two wings in the main house and the cottage are heated via a biomass central heating system, which also produces income and currently covers the full cost of heating the property. There is another 8.5 years to run on this current arrangement.
- Beech Tree Cottage is currently rented out on an Assured Shorthold Tenancy basis (the tenant is on notice) but has separate residential consent and therefore has a variety of potential uses, including accommodation for relatives. If the property continues to be operated as home and holiday business, forward bookings are available, as well as most of the contents of the ‘annexe’, known on the booking website as ‘Exmoor View’. Exmoor View was originally utilised as an annexe by relatives of the owners. This unit is rented through www.cottages.com under Ref.30440 and has 100% 5* Rated reviews. The range of period stables/buildings have lapsed consent for conversion into a holiday unit.
- If appropriate the vendors may consider retaining Beech Tree Cottage and the modern barn/workshop building, which would involve potentially sharing the cost of some of the utilities.
- One of the fields is bounded by a stream.

All in all, there is something for everyone at South Cheriton Farm, which is a special place and needs to be viewed to be fully appreciated and understood.





THE FARMHOUSE

Stable front door to ENTRANCE HALL. CLOAKROOM. BOILER/UTILITY ROOM with French doors to GARDEN. KITCHEN/BREAKFAST ROOM on two levels and in two zones. Within the BREAKFAST ROOM area there is an oil-fired Rayburn for cooking only, glazed door to GARDEN. Steps lead up to the KITCHEN area with peninsula separator, excellent range of modern units in an ivory theme. UTILITY ROOM with door to COURTYARD. 2nd SITTING ROOM or DINING ROOM. Open arch to GARDEN ROOM with bi-fold doors to GARDEN which bring the outside in and open to an 8' aperture. MAIN SITTING ROOM with Inglenook fireplace, traditional flagstone flooring with underfloor heating, Bresummer beam, door to FRONT COURTYARD and PORCH, half-glazed door to GARDEN, corner spiral staircase leading to FIRST FLOOR (described later), thick oak door separator to the Ground Floor of the ANNEXE (Exmoor View) or a continuation of the main accommodation, through SITTING/DINING ROOM with recessed Jetmaster cassette fire, wooden over mantle, bay window with slate seating, bi-fold doors to GARDEN, bread oven arch feature. LOBBY with half-glazed door to GARDEN, shelves and storage cupboard. 2nd KITCHEN in a light oak theme. UTILITY ROOM/WC. In total, three staircases rise to the FIRST FLOOR – two of which are conventional and the third an impressive spiral staircase, which can provide access to BEDROOM 1 of the main house and BEDROOM 6 of the ANNEXE. The main staircase is in oak, topped by an oak and glazed balustrade, which leads to a LANDING with trap to loft space. INNER LANDING with fitted linen cupboard. PRINCIPAL BEDROOM 1 with ENSUITE BATHROOM. BEDROOM 2. BEDROOM 3. SHOWER ROOM. The secondary staircase is within the ANNEXE and leads to: LANDING. BEDROOM 4. ENSUITE SHOWER ROOM. BEDROOM 5 fine views. ENSUITE BATHROOM with AIRING CUPBOARD. BEDROOM 6 with ENSUITE SHOWER ROOM.

OUTSIDE

To the front the property is approached through a 5-bar gate over a delightful, cobbled COURTYARD with planters edging the left-hand side and standing stone features. To the right is a single-storey range of period FORMER STABLES – now utilised as pellet/fuel store for the biomass heating system. Next comes the BOILER ROOM housing the ETA biomass system and water tank. Next comes a POTTING SHED/STABLE and finally a WORKSHOP which also accommodates two oil tanks, which are not bunded. Above the stone porch, within the elevation opposite the outbuildings, are Dovecotes within the main building and immediately to the right of the 5-bar entrance gate is a mounting block. Below the main house is a useful CELLAR, utilised for storage. The COURTYARD provides ample parking. There is a stone TERRACE running along part of the rear elevation of the house, which wraps around to the side and rear, where there is also a BBQ area. Above this is a raised lawn area. At a lower level is the ancient well, which has a cast-iron safety grill above it. The GARDENS are laid to well-tended sweeping lawns. There are many well established shaped beds and borders, filled with a wide variety of cottage shrubs and plants. A small grass enclosure with return pedestrian and vehicular gates to the lane leads up to the charming, detached STONE BARN. This has power and light connected and a mezzanine floor to one end. As previously mentioned, the views from here are absolutely spectacular.

BEECH TREE COTTAGE

As previously mentioned, this has its own vehicular access, parking for two vehicles and a garden, with terrace, lawn and a mature beech tree – from which it takes its name. Below this is a dell/wildlife garden, where the natural ponds are sited. There is a well-established gunnera and various mature trees leading onto an area of woodland. Access to the cottage is at Ground Floor level through a stable door. ENTRANCE HALL. WET ROOM. SNUG. KITCHEN/DINING ROOM with vaulted ceiling. Steps down to SITTING ROOM with pair of glazed French doors to TERRACE. INNER HALL. BEDROOM 1 with ENSUITE BATHROOM. BEDROOM 2 with ENSUITE SHOWER ROOM. Returning to the KITCHEN/DINING ROOM an oak staircase with inset glazed panels rises to LANDING/STUDY/SITTING ROOM or occasional 4th BEDROOM. BEDROOM 3 with ENSUITE SHOWER ROOM. The property benefits from underfloor heating.

THE WORKSHOP/GARAGING

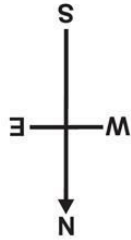
This is located across the lane from the main dwelling and has a timber frame with timber cladding and a pair of large concertina doors providing potential garaging if required. There are also windows around the building and power and light connected and mezzanine floors to each end. At either end of the barn are additional areas of garden – one incorporating soft fruit. There is additional parking in the Summer, running the length of the building.

SERVICES

Mains electricity. Borehole water (tested annually). Biomass central heating system producing income. Septic tank drainage. Prior to the biomass system, all three residential parts of the property were heated by independent oil-fired central heating systems, powered by their individual Rayburns which remain in place. This original system could potentially be reinstated if required. Full Fibre broadband is currently available in the area.

DIRECTIONS

W3W///



Approximate Area = 5252 sq ft / 487.9 sq m

Outbuildings = 2563 sq ft / 238.1 sq m

Total = 7815 sq ft / 726 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1463738



STAGS

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



