



Hill Farm



Hill Farm

West Anstey, South Molton, Devon, EX36 3PE

West Anstey 0.5 miles Dulverton 5 miles South Molton 7.8 miles

A charming Grade II Listed farmhouse in an idyllic setting with annex, gardens, traditional outbuildings and paddocks

- Grade II Listed 5 Bedroom Farmhouse
- Private and Secluded Location
- Attractive Gardens and Countryside Views
- In all just over 10.5 Acres
- Four Bay Open Fronted Barn
- 1 Bedroom Annex
- Traditional Courtyard of Stone Outbuildings
- Stables & Paddocks
- Recently Restored Manège
- Freehold

Guide Price £1,200,000

Situation

The property sits in a private and tranquil setting just outside West Anstey which has a parish church and a strong local community. Nearby Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school and three churches. There are also good recreational facilities.

Communications are excellent with easy road access to the A361 North Devon Link Road which connects to the M5 at Tiverton (J27) and the fast trains to London from Tiverton Parkway.

Description

Approached along its own private drive Hill Farm is a Grade II Listed farmhouse which has lovely rural views and sits above a traditional courtyard of stone outbuildings. The property has been greatly enhanced, retaining many period features and now offers a very comfortable and beautifully presented 4 bedroom farmhouse. Attached to the main house is a one bedroom annex which can be completely self contained or easily incorporated as part of the main house. There is a further rustic thatched stone barn which could have multiple uses. In the adjacent courtyard there is a studio which is ideal for anyone wanting to work from home.

Accommodation



The Farmhouse

The ground floor has a wealth of traditional features throughout, including stone floors and beamed ceilings. The kitchen has modern fitted shaker-style units, a Stanley cooker and space for a breakfast table. The comfortable sitting room has an inglenook fireplace with bread oven. The attractive dining room has a stone fireplace and leads through to the double aspect 'snug' with historic plank and muntin screen. On the first floor are four bedrooms and two bath and shower rooms. Beyond the kitchen is the rear hallway, cloakroom and porch and which connects through to the annexe.

The Annexe

On the ground floor is a kitchen/breakfast room fitted with shaker-style units. The cosy sitting room has its own front door and stairs to the first floor. Upstairs there is a double bedroom, a dressing room and a shower room.

Outside

The private drive leads into a courtyard with a versatile range of traditional stone outbuildings which incorporates an open fronted barn, a studio and three piggeries one of which is now a useful outside utility room with running water. All outbuildings have power and lighting. Attached to the farmhouse is an impressive thatched stone barn which could be incorporated into the main house or a further annex subject to the necessary planning permissions. The gardens and grounds are established with seating areas, lawns and ponds. Also there is a block of 3 timber stables, which have recently been re-roofed and fitted with new lights and electrical sockets, and a recently refurbished manège,

A children's grassed playground area can also be found behind the manège,

The Land

The land surrounds the farmstead and is predominantly rolling pasture divided into fields with natural hedge boundaries. The land in all extends to approx 10 acres.

Sporting

The hunting rights are held with the Badgworthy Land Company.

Services

Mains electricity, Private drainage and water (spring fed supply). Oil fired central heating. Super fast broadband

Viewing

Strictly by appointment with the agents please.

Directions

From Junction 27 of the M5 proceed on the A361 North Devon Link Road signposted to Tiverton and Barnstaple. After 6 miles at the roundabout, take the second exit continuing on the A361. Stay on this road for about 6.5 miles and take the right hand turning signposted to Knowstone. Continue along this road passing through the village of Roachill and at the T junction turn left onto the B3227. After approximately 1 mile take the right hand turning by the Jubilee Inn, signposted to Yeo Mill. At the next T junction turn left, then take the immediate next right into Yeo Mill. Continue through the village of Yeo Mill and carry on up the hill. At the T junction turn right towards West Anstey and at the bottom of the hill the drive to Hill Farm will be found shortly on the left hand side.

Council Tax

Council Tax - Band E

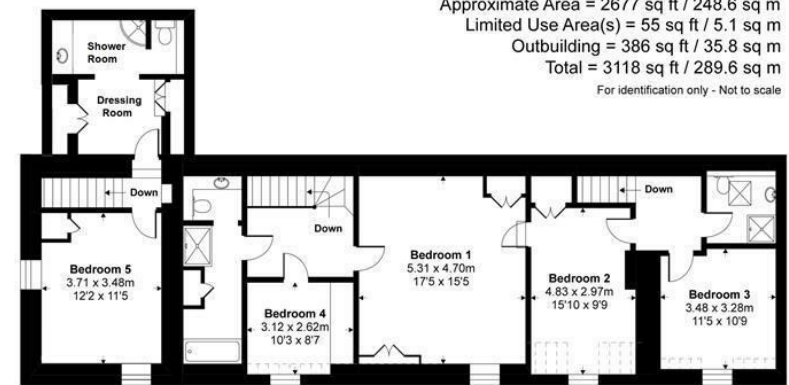




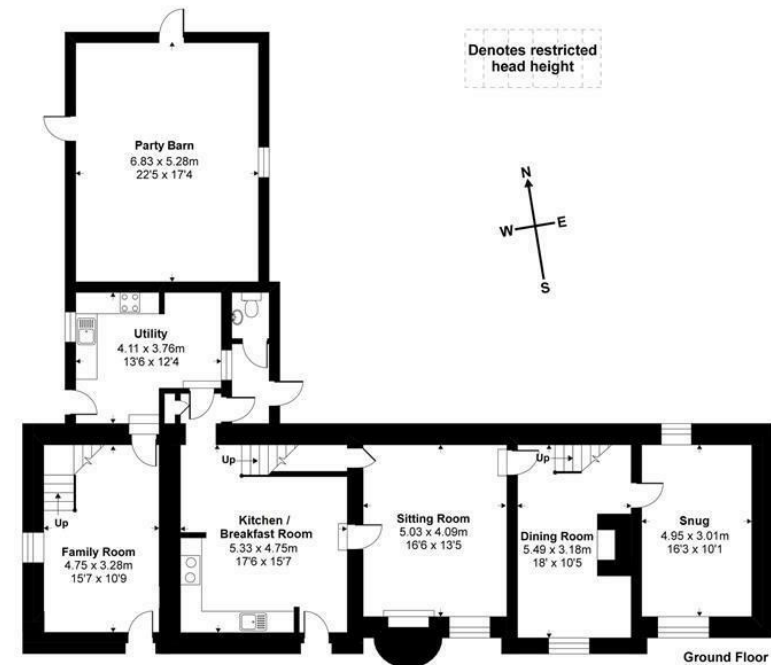
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First Floor



Ground Floor

 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 671991



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