

FISHLEIGH ESTATE





Fishleigh Estate

Hatherleigh, Okehampton, Devon, EX20 3LH

Okehampton 8 miles • Hatherleigh 1 mile • A30 nr Okehampton 11 miles • Exeter 30 miles

Farming, sporting and conservation estate set in the heart of West Devon

- Period 4 bedroom farmhouse with garden and outbuildings.
 - Range of modern livestock buildings
 - Productive grassland
- Pockets of woodland and river meadow providing sporting and conservation appeal
 - Extensive fishing rights on the River Torridge
 - Council Tax – Band E
 - EPC - E
 - Tenure - Freehold
 - Offered for sale as a whole or in 4 lots

In all 344.06 acres (139.26 Hectares)

Stags Okehampton
11 Charter Place, Market Street,
Devon, EX20 1HN

Tel: 01837 659420

Email: okehampton@stags.co.uk

Stags Farm Agency
21 Southernhay West
Exeter, EX1 1PR

Tel: 01392 680059

Email: farms@stags.co.uk

The London Office
40 St James's Place
London, SW1A 1NS

Tel: 020 7839 0888

Email: enquiries@tlo.co.uk



@StagsProperty

stags.co.uk



Introduction

The Fishleigh Estate offers an exciting opportunity to acquire a farming, sporting and conservation estate in the heart of West Devon.

The Conservation Award-winning Fishleigh Estate has previously hosted the BBC Springwatch, won The Purdey Award and the FWAG Bronze Otter Awards. The farm was converted to organic in early 2000's and was farmed with beef and sheep, most recently the land has been conventionally farmed. A number of conservation projects have been undertaken, at one stage there were 129 bird boxes across the estate. The estate had a family shoot which included 4 release pens, 8 drives and some duck flight ponds.

Situated at the centre of the holding is the farmstead, with the farmhouse constructed of cob and stone under a tiled roof surrounded by lawned gardens, and a range of livestock buildings suitable for cattle and sheep.

The land comprises of a mixture of level and gentle sloping grassland divided into a number of good-sized fields. The farm has a rich variety of habitats with pockets of native broadleaved and conifer woodland, which have been managed for conservation and shooting.

The farm has excellent habitats for a wide range of wildlife, including deer, raptors, owls, badgers, foxes, dormice and herons. A number of watercourses run through the woodland and pasture, providing a haven for wildlife.

The River Torridge runs along the northern boundary and provides game fishing for brown trout, migratory sea trout and salmon. The fishing rights extend to approximately to 1.9 miles (3,049 km). The river was made famous by Henry Williamson's "Tarka the Otter". It was Bernard Venables who wrote: "The Torridge has a beauty of a special Devon kind, to enchant and still a troubled mind. In its deep valley, under the tree hung crests, there is a seclusion as gently rurally perfect as is to be found in England".

Fishleigh Estate is available as a whole or in four lots.



Situation

Situated to the north of Hatherleigh, the west Devon market town has a good range of local facilities including a small supermarket, garage and various shops, an art gallery and café, post office, veterinary, doctors' surgeries and primary school. A wider range of facilities can be found in the larger town of Okehampton with its excellent range of shops and services, three supermarkets including Waitrose.

Okehampton enjoys direct access to the A30 dual carriageway providing a direct link west to Cornwall or east to the Cathedral and University city of Exeter.

The countryside around Hatherleigh is well known for its riding, walking and sporting facilities. The Tarka Trail and Granite Way and is often referred to as one of the last remaining truly rural parts of South West England. Dartmoor National Park offers hundreds of square miles of superb, unspoilt scenery and there is easy access to the north and south coasts of Devon with attractive beaches and delightful coastal scenery.

Lot 1

Spears Fishleigh Farmhouse, Farm Buildings, Land - 192.03 Acres (77.72 Hectares)

Spears Fishleigh Farmhouse

Stone and cob construction under a tiled roof (material unknown).

The property is approached from a parking and turning area. Front door opens to hall. Kitchen fitted with base units with single sink and drainer, wall units, Rayburn (currently not in use).

Utility room with wall and base unit, fittings for washing machine. Cloakroom with WC and wash hand basin. Sitting room with large open fireplace housing wood burner and former bread oven. Dining room with fireplace (not in use), French doors to garden. Stairs lead up to first floor.

Bedroom 1 with en-suite bathroom with bath, WC and wash hand basin, walk-in wardrobe. Bedroom 2. Family bathroom with bath WC, heated towel rail, wash hand basin. Bedroom 3. Bedroom 4 with en-suite shower room with walk-in shower, WC and wash hand basin. Airing cupboard with hot water tank.

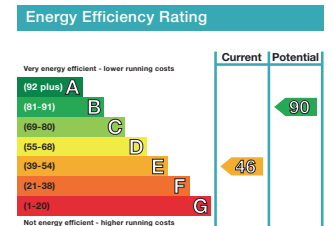
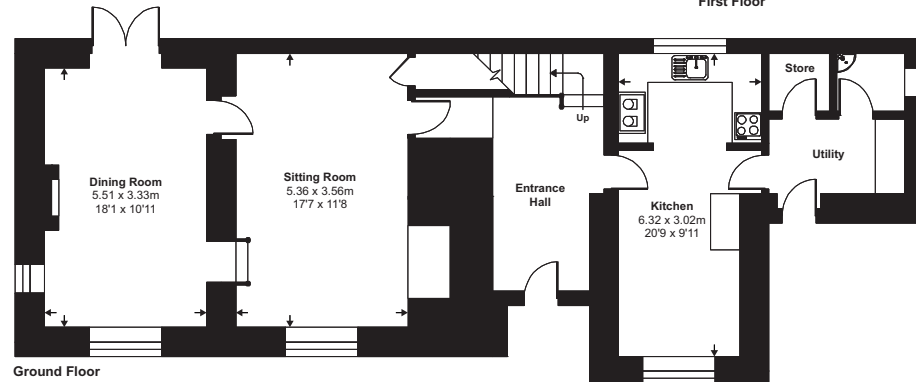
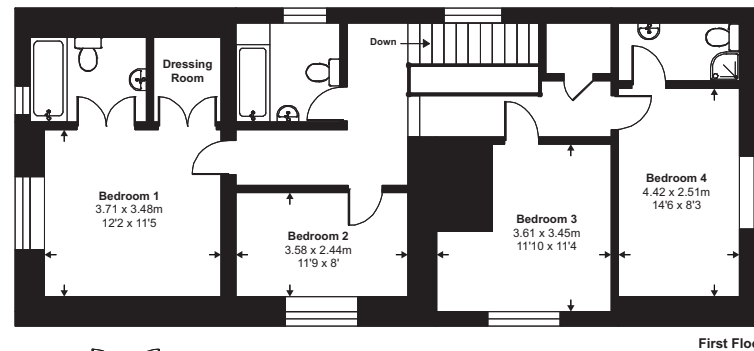
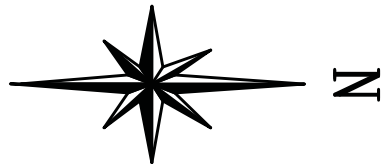
Garden

Located to the front and rear of the property are lawn gardens. Steps lead up to additional garden area

Outbuildings

Workshop and store of stone and block construction under corrugated roof, housing oil-fired central heating boiler.

Garage building of block construction under corrugated roof.



Farm Buildings

Two farmyards located either side of the public highway.

Farmyard on western side of the highway

Livestock building (22.75m x 22.75m) Steel portal frame with concrete block and timber clad elevations under corrugated roof, fitted with pens and feed trough. Concrete yard surrounds the farm building.

Pole barn (12.0m x 8.80m) Timber frame with corrugated elevations and roof.

Farmyard on eastern side of the highway

Open-fronted livestock building (22.50m x 7.65m). Timber frame construction with timber elevations and a clad roof, part concrete and part stone flooring with concrete apron and feed barriers.

Farmyard manure store with earth banks

Open-fronted livestock building (36.75m x 9.0m) Steel frame construction with concrete panel and timber elevations and a corrugated roof. Open-fronted side with feed barrier. Concrete and stone floor with internal livestock pens. Concrete area to rear of building and yard area surround the farm building.

Land

Grassland extending to approximately 160 acres of level and gently sloping land, divided into a number of good-sized fields suitable for grazing and grass silage production.

Woodland extending to approximately 28 acres of broadleaved and conifer plantations.

Fishing Rights

Single bank (A to B on the plan) – Approximately 834.39m.



Lot 1



Lot 1



Lot 2



Lot 2

114.16 Acres (46.20 Hectares)

Land

Grassland extending to approximately 92 acres of level and gently sloping land, divided into a number of good-sized fields suitable for grazing and grass silage production.

Woodland extending to approximately 21 acres of broadleaved and conifer plantations.

Fishing Rights

Single bank (B to C on the plan) approximately 612.92m, along the north bank, double bank, approximately 78.19m. Fishing Hut.

Lot 2



Lot 3

32.66 Acres (13.22 Hectares)

Grassland extending to approximately 30.5 acres with two pockets of woodland and a pond.



Lot 3



Lot 4



Lot 4

5.21 Acres (2.12 Hectares)

Pasture and oxbow lake.

Fishing Rights

South bank (single bank)
Approximately 1,602.28m

North bank (double bank)
Approximately 403.41m

Shown on sale plan

General Remarks

Services

Lot 1

Central Heating: Oil Fired central heating

Water: Mains water

Electricity: Mains electricity

Broadband: Standard is available (Ofcom)

Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom)

Private drainage system. Type, health and compliance with General Binding Rules is unknown. Purchasers must satisfy themselves with their own inspection.

Lots, 2, 3 & 4 no services connected.

Tenure

Freehold with vacant possession save for the occupancies of properties where the title overlaps.

Access

All lots have direct access to the public highway. Lot 4 has established rights of access shown in brown on the sale plan.

Public Rights Of Way

Two public footpaths cross lot 1.

Local Authority

West Devon Borough Council
<https://www.westdevon.gov.uk/>

Schemes

Countryside Stewardship Mid-Tier Agreement runs until the 31/12/2027. Further details from the agents. As part of the purchase of the farm the purchaser will undertake to take over the remaining term of the scheme.

Specific Rights/Covenants

Rights reserved for Fishleigh Lodge:

To erect and own a new boundary fence (X,Y & Z) within 6 months of completion.

Rights reserved for either private drainage to be installed and/or rights for drainage outflow in field OS2048.

No buildings or trees to be planted in area hatched blue in Parcel OS 0743.

No livestock to be kept in any building erected in this area Parcel OS 0743.

Sporting and Mineral Rights

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

Fixtures and Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.



Wayleaves, Rights Of Way Etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plans and Boundary 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.

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Directions

From the roundabout on the A386 at Hatherleigh, take the 3rd exit, signposted Town Centre. Proceed into the town centre. Proceed northbound taking the 4th turning on the right onto Sanctuary Lane. Continue for approximately $\frac{3}{4}$ of a mile and the farmhouse and farm buildings can be found in the centre of the holding.

WHAT THREE WORDS ///cans.strutted.hello

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.



