



H U I S H B A R T O N

Huish Barton

Washford, Watchet, Somerset, TA23 0LU

Watchet 3.5 miles • Taunton 16 miles
Exeter 36 miles • Bristol Airport 45 miles

An historic farm within the Exmoor National Park, four miles from the Somerset coast

- A Grade II Listed house and walled garden dating from the late 17th century
- 8,250 square feet of accommodation including a 40' grand hall, ten bedrooms and three further reception rooms
- A tree lined entrance drive with two ponds, enclosed lawn, kitchen gardens with raised beds and soft-fruit cages and an outdoor heated pool
- An exceptional range of stone barns which can be accessed separately to the house
- Modern farm buildings for livestock, machinery and grain storage
- Productive arable land (Grade 2 and 3) with good road frontage
- Pockets of woodland with the farm forming part of a local shoot

The Whole Farm 316.90 acres (128.25 hectares)





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Situation

Huish Barton lies in a fine location on the edge of the Brendon Hills within the foothills of the Exmoor National Park, only 3.5 miles from the Somerset coast.

The farm lies within the parish of Nettlecombe and the nearest settlement is Roadwater (two miles), a picturesque village in the Washford River Valley with a village shop and a pub.

The larger village of Williton is 2.7 miles away and from here the A358 provides a direct road link to the Somerset county town of Taunton, 16 miles from the farm. Taunton has the Somerset County Cricket Ground and direct rail services to London Paddington and Birmingham New Street.

Access to the M5 motorway is found on the edge of Taunton at Junction 26 (18 miles) or Bridgwater at Junction 23 (23 miles) and Bristol Airport is within 45 miles.

Introduction

According to historical records, Huish Barton was once part of Nettlecombe Manor and was previously known as Lodhuish, a Domesday settlement.

Huish Barton now extends to approximately 316.90 acres (128.25 hectares) and comprises an historic house with a walled garden, an exceptional range of traditional stone buildings which offer potential for alternative uses (subject to planning consent being obtained) and modern farm buildings used for machinery and grain storage.

The land lies at between 90 metres and 140 metres above sea level and is a mixture of productive arable land used to grow cereal and forage crops and grass land more suited to grazing.

There are small pockets of woodland within the farm which forms part of a local shoot together with neighbouring land.

A video of Huish Barton is available:
<https://vimeo.com/565708428/61bd44c49d>

Huish Barton House

The house at Huish Barton is Grade II Listed with its origins believed to date from the late 16th

Century, although historical records suggest that the house was largely rebuilt and enlarged during the 17th Century when it was owned by the Musgrave family.

The main part of the house has a south-facing aspect with a mature wisteria growing up its brick walls, a gabled trelliswork porch and timber sash windows overlooking the enclosed lawn garden to the front.

The west wing is also constructed of dark red brick with four leaded windows overlooking the walled garden.

Internally the accommodation is well presented with high ceilings and an abundance of natural light into most of the rooms and whilst the house is currently occupied in two parts it is only internal doors which provide the separation.

On the ground floor the three main reception rooms have large sash windows overlooking the enclosed front garden: the living room has a large inglenook stone fireplace with a wood-burner; the dining room has fitted bookcases and an open fire; the drawing room has a stone and brick fireplace with a wood-burner.

At the eastern end of the house is a spacious farmhouse kitchen with a larder and there is also a secondary kitchen at the western end of the house.

On the ground floor of the west wing there are three double bedrooms, a shower room and linen cupboard and a vaulted entrance hall with a turning stairwell up to the first-floor level.

On the first floor there are seven bedrooms, one with an en-suite shower room and one with an en-suite bathroom with a walk-through dressing room. There are two further bathrooms and a study.

The grand hall on the first floor of the west wing which overlooks the walled garden is one of the most notable features of the house. With very high ceilings the hall has two brick arched fireplaces at either end, one with a plasterwork engraved with the initials GM (George Musgrave) 1698 in foliage scroll work and a cider press, a later addition as a feature.





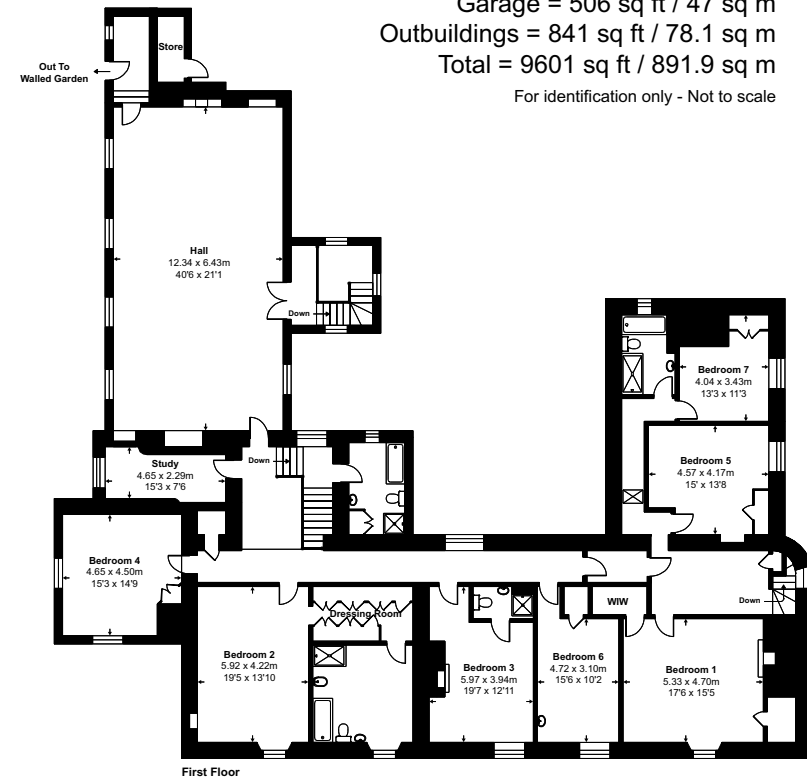
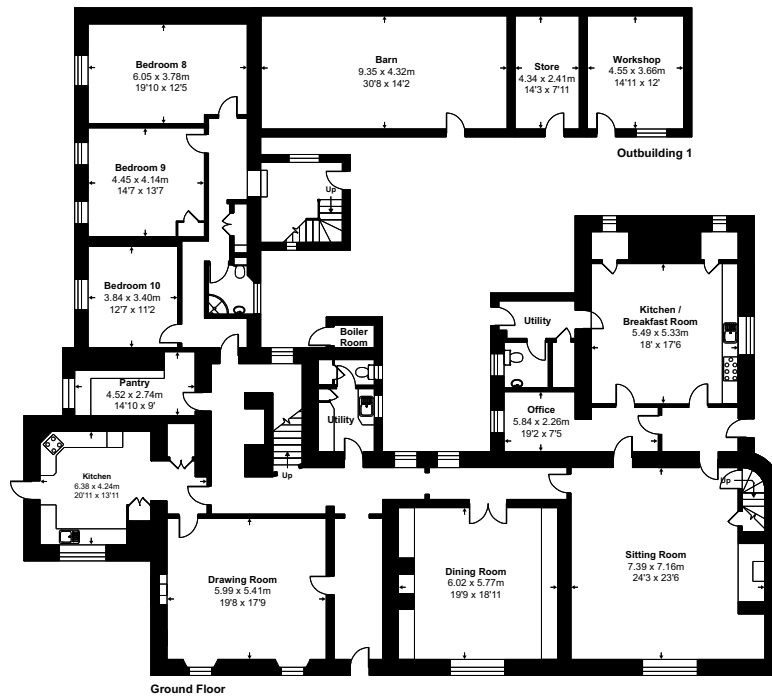
Approximate Area = 8254 sq ft / 766.7 sq m (excludes boiler room)

Garage = 506 sq ft / 47 sq m

Outbuildings = 841 sq ft / 78.1 sq m

Total = 9601 sq ft / 891.9 sq m

For identification only - Not to scale







Gardens & Grounds

The house is approached over a tree-lined entrance drive, flanked by two ponds, leading to an area for parking.

The gardens immediately to the south of the house are enclosed by a low-level stone wall and include a level lawn surrounded by mature shrub borders and flower beds to each side of the porch.

A path and steps lead up to the outdoor swimming pool (heated) with a patio, outdoor bar, pump house and changing room.

The kitchen garden lies beyond the pool and includes soft fruit cages and raised beds used to grow salads and vegetables, a brick Potting Shed and a level grass paddock.

A door opens into the walled garden, with brick walls enclosing a large lawn with flower and shrub borders and mature trees. There is direct access to the walled garden from the hall, via a turning stairwell.

The Outbuildings

Extending from the north-west elevation of Huish Barton house is a stone outbuilding, likely to have originally been used as stabling. Access to these buildings, which are now used as a workshop and general storage, is from the enclosed courtyard.

Near to the entrance to Huish Barton is an open-fronted stone barn with round pillars separating the seven bays and a slate roof.

The garage is constructed of stone, with a brick floor and slate roof. Extending from the garage is an enclosed yard with a single storey stone building used for storage and a log store.

The Traditional Barns

The traditional barns are an impressive collection of stone, brick and slate buildings with separate access to the road.

LOG STORE (16.60m x 4.60m). An open fronted stone barn with round stone pillars.

WORKSHOP (13.36m x 6.27m). An enclosed stone barn with a slate roof fitted with a roller-shutter door and used for garaging.

LOFTED PIGGERY (28m x 5.70m). A two-storey

stone barn with brick internal partitions on the ground floor. The first floor is divided into two sections.

GRANARY (16.76m x 5.70m). A stone barn with three storeys with a slate roof.

STONE ARCH BARN (20.08m x 6.17m). A two-storey stone barn with eight stone archways on the ground floor.

PIG PENS (15m x 5m).

STABLES (26.29m x 5.90m). A two-storey stone barn with a pitched slate roof, accessed from the south elevation through an arched door with a tower above.

On the northern elevation are the single storey stables (26.29m x 5.41m), internally divided with ten timber doors providing access out to the yard.

BULL PEN (3.75m x 5.83m). A single storey stone building with an enclosed yard.

Between the Lofted Piggery and Granary are a fuel store, workshop and garage.

The Farm Buildings

Positioned to the south of the traditional barns are four grain silos and a:

DUTCH BARN (41.22m x 7.20m). Steel frame and open-sided.

A tarmac lane leads from the historic farmstead to the modern farm buildings, which include:

GRAIN STORE (18.10m x 17.66m). Concrete frame with a concrete floor, concrete panels to approximately six feet and corrugated iron sheets above.

MACHINERY STORE (24.51m x 18.01m). Steel portal frame with a concrete floor. Fully enclosed with a roller shutter door.

FORMER LIVESTOCK BUILDING (36m x 36m). Steel frame with a concrete floor.

EQUESTRIAN BARN (30.64m x 22.98m). Steel frame with a concrete floor.





The Land

The land at Huish Barton is classified as Grade 2 and 3 (under the Land Classification System) and lies within three distinct blocks, each with direct access on to the adjoining roads.

The soils are described as freely draining slightly acid loamy soils and in total there are approximately 257 acres (104 hectares) in arable rotation and being used to grow cereal and forage crops, with 46 acres (18 hectares) down to grass.

From the fields there are views stretching over the Bristol Channel to South Wales, and whilst the topography is undulating, the land is mostly gently sloping.

There are small pockets of woodland throughout the farm, extending to approximately 4 acres in total and Huish Barton forms part of a shoot which is run alongside neighbouring farms.



General Remarks

Services

Water: Mains water connection to the house. Spring water supply to the traditional barns and farm buildings.

Electricity: Mains electricity (single phase).

Drainage: Private drainage (septic tank).

Broadband: Airband (there is an Airband mast located on the farm).

Heating: Oil fired central heating (two boilers). Air-source heat pump for the swimming pool.

Tenure

The farm is owned freehold.

Basic Payment Scheme (BPS)

The farm land is registered for entitlements. The current scheme year payment is reserved from the sale.

The entitlements will be made available to the purchaser upon request.

Local Authority

Somerset West & Taunton Council:
www.somersetwestandtaunton.gov.uk

Exmoor National Park Authority:
www.exmoor-nationalpark.gov.uk

Council Tax Band G.

Designations

The farm is not within a Nitrate Vulnerable Zone (NVZ). There are no SSSI's within the farm.

Ingoing Valuation

Upon completion of the purchase and in addition to purchase price, the purchaser shall take over and pay for (including VAT where applicable) items detailed within the Ingoing Valuation (further information is available from Stags).

Plans & Boundary Fences

A plan of the farm is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

Sporting & Mineral Rights

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

Fixtures & Fittings

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

Wayleaves & 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 are four public footpaths passing across the farm.

The section of the lane between the house and traditional barns is private, and the section of the lane west of the traditional barns, passing the modern buildings is a council highway.

Viewing

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

Directions

From Washford Cross roundabout on the A39, west of Williton, proceed south on the B3190 signposted towards Bampton and Raleighs Cross.

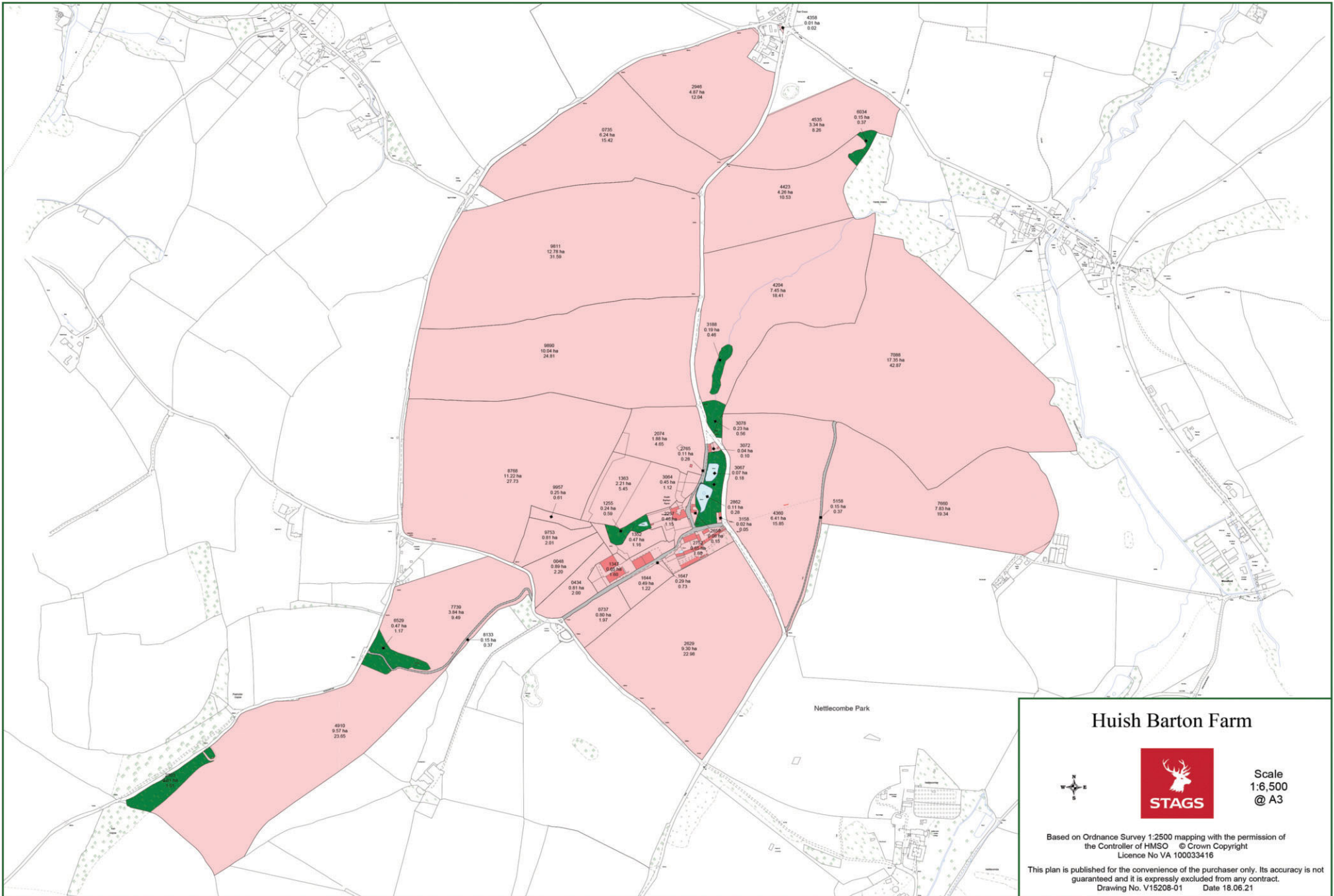
Continue for approximately 1.4 miles and the entrance to Huish Barton will be found on the right.

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

These particulars are a guide only and should not be relied upon for any purpose. All measurements are approximate.



Huish Barton Farm



Scale
1:6,500
@ A3

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