



LIMINGCLOSE FARM

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Exton, Dulverton, Somerset TA22 9LD

Exton 0.9 miles • Dulverton 4.5 miles • Minehead 7.5 miles

TO LET: An exciting opportunity to occupy an equipped 83-acre stock farm, nestled within Exmoor National Park

- Available on a 5-year FBT from 25th March 2026
- Detached two-bedroom farmhouse
- Range of traditional farm buildings
- 82 acres of agricultural pasture land
- Perfect starter farm or satellite unit
- Existing Entry-Level and Higher-Level Stewardship Agreement, ending 31st March 2028
- Offers invited by Informal Tender
- Tenders invited by **12:00 noon on Friday 20th February 2026**



Stags Professional Services
5 Hammet Street
Taunton
Somerset
TA1 1RZ
Tel: 01823 653424
Email: professional.taunton@stags.co.uk



stags.co.uk

Description

Limingclose Farm comprises an equipped livestock farm extending to 83 acres in all; perfect as a starter farm or satellite unit for a larger holding.

Nestled within Exmoor National Park, the farm comprises a detached two-bedroom farmhouse, range of traditional farm buildings and approximately 82 acres of agricultural pasture land; all as further described below:

Farmhouse

Front door leading to:

Porch (1.07m x 1.66m) - dual aspect with integrated bench seating;

Entrance Hall (3.01m x 2.85m) with loft hatch, boiler and cupboard housing hot water tank;

WC (0.93m x 2.98m) with WC, wash hand basin and alcove shower;

Kitchen (4.03m x 4.34m) - dual aspect with fitted base and wall units, complete with wood worktop, tile splash back, Belfast sink and Rayburn;

Living Room (3.60m x 8.05m) - dual aspect with under stairs cupboard and wood-burning stove;

Stairs up to First Floor Landing (1.72m x 1.16m) + (1.88m x 1.68m) with Velux roof light;

Bedroom 1 (4.54m x 4.04m) - dual aspect double with Velux roof light;

Bedroom 2 (4.13m x 3.78m) - single aspect double with Velux roof light; and

Family Bathroom (2.59m x 1.99m) with bath, WC and wash hand basin.

Farm Buildings

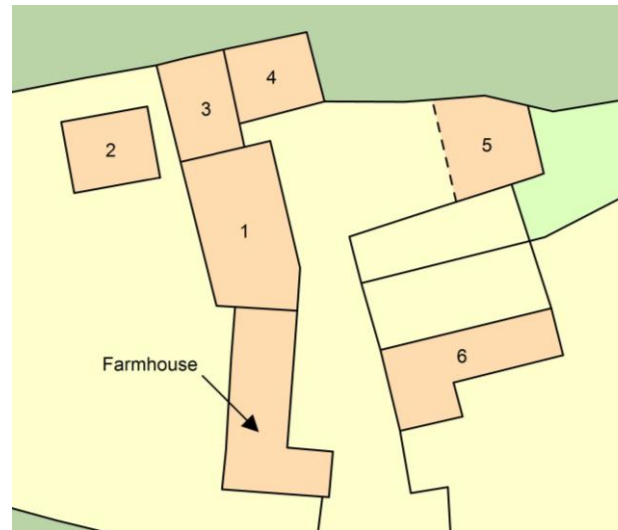
Building 1: Combination Barn - now comprising store (5.12m x 11.06m) and stable (4.95m x 3.38m), of traditional construction below a pitched, slate tile roof;

Building 2: Stable & Fodder Store (7.04m x 4.97m) - of timber framed construction, partially open-fronted and otherwise enclosed with corrugated sheeting below a mono-pitch sheeted roof;

Buildings 3 & 4: Linhay (7.78m x 3.92m) + (7.86m x 4.18m) - 'L' shaped building with cow house at first floor level and hayloft (now farm office) above. The building is of traditional construction below a pitched slate tile roof;

Building 5: Machinery Store (6.90m x 4.80m) - of timber framed construction with concrete floor, below a mono-pitch sheeted roof; and

Building 6: Cart Shed with adjoining Lean-to (4.58m x 2.23m) + (11.95m x 3.25m) - of traditional construction and open fronted, below a pitched corrugated iron sheeted roof.



Services

The farmhouse benefits from mains electricity, a private (borehole) water supply, oil-fired central heating and private (septic tank) drainage. Mains electricity is connected to some of the farm buildings.

Land

The land comprises mainly permanent pasture suitable for grazing and/or mowing, with some rough grazing; extending to approximately 82 acres in all.

It is classified as Grade IV and V on the Agricultural Land Classification Map South West Region, with *“freely draining slightly acid loamy soils”*.

Agri-environmental Schemes

The land is subject to a 'live' Entry-Level and Higher-Level Stewardship Agreement, expiring 31/03/2028 (see Tender Pack for further details) and which the incoming tenant will be required to take on as of the 25/03/2026, retaining in return all future payments.

In addition, the incoming tenant will be permitted to enter such other schemes as are appropriate to the permitted use, with the Landlords written consent (such consent not to be unreasonably withheld).

Access

Access is afforded at various points off Stolford to the south east and Exton Hill to the south west.

Grid Reference

Ordnance Survey reference SS 94240 33671

(What3Words: argue.reserves.hang)

Directions

From Wheddon Cross, head east on the B3224 and after approximately 1.7 miles, turn right at the Harepath crossroads (signposted Dulverton/Brompton Regis). Continue south for approximately 2.2 miles and then turn left opposite the postbox/Howetown Farm (signposted Withiel Florey/Raleighs Cross). Continue for a further 0.2 miles, at which point the farm can be viewed on either side of the road, marked with a Stags 'To Let' sign.

From Raleighs Cross Inn, head west on the B3190 and then turn right onto the B3224 before the Methodist Church. Continue on the B3224 towards Wheddon Cross and after approximately 4.1 miles, turn left at the triangle onto Stolford, just before Kennisham Hill carpark (signposted Dulverton/Brompton Regis). Head south west on Stolford and after approximately 2.0 miles, the farm can be viewed on either side of the road, marked with a Stags 'To Let' sign.

From Dulverton, head east towards the A396. At the A396, turn right and after 125 yards, take the first left (signposted Brompton Regis/Watchet). Follow the road around the sharp left-hand bend and then continue up the hill and past the turning for Wimbleball Lake/Puthams Mill.

Carry on for a further 2.2 miles, whereupon you will reach the postbox/Howetown Farm. Turn right opposite the postbox/Howetown Farm (signposted Withiel Florey/Raleighs Cross) and continue for a further 0.2 miles, at which point the farm can be viewed on either side of the road, marked with a Stags 'To Let' sign.

Viewing

The land can be viewed at any time on foot, whilst in possession of a copy of these particulars.

The farmhouse and buildings can be viewed by appointment only, by calling Stags Professional Services Taunton on 01823 653424.

Those viewing the land are reminded to ensure that all field gates remain closed.

Tenders

Tenders are invited by 12:00 noon on Friday the 20th February 2026.

A Tender Pack including Tender Form and 'Heads of Agreement' for the tenancy are available from Stags Professional Services Department in Taunton.

All Tenders should be returned to the Stags Taunton office in a sealed envelope marked 'Limingclose Farm Tender'.

The bid should clearly state the amount of annual rent tendered in pounds sterling. The Tender Form should be accompanied by a summary of the applicants farming background, current farming operations and proposed farming system. The Landlord is under no obligation to accept the highest, or any Tender.

General Remarks

Local Authority

Somerset Council.

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Statutory Designations

The property lies within Exmoor National Park.

Wayleaves, Rights of Way, etc

The property is let 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.

Sporting, Mineral & Timber Rights

The sporting, mineral and timber rights are reserved but not currently exercised.

Plans & Boundary Fences

An illustrative plan of the holding is attached with these particulars. Applicants must satisfy themselves by inspection or otherwise as to its accuracy. Please note the plan is for informative purposes only. It is not to scale and is not to be relied upon.

The boundaries are fenced but not guaranteed stock-proof. Prospective Tenants must satisfy themselves as to the quality of the boundary fences before stocking the land.

Heads of Agreement

Full Heads of Agreement will form part of the Tender Pack, available upon request from Stags Professional Services, 5 Hammet Street, Taunton, Somerset TA1 1RZ.

E: professional.taunton@stags.co.uk

T: 01823653424

Deposit

A non-refundable deposit equal to 25% of the annual rent will be required upon acceptance of a tender to secure the tenancy. This deposit may then be used towards the first rent payments falling due under the lease.

Disclaimer

These particulars are a guide and should not be relied upon for any purpose.





Mrs M P Sawrey-Cookson

Limingclose Farm Boundary

1:5000 @ A4 09/01/2026



