



W I N S O N F A R M

Winson Farm

Chittlehampton, Umberleigh, Devon
EX37 9QP

South Molton 5 miles • Barnstaple 10 miles

A period farmhouse suitable for dual family occupation together with an extensive range of adaptable buildings with much potential (stp) set within a ring fence of 34.23 acres

- Spacious Grade II Listed Farmhouse for Improvement
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Second Kitchen
- 6 Bedrooms and 4 Bathrooms (2 En-Suite)
- Gardens
- Extensive Modern and Traditional Buildings
- Pasture Land
- Total about 34.23 Acres





Stags
29 The Square
South Molton, Devon EX36 3AQ
Tel: 01769 572263
Email: south-molton@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



stags.co.uk

Situation

Winson Farm is situated in a rural position close to the popular village of Chittlehampton. The village has a fine church, primary school, Post Office/general stores and popular public house, The Bell Inn. The market town of South Molton is five miles to the east and is able to meet most everyday requirements with a health centre, bank, Post Office, a good range of shops, Sainsbury's supermarket, garages, restaurants and pubs. A wider range of facilities is available in the regional centre of Barnstaple, about 10 miles to the north-west. Both the renowned North Devon coastline and Exmoor National Park are within easy reach by car.

Description

Winson Farm is centred around a large period farmhouse (Grade II listed) that offers scope for modernisation and improvement. The house is currently arranged to provide dual-family occupation with a kitchen and reception rooms at either end of the house divided by a central hallway but could easily be used as one large dwelling if required.

The house forms part of a large farmstead of traditional and modern buildings which are adaptable to a wide variety of uses and have been used recently to provide extensive stabling. The buildings also offer much scope and potential for residential conversion (subject to obtaining the necessary permission).

The farmstead lies centrally within a ring fence of level or gently sloping pasture extending in all to 34.23 acres.

Accommodation

The Main House

The front door leads into the HALL with decorative tiled floor and steps lead up to a large ENTRANCE LOBBY with door to rear. The LIVING ROOM has a beamed ceiling, large stone fireplace with slate hearth and wood-burning stove and an opening that leads to the stairs. The DINING ROOM also has a beamed ceiling, door to front garden and stone fireplace (sealed). Off the dining room is another ENTRANCE LOBBY with under-stairs cupboard and door to rear. The KITCHEN/BREAKFAST ROOM is fitted with a modern range of matching wall and base units with beech effect worktops over, integrated dishwasher, 1½ bowl sink unit with waste disposal, Rayburn, fitted range style cooker with hood above, space for fridge-freezer and built-in larder cupboard. The rear BOOT ROOM/UTILITY has a stainless-steel sink unit with worktop to side and space a plumbing for appliances below, large shelved cupboard, door to front garden and door to side. The STORE ROOM has a beamed ceiling and would be ideal as a STUDY/OFFICE.

On the FIRST FLOOR of the main house the LANDING has an airing cupboard and doors off to the MASTER BEDROOM with two walk-in recesses providing clothes storage and hanging space. The EN-SUITE BATHROOM is fitted with a modern suite set in a mosaic tiled surround. There are TWO FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM.





The Annexe

The western end of the house is currently arranged to form an independent annexe. Off the front HALL and rear ENTRANCE LOBBY there is a LIVING ROOM with stone fireplace, slate hearth and wood burning stove, display alcove and under-stairs cupboard. The annexe KITCHEN is fitted with a range of modern units, stainless steel sink unit, plumbing for washing machine, integrated electric oven and hob. From the hall, steps lead up and to the left is BEDROOM 6 with shelved recess and door into an EN-SUITE SHOWER ROOM fitted with a modern suite.

On the FIRST FLOOR of the annexe the LANDING has an airing cupboard and doors to TWO DOUBLE BEDROOMS (one with walk-in wardrobe/dressing room) and a BATHROOM fitted with a modern suite.

Until recently the house has been used as two separate dwellings but could easily be used as one dwelling if required.

Outside

Winson Farm is approached over a gated entrance drive which leads to the farmstead. There is a front garden, mainly laid to lawn and enclosed by a number of mature trees. To the side and rear are further areas of mature garden.

Outbuildings

Winson Farm was formerly a dairy farm and has an extensive range of both traditional and modern buildings forming the farmstead. Modern BARN (75' x 28') with internal loose boxes. Adjacent to the house is a stone BARN comprising KENNEL ROOM (32' x 18'), OFFICES (21' x 19') and KITCHEN/REST ROOM (12'5" x 10'4") and WCs. Adjoining the rear is a STONE BARN (65' x 19') with internal timber divisions providing 4 loose boxes and a foaling box. Adjacent is a range of former dairy buildings including an old milking parlour and bulk tank room and a former collecting yard now providing additional STABLING. There is a large modern SHED (100' x 75') and former CUBICLE HOUSE (95' x 19') with former silage clamps to the side.

Adjoining the house utility and store room is a stone BARN and adjacent to the other end of the house is another stone/cob BARN which previously has had planning permission for conversion to additional accommodation. Adjoining is a further BARN. To the rear is a dilapidated BUILDING (75' x 23'). Further timber-framed CUBICLE HOUSE and weeping wall slurry store.

Set off the access drive is a further steel-framed BUILDING (55' x 45').



W I N S O N F A R M

Planning Potential

Given current planning policies it is considered that the outbuildings at Winson Farm offer much scope and potential for residential conversion, subject to gaining the necessary consents.

The Land

The farmstead lies centrally within a ring fence of level or gently sloping pasture land in all amounting to 34.23 ACRES.

Services

Mains and private water supplies, mains electricity, private drainage system. Oil-fired central heating via radiators to both house and annexe.

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

From South Molton take the B3227 signed to Umberleigh. Stay on this road for about four and a half miles and the access drive to the property will be found on the left, immediately after Winson Cross (Stone Cross).

Disclaimer

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





