



N E W H O U S E F A R M

Newhouse Farm

Oakford, Tiverton, Devon EX16 9JE

- Tiverton 11.6 miles
- Dulverton 6.3 miles
- Tiverton Parkway/M5 (J27) 16.8 miles

A unique and simply stunning farm situated on the outskirts of the village of Oakford, only a few miles away from Exmoor National Park. Offered to the market with no onward chain, an incredible opportunity to purchase, for the first time in 41 years

- A unique and picturesque 38.9-acre farm
- A range of modern farm buildings
- Approx. 4 acres woodland
- Access via a 800-yard driveway
- Farmhouse with flexible accommodation
- Beautiful far reaching views
- Council Tax Band F
- Freehold





Stags Tiverton
19 Bampton Street,
Tiverton, Devon EX16 6AA
Tel: 01884 235705
Email: tiverton@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

An accessible and incredibly unique 38.9-acre farm providing development and diversification opportunities. Character farmhouse with scope for improvement (5 bedrooms) with a courtyard of modern agricultural buildings, with potential for alternative uses. Productive pasture land and woodland. Available as a whole with no onward chain.

Situation

The property is situated on the outskirts of Oakford, a pleasant village north of Tiverton which has a village pub, church and hall. The nearby town of Bampton offers a generous range of facilities including schooling, a doctors' surgery, individual shops, public houses and restaurants with Exmoor National Park just a short drive away.

Tiverton has a good range of shopping and recreational facilities including a modern district hospital, 18-hole golf course, and leisure centre. There are schools for all ages, including Blundell's School which offers discounts to local pupils. Junction 27 of the M5 is approximately 15 miles from the property, alongside which lies Tiverton Parkway Station.

Description

Newhouse Farm, located on the outskirts of Oakford, is a breath-taking property that has not been on the market for over 40 years. With 38.9 acres of stunning, picturesque grounds, the property offers a rare opportunity to own a truly magnificent estate.

The sweeping 800-yard driveway leading to the characterful farmhouse is just the beginning of the charm that Newhouse Farm has to offer. The land itself is simply stunning, with rolling hills and verdant fields, along with around four acres of enchanting woodland that's perfect for nature lovers to explore.

One of the most striking features of this property is the lack of footpaths or rights of way, offering complete privacy and seclusion to the new owners. This exclusivity is further enhanced by the sweeping views over the surrounding countryside, providing an idyllic setting for a tranquil and peaceful lifestyle.

The range of outbuildings available on the property adds to the potential of creating a unique and versatile living space. Additionally, the characterful farmhouse, while requiring modernisation, has the potential to become an awe-inspiring home that blends in perfectly with the natural beauty of the surrounding landscape.





Designations

The farm is not within a Nitrate Vulnerable Zone (NVZ).

Land Plan

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.

Sporting and Mineral Rights

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

Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no public rights of way through the farm.

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 are not to be relied upon for any purpose.

Services

Mains electricity, private drainage, mains water. LPG fired heating.

Local Authority

Mid Devon District Council. Tel: 01884 255255. (www.middevon.gov.uk).

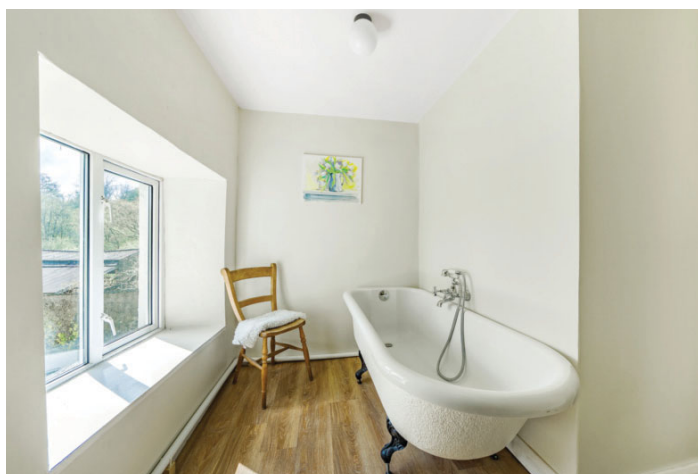
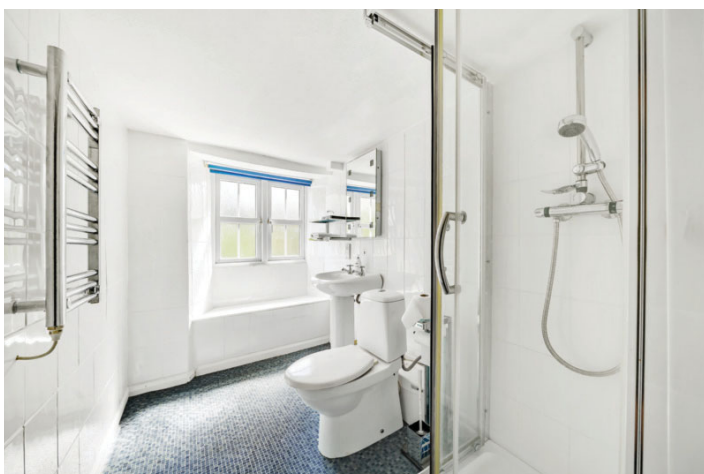
Viewing

Strictly through the agents Stags Tiverton.

Directions

From Tiverton proceed on the A396 towards Bampton, passing through Bolham and Cove. At the roundabout by the Exeter Inn, take the first exit signposted to Dulverton to stay on the A396. Continue for 2 miles and at the next junction keep left to merge onto the B3227, crossing the stone bridge. Continue on the B3227 for approximately 3 miles where the turning into the property can be found on the left-hand side.

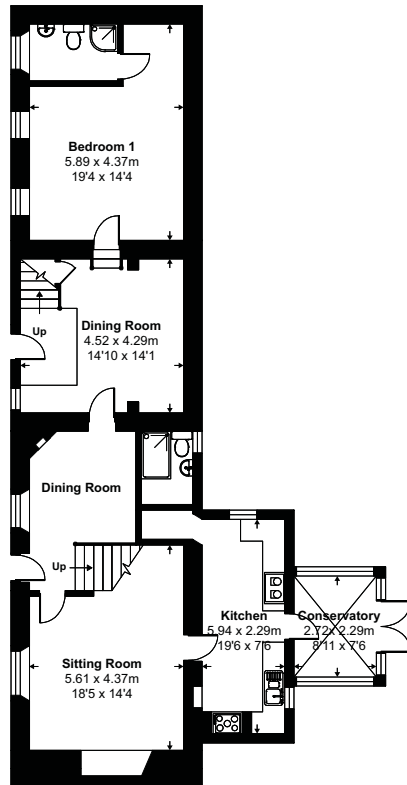
what3words: ///timing.socialite.hopefully



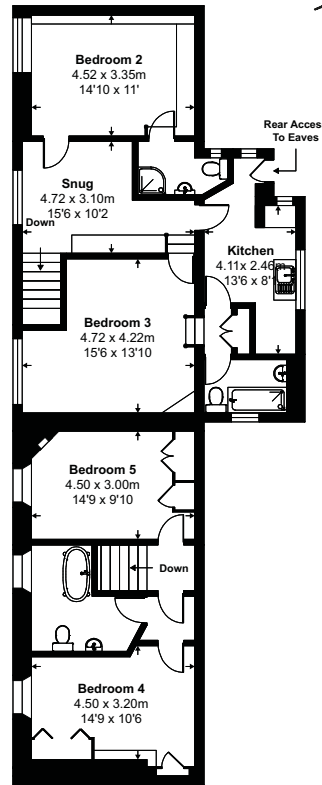


Approximate Area = 2410 sq ft / 223.8 sq m
Outbuilding(s) = 3401 sq ft / 316 sq m
Total = 5811 sq ft / 539.8 sq m

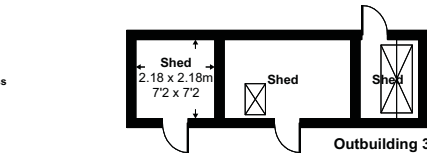
For identification only - Not to scale



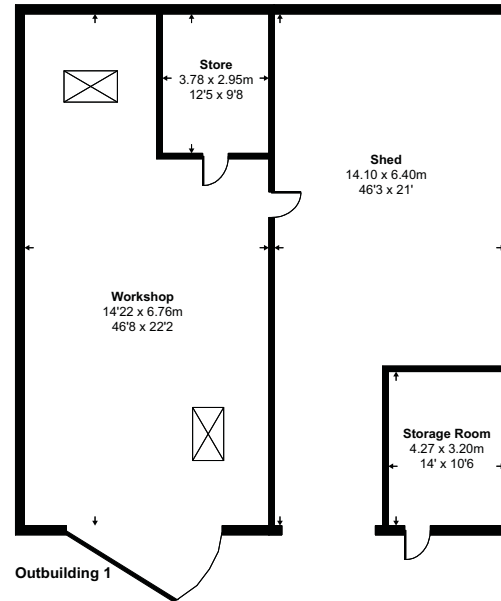
Ground Floor



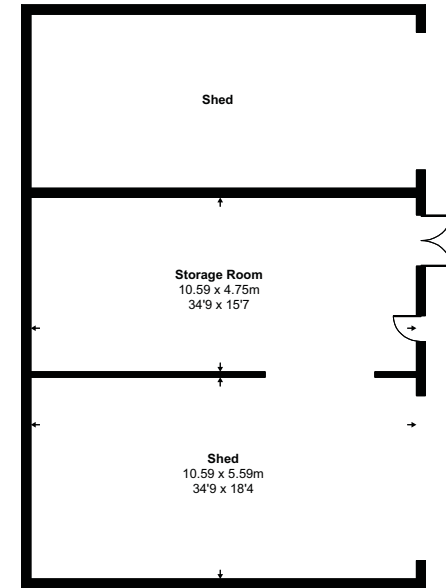
First Floor



Outbuilding 3



Outbuilding 1



Outbuilding 2



N E W H O U S E F A R M

