



W E S T L I B B E A R F A R M

West Libbear Farm

Shebbear, Beaworthy, Devon, EX21 5SZ

- Shebbear. 2 miles
- Okehampton 16 miles
- Bideford 14.6 miles

A private residential farm in the heart of the Torridge Valley

- A characterful Grade II Listed, 4-bedroom farmhouse
- Private location
- Range of traditional outbuildings with potential for alternative uses (StP)
- Productive grassland
- Pockets of woodland and river meadow providing sporting and conservation appeal
- Fishing rights on the River Torridge

The whole farm 59.57 acres 24.13 hectares





Stags Farm Agency
21 Southernhay West,
Exeter, EX1 1PR
Tel: 01392 680059
Email: farms@stags.co.uk

Stags Okehampton
Market Street,
Devon, EX20 1HN
Tel: 01837 659420
Email: okehampton@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

West Libbear Farm is situated to the south of Shebbear village and occupies a fantastic, private position off a quiet country lane. The village of Shebbear lies just 2 miles away and has a local store, the 'Devils Stone' public house and the private school of Shebbear College. Black Torrington has a Doctors' surgery and restaurant.

The larger community of Holsworthy lies just 8 miles away and contains a Doctors' surgery, hospital, Waitrose supermarket, garage, vets, community college, agricultural stores and livestock market.

There is good access to the north Devon market town of Bideford, and to Okehampton with access to the A30 dual carriageway and to the Dartmoor National Park.

The North Devon coast is within easy reach of the property, with the beaches of Westward Ho! and Instow around 20 miles away.

Introduction

West Libbear Farm extends to approximately 59.57 acres (24.13 hectares) and is an attractive residential farm which comes to the market for the first time in over 60 years.

The attractive Grade II Listed farmhouse is of stone and cob construction under a slate tiled roof and is surrounded by its own land. The property has a wealth of character, with traditional beams, stone fireplaces and leaded windows. The property offers a spacious and comfortable family home and the range of traditional farm buildings offer potential for alternative uses (StP).

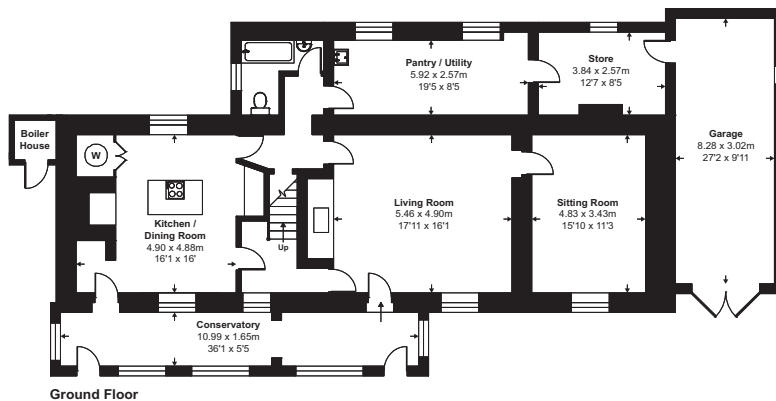
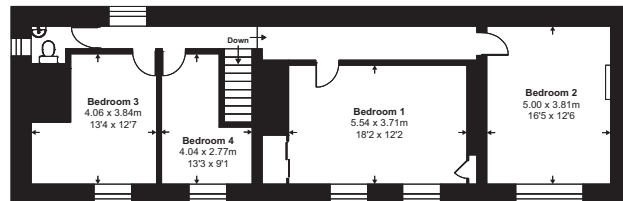
The farm offers a productive run of level and gently sloping grassland divided into a number of good-sized fields. Woodland and river meadows known as 'The Ham's' provide conservation appeal with the current vendors having spotted deer and otters to name a few.

The River Torridge running along the southern boundary, including three islands provide game fishing for brown trout, migratory sea trout and salmon. 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".





W E S T L I B B E A R F A R M



The Property

The floorplan illustrates the layout of the property. In brief, the accommodation comprises:

Large conservatory spanning the front of the property with two water wells (not in working order) and a traditional water pump. Original wooden front door through to Kitchen with oil fired Rayburn, island with electric oven and hob, fitted base units, double sink and drainer. Beams throughout and original wooden bench seating. Rear hall with 'bar' and under stairs cupboard. Family Bathroom with WC, wash hand basin, bath and overhead shower, heated towel rail. Pantry/Utility room with traditional handmade brick floor, Belfast sink slate shelving and door through to garage. Living Room with large fireplace housing woodburner. Original features such as the 'cream scalders' still remain. Sitting Room with woodburner and beams overhead. Leaded windows looking out to yard.

Stairs lead up to the first floor landing where there are 3 double bedrooms and 1 single. All bedrooms benefit from a south facing outlook. Cloakroom with WC and wash hand basin.

The Garden and Grounds

To north of the farmhouse is an attractive garden including orchard with apple and pear trees and a good-sized greenhouse. To the east of the house is a large levelled lawn with vegetable patch, pond, 40ft polytunnel and garden shed. From here, views to Dartmoor can be appreciated.

Outbuildings

Garage with door through to the utility room.
Boiler house housing central heating boiler.

Farm Buildings

Former Calf Houses - Stone and cob construction under tin roof.

Former Dairy and Parlour - Block construction under corrugated asbestos roof. Work benches included. This building houses the water filtration plant.

Cubicle Barn - Block construction under tin roof. Original cubicles and collection yard to rear. Solar panels on roof.

Little Shippon - Stone barns with traditional hay feeders.

The Barn - Stone and Cob construction under corrugated metal roof with stairs leading to 1st floor tallet.

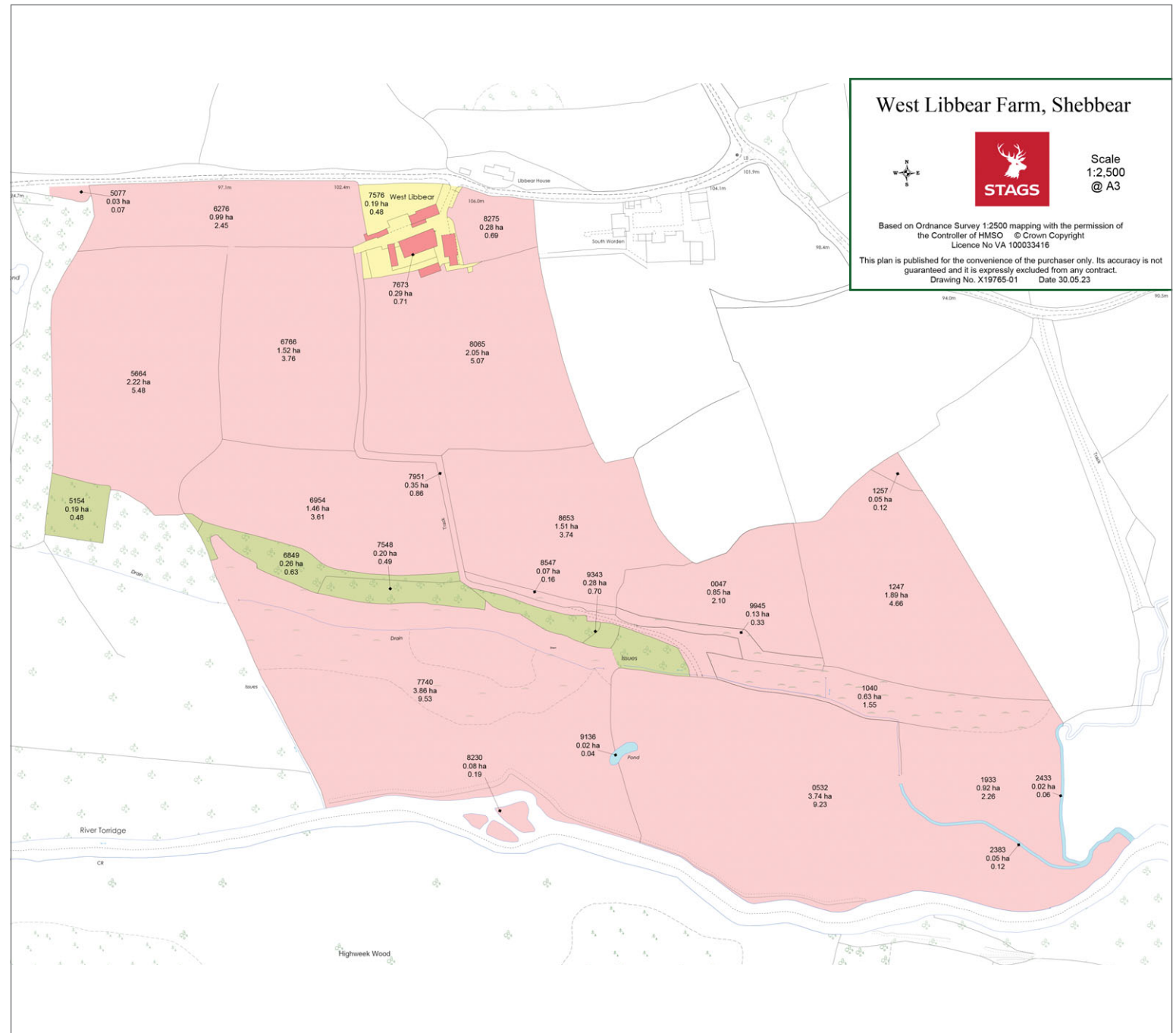
Dutch Barn - Timber framed under corrugated metal roof. Lean-to, to rear.

Implement Shed - Timber framed under corrugated metal roof.

Land

The land lies within a ring fence surrounding West Libbear Farmstead and is a mixture of level and gently sloping grassland. There is farm track which leads its way through the farm to the former stone quarries, not used since about 1914. To the south of the land lies the woodland and an area of river meadow known as "The Hams". This, together with the woodland provides sporting and conservation appeal.

The land borders the River Torridge where there are single bank fishing rights.





General Remarks

Services

Mains water and electricity, Private drainage.

PV panels installed 16 years ago.

Water to the land is serviced via the borehole.

Tenure

Freehold with vacant possession on completion.

Access

Direct access off the public highway.

Rights Of Way

No public footpaths cross the land.

Local Authority

Torridge District Council

<https://www.torridge.gov.uk/>

Basic Payment Scheme

Basic Payment Entitlements are not available.

The purchaser will take over the vendors cross compliance responsibilities.

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.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

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 based on the Land Registry Title 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.

Disclaimer

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

Directions

From Hatherleigh, follow the A3072 towards Highampton and Holsworthy. Continue along this road, passing through the village of Highampton, until reaching Brandis Corner, turn right signed Bradford. Follow this road until you reach Dippermill Cross. Turn right, over the bridge and take the next right signed 'Libbear and Sheepwash'. Continue along the road for 600m and West Libbear is the first property on your right hand side.

What 3 Words: ///animal.relocated.begin

