



Eggesford

NANCEKIVELL&CO



Hayne Farm Eggesford, Chulmleigh, Devon, EX18 7RB

GUIDE PRICE £1,000,000

- 5 BED FARMHOUSE FOR IMPROVEMENT
- END OF ITS OWN PRIVATE DRIVEWAY
- 36 ACRES ADJACENT LAND
- SURROUNDED BY UNSPOILT DEVON FARMLAND
- 293 m2 STONE AGRICULTURAL BUILDINGS
- MIDDWAY BETWEEN EXETER AND BARNSTAPLE
- FURTHER LAND AVAILABLE
- INCREDIBLY RARE OPPORTUNITY



SITUATED BETWEEN EXETER AND BARNSTAPLE AND OFFERED FOR THE FIRST TIME ON THE MARKET FOR 3 GENERATIONS THIS IS A 5 BED DETACHED STONE AND SLATE SOUTH FACING FARMHOUSE IN NEED OF IMPROVEMENT SET AT THE END OF ITS OWN DRIVEWAY SURROUNDED BY ITS OWN 36 ACRES OF AGRICULTURAL PASTURELAND INCLUDING 293 m² (FLOOR AREA) OF STONE BUILDINGS WITH POTENTIAL. THERE IS A FURTHER 24 ACRES FOR SALE BY SEPARATE NEGOTIATION.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



DIRECTIONS

What Three Words //evolves.equipping.dust. From Exeter or Barnstaple drive to Eggesford Train station on the A377. Cross the railway line and drive straight up the hill turning right in front of the village war memorial. Drive for a further 0.8 of a mile and the entrance drive to the farm will be found on the right hand side marked with a for sale sign.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

THE FARMHOUSE

This is a very original property which has not been on the market for three generations and is in need of improvement being sold on behalf of a deceased's estate. The accommodation is laid out in a traditional style with one room leading through to the other centered around a hallway and staircase. To the rear of the property are two very old stone extensions which would lend themselves to vastly increase the ground floor area if desired. The 5 Bedrooms on the first floor are served by a corridor running along the back of the property. The property faces South and is approached over its own private level driveway from the adjacent quiet country lane.



THE OUTBUILDINGS

These are divided into two sections the first adjoining the main farmhouse on its Western end with a floor area of around 70m². The second block is the remains of what perhaps was a courtyard comprising two adjoining stone buildings forming an L shape with a floor area of around 140m². These buildings clearly offer potential for change of use subject to approval from the local planning authority.



THE LAND (edged in red)

The property is being sold with approx 36 Acres of adjacent Pasture which completely surrounds the property being made up of level or gently sloping pasture land bordered by Devon Banks dropping away to the North with a small number of mature deciduous trees. There is a small spring in the valley below which supplies natural water to the enclosures. There are lovely views from the land and the whole area is made up of unspoilt rural Devon countryside.

ADDITIONAL LAND AVAILABLE BY SEPERATE NEGOTIATION

Adjoining the Western boundary is a further block of 24 ac of Agricultural pasture land which runs down to a stream boundary below and is made up of a series of enclosures bordered by Devon Banks.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.
<http://www.northdevon.gov.uk>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

TENURE

The property is freehold and will be offered for sale with vacant possession.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

PLANNING

No planning applications have been made for the stone buildings but they clearly hold potential for use as further residential, holiday let etc.

IMPORTANT NOTICE

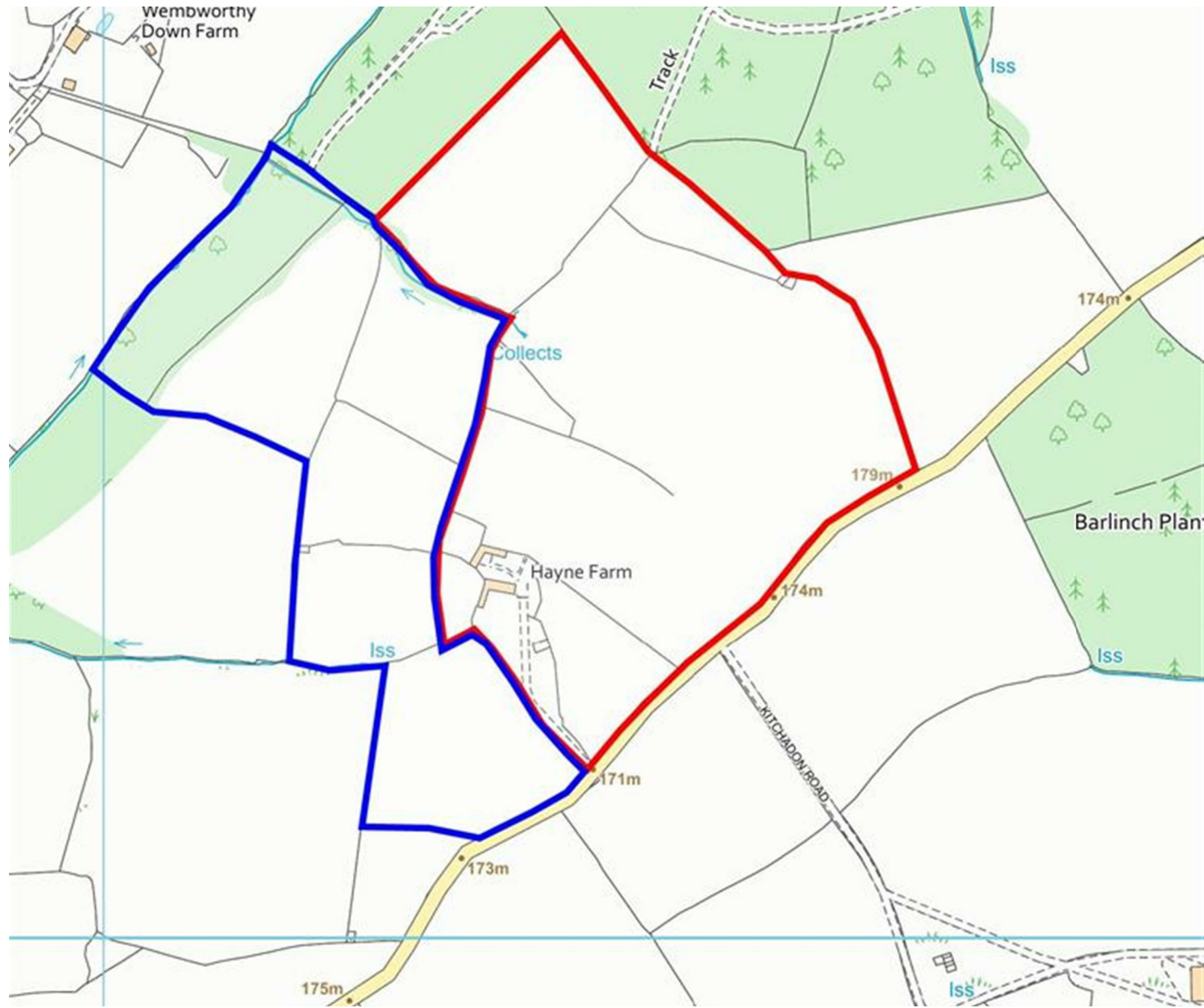
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(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





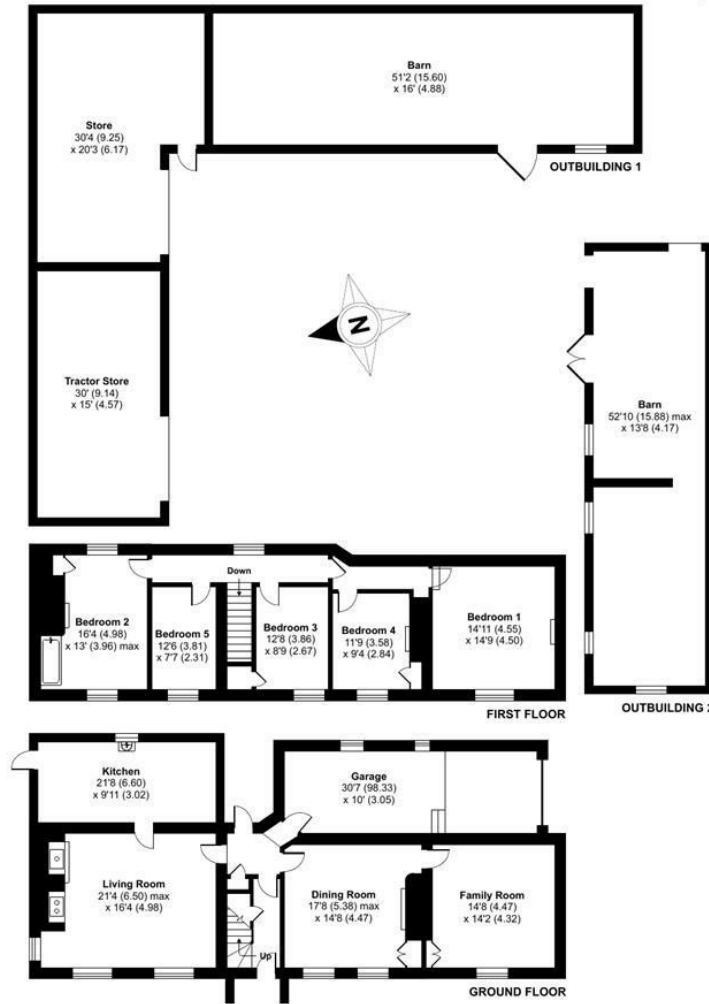




Hayne Farm, Eggesford, Chulmleigh, EX18

Approximate Area = 2539 sq ft / 235.8 sq m (includes garage)
 Outbuildings = 2562 sq ft / 238 sq m
 Total = 5101 sq ft / 473.8 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Nancekivell & Co. REF: 936764

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		34
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.