

gth



VENN FARM

Morchard Bishop ▪ Crediton Devon



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Morchart Bishop ▪ Crediton ▪ Devon ▪ EX17 6SQ

Morchart Bishop 1 mile; Crediton 6 miles; Exeter and Tiverton 15 miles; M5(J27) and Tiverton Parkway 22 miles



An exceptionally attractive, small residential estate with the principal dwelling occupying a secluded south facing position within its surrounding arable, pasture and amenity woodland.

Available as whole or in two Lots.

Viewing strictly by appointment only through the Sole Agents:

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Venn Farm is the quintessential small country estate with the principal residence and attached courtyard arrangement of traditional buildings occupying a secluded south facing position within the property's surrounding arable, pasture and amenity woodland. In total, the property extends to about **149.82 acres**

Introduction

Venn Farm is offered for sale for the first time in nearly 40 years, following the Vendors decision to retire from active farming. It has exceptional residential appeal with the principal residence of Georgian appearance, occupying a secluded south facing position within the property's surrounding land. An attached courtyard arrangement of traditional buildings compliments the versatility of the property with part already converted to provide a separate unit of self-contained accommodation. The surrounding land is gently undulating and consists of productive arable and pasture land interspersed with various areas of amenity woodland and ponds which combine to provide considerable amenity, sporting and conservation appeal. In total, the property extends to about **149.82 acres** and is available either as a whole or in two Lots.

Past Farming

This is a traditional mixed arable and livestock holding, although it has also been used for free range egg production and it is understood that a contract with Stonegate may be available to the Purchaser. More recently however, surplus arable land has been let on a Farm Business Tenancy for forage energy production. It is understood that the tenant would be willing to continue this arrangement with the Purchaser. When the present Vendors purchased the property, they embarked on an extensive programme of planting field margins and inaccessible corners with mixed broad leaved and





coniferous species. Some 40 years on, these areas are now well established and compliment the historic broad leaved areas to create an exceptionally attractive and diverse landscape. With amenity ponds, streams and naturally rewilded areas, the holding provides a diverse habitat for a wider variety of flora and fauna. Although not currently subject to any agri environmental or similar stewardship schemes, it is a holding that is well placed to take advantage of the future transition from EU based subsidies.

Situation

Venn Farm occupies a slightly elevated south facing position with far reaching views across its own land and of the unspoiled countryside beyond, with distant views to Dartmoor. Mochard Bishop is the closest settlement, affording a strong local community with a range of facilities including a general store and mobile post office, Doctor's surgery and Pharmacy and schooling with an Ofsted rated primary school, together with its Parish Church and popular public house. Crediton which lies to the southeast provides a more comprehensive range of commercial, recreational and educational facilities, with Exeter providing the level of facilities befitting those of a County and regional centre. To the south lies Mochard Road with its Sprinter rail connections providing convenient access to Exeter St David's with good connections to London or alternatively to Barnstaple which lies to the northwest. Tiverton affords similar facilities to those of Crediton, as well as providing access to the M5 (J27). In itself, the property occupies a position with South West England renowned for both the diversity of its countryside and, for the many varied sporting and recreational facilities available either within the immediate locality or further afield. The property is ideally suited for those with all rural interests.

Lot 1 —The house, buildings and c.32.18 acres

The house is Grade II listed and is believed to originally date from the 16th century. Over succeeding centuries it has been the subject of remodelling and enlargement to form a substantial principal dwelling whilst retaining its





Venn Farm, Morchard Bishop, CREDITON, EX17 6SQ

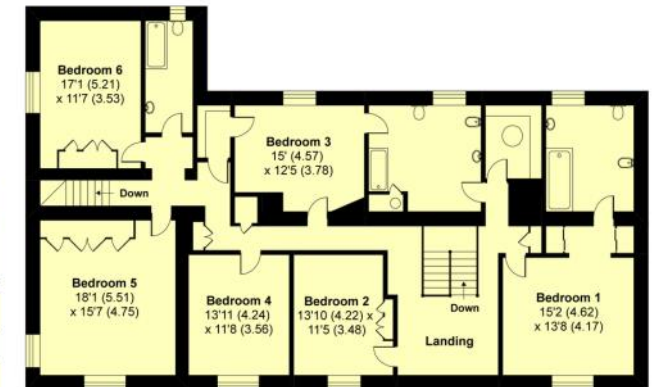
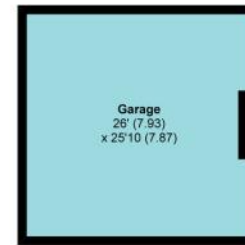
Approximate Area = 5082 sq ft / 472.1 sq m

Garage = 672 sq ft / 62.4 sq m

Outbuilding = 58 sq ft / 5.3 sq m

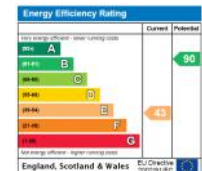
Total = 5812 sq ft / 540 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Greenslade Taylor Hunt. REF: 671179



Georgian façade and proportions. Although the property would now benefit from a degree of modernisation, it is a fine family home with the accommodation arranged on two floors as follows:-

The Ground Floor:

Entrance Hall with pine stairs rising in two flights with half landing and cupboard under.

Sitting Room with ceiling cornice and wood burning stove set within slate surround.

Drawing Room an attractive and well proportioned room enjoying a dual aspect with wood strip floor and open fireplace with inset wood burning stove in marble surround.

Door to:

Dining Room believed to be the original Kitchen, with sealed fireplace and cupboards and shelved alcoves to either side. Window seat. Secondary stairs to first floor with deep under stairs cupboard.

Inner Hall with slate tiled floor.

Secondary Kitchen with cooker point and wash basin with cupboard under. Range of fitted cupboards with shelves, original bell call box and date stone in former chimney breast dated HR 1708.

Entrance Lobby/Utility Area with glazed door to rear. Range of fitted cupboards. Deep glazed sink with wooden drainer.



Walk in **Pantry** with tiled cold shelf and tiled floor.

Rear Hall with access to main **Entrance Hall** and slate tiled floor.

Morning Room with timber boarded floor. Cast iron fireplace with tiled slips and inset wood burning stove in slate surround. Wall cupboards to either side.

Bathroom with pedestal wash basin, WC and panel bath, plumbing for washing machine.

Kitchen with range of wood fronted base and drawer units with work surfaces. Stainless steel sink unit with mixer tap. Plumbing for dishwasher and part tiled walls. Bottle gas fired Rayburn for cooking and domestic hot water. Range of matching wall cupboards. Original bell call box. Stable door to:

Side Entrance Lobby with tiled floor and door to outside. Enclosed **Store** off and access to a further range **Stores** leading to the front garden.

The First Floor:

Galleried Landing with fitted bookshelves.

Bedroom 1 with walk through **Dressing Area** with fitted wardrobes leading to **En-suite Bathroom** with pedestal wash basin, bidet, bath and WC. Heated towel rail.

Bedroom 2 with fitted wardrobe with inset vanity wash basin and cupboard under. walk-in airing cupboard.

Bathroom with bath, WC, pedestal wash basin and bidet. Shower cubicle with electric mixer unit. Heated towel rail, walk-in airing cupboard. Door to:

Bedroom 3 with deep enclosed store cupboard and door to:

Inner Landing with enclosed hanging cupboard and further shelved cupboard.

Bedroom 4

Rear Landing with secondary stairs to ground floor. Deep enclosed cupboard. Access to roof void.

Bedroom 5 with dual aspect and range of fitted wardrobes and cupboards.

Bathroom with boarded floor and pedestal wash basin, WC and panel bath with electric shower over. Part tiled walls. Heated towel rail.

Bedroom 6 with timber boarded floor.

The property is approached over a private hardened entrance drive which leads through woodland before reaching the house. To the front are partially walled level lawned gardens with shrub borders and with steps



leading up to a paved **terrace** situated immediately to the front of the house and from which attractive views may be enjoyed across the property's own land and the countryside beyond. To either side and set within the garden walls and attached outbuildings are two symmetrical **summer houses**. Further lawned areas lie to the east and in which is situated a floodlit **tennis court** by En Tout Cas. A tarmacadam spur leads to the rear of the house, flanked, by further gently sloping lawn and orchard areas together with an enclosed vegetable garden.

To the rear of the house is a small courtyard area with **WC** with high level suite and wash basin. Enclosed **boiler room** with ideal standard oil-fired central heating boiler. A covered entrance way provides access from the courtyard to the attached range of **traditional buildings**. Situated adjacent to this is a **bin store** and an inner walk way with **store room off** with deep glazed sink. Steps lead down to the ground floor of the main barn with door to the adjoining courtyard and further steps down to the lower ground floor. PVC bunded oil tank. Steps to:

The Flat

Entrance Lobby with door to:

Open Plan Kitchen/Living Area with small range of base cupboard units with stainless steel sink unit. Cooker point. Part tiled walls and range of wall cupboards.

Inner Hall with under stairs cupboard and stairs to the first floor with half landing and door to outside. Further stairs rise to:

Landing with enclosed airing cupboard with hot water cylinder.

Two Bedrooms, both with enclosed hanging cupboards.

Bathroom with WC, pedestal wash basin and panel bath.

The Buildings

Situated to the west of the house and approached over a continuation of the entrance drive is an exceptionally attractive and versatile range of traditional buildings situated around a concreted courtyard. Constructed principally of stone beneath slate roofs, the buildings



Venn Farm, Morchard Bishop, Crediton, EX17 6SQ

Approximate Area = 893 sq ft / 83 sq m (includes garage & excludes void)

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Outbuilding = 1213 sq ft / 112.7 sq m

Barn/Garage = 4620 sq ft / 429.2 sq m

Total = 6757 sq ft / 627.7 sq m

For identification only - Not to scale



comprise:

Stone and slate roofed **traditional range** with clock tower, comprising on the lower ground floor: three stables, adjoining store and utility room with sink unit and cupboard under. Enclosed spray store and kennel area. Steps to the ground floor. Adjoining at right angles is a seven bay open fronted **former shippen** with tallet loft over. 16.85m x 4.64m overall. Situated on the ground floor and accessed from the higher ground to the rear is the **flat** and adjoining **former threshing barn/games room** with access to the

adjoining tallet loft. To the rear is the former **round house**, now utilised as garaging.

Forming the southern side of the courtyard is a stone, cob and GI roofed range comprising **stable** 5.47m x 4.18m with further adjoining **stable** 4.97m x 4.18m with loft over. Further **loose house** 4.61m x 3.09m and attached two bay timber and GI roofed **loose house** with tallet loft over. 11.94m x 3.24m.

To the rear is a block and GI roofed range comprising of **two loose boxes** and open fronted **store** with two further **loose**

houses.

Stone, cob and a part rendered range beneath a GI roof comprising **tack room** 4.57m (av) x 3.09m with adjoining block and GI roofed **former egg packing room** 7.12m x 3.79m with concrete floor and double doors to front. Situated in the southern gable wall are historic bee boles.

Six-bay precast concrete and corrugated fibre cement roofed **covered yard** with lean-to extensions to either side and comprising of former **silage area** with concrete floor 26.40m x 8.63m with adjoining lean-to **covered yard** 26.40m x 8.86m and **granary** to the other side 26.40m x 8.90m with reception bit and internal bins. Further concreted storage area with dpc membrane.

The Land

The land is undoubtedly one of the most attractive features of Venn farm. It provides not only seclusion and privacy to the main homestead but in addition, exceptionally productive arable and pasture land interspersed with various areas of historic broad leafed woodland and more recent broad leaf and coniferous plantings to create a diverse landscape which compliments the setting and privacy of the property.

In total the land extends to about 32.18 acres.

Further land may be available.

Lot 2 — Arable pasture and amenity woodland of c.117.29 acres

This is an outstanding block of arable, pasture and amenity broad leafed woodland which adjoins and compliments the privacy and seclusion of Lot 1. It is available separately from the main residence with good road frontage and access from the south eastern boundary and is not only agriculturally productive, but exudes considerable amenity, conservation and sporting appeal. Situated within the property is an attractive amenity pond. In total, Lot 2 extends to about **117.64 acres**, as shaded yellow on the identification plan.

GENERAL REMARKS

Tenure and Possession

The property is of freehold tenure with vacant possession available upon completion of the purchase.

Part of the holding is let on a Farm Business Tenancy which expires on 31st October 2021.

Services

Mains water and electricity. Drainage to private system.

Outgoings

These are believed to comprise of local Council Tax, together with the usual service and environmental charges.

Fixtures and Fittings

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale of the freehold.

Basic Payment Scheme

Basic Payment Scheme entitlements for the relevant area of land will be included in the sale and the Vendors agree to use their best endeavours to transfer the entitlements to the Purchaser(s) subject to receiving written instructions. On request of this transfer the Purchaser(s) will be responsible for the Vendors Agents reasonable costs incurred in completing the relevant transfer documents.



Agri-Environment Schemes

The holding is not subject to any stewardship or similar scheme.

Measurements and Other Information

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.





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