



STAGS

North Week Farm



North Week Farm

Week, Chulmleigh, Devon, EX18 7EE

Chulmleigh 4 miles • South Molton 6.5 miles • Tiverton 16 miles • M5 (Junction 27) 23 miles

An attractively positioned farm, nestled within a small hamlet, including a mix of pasture land, meadows and mature woodland with stream frontage

- Quiet and peaceful location, hidden away yet accessible to nearby market towns
- Characterful thatched farmhouse with three bedrooms, totalling 2,314 square feet
 - South-facing position within a courtyard of traditional stone and cob barns
- Productive pasture land to suit mowing or grazing and meadows with stream frontage
 - Charming mixed woodland including mature oak and beech trees
 - Available as a whole or in three lots

In all about 143.72 acres (58.16 hectares)



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Situation

North Week Farm lies in a quiet and peaceful location, set amongst a small hamlet of houses and stone barns with an unspoilt southerly outlook.

The house is hidden away yet accessible to the market towns of South Molton and Tiverton as well as the M5 at Junction 27.

The nearby small town of Chulmleigh is 4 miles away, and is positioned above the Taw Valley offering a range of shops, a bank, a health centre and schooling up to GCSE level. The school bus pick up point is at the bottom of the farm lane at Week Cross.

The market town of South Molton is found within 6.5 miles and has a more comprehensive range of shops, banks and schooling, a supermarket as well as weekly livestock and farmers markets and the nearby independent West Buckland School, for which a school bus pick up point is within walking distance 2 miles away at Gidley Cross.

The town of Tiverton, about 16 miles away, is an old market town with an historic castle. There are several supermarkets and a wide range of shops in the town, together with schools for all ages, including the independent Blundell's School. There is also a hospital, sports centre and an 18-hole golf course.

The A361 (North Devon Link Road) can be accessed within 7 miles and provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington in under 2 hours. Exeter and Bristol Airports have flights to many UK and European cities.

From the farm there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery, and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

Introduction

North Week Farm is a characterful farm set amidst picturesque North Devon countryside, including a pretty thatched farmhouse protected by a courtyard of stone and cob barns and a mixture of productive pasture, meadows and mature woodland with streams flowing along the northern and southern boundaries.

In total, the property extends to 143.72 acres (58.16 hectares) and is available to purchase as a whole or in up to three lots.

Lot 1 – North Week Farmhouse (1.95 Acres / 0.79 Hectares).

North Week Farmhouse occupies a south-facing position within a courtyard of traditional barns. It is a quintessential Devon farmhouse with stone and cob walls underneath a recently re-ridged and re-dressed thatch roof.

The house offers 2,314 square feet of sympathetically improved accommodation yet retains its character throughout. There is oil-fired central heating and whilst the property is full of charm, it is not Listed.

A part glazed solid wood door opens into the wide cross-passage entrance hall, with a flagstone floor and doors through to the living room and the kitchen / dining room, with stairs rising to the first floor.

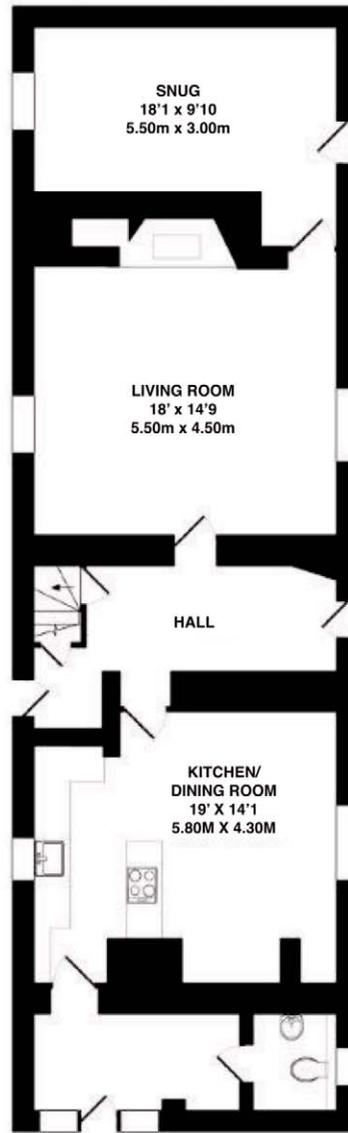
The dining space overlooks the courtyard and has a wood floor, a stone inglenook fireplace with solid beam over, a bread oven and a slate hearth. This room opens into the kitchen, which boasts a tile floor, a range of fitted kitchen units with a solid oak worktop and incorporating a Belfast Sink.

A door leads through to the utility or boot room, which has a tiled floor and space for modern appliances and a door to a downstairs cloakroom with w.c.





North Week Farm



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX FLOOR AREA 2314 SQ.FT (215.0 SQ.M.)

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			
		62	76

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For further information please visit our developer's website. Made with Mapbox-GeoTiff

The living room has a dual aspect including a window overlooking the courtyard to the south and an arched window to the rear. The striking stone inglenook fireplace houses a wood burner and includes a bread oven, beam over and hearth.

From the living room there is a door through to the snug, which could also be used as a playroom, with a window overlooking the rear garden and a door out to the courtyard.

From the entrance hall a turning timber staircase leads to the first floor landing which boasts a vaulted ceiling, exposed roof timbers and original beams, and also space to create a fourth bedroom or study.

There is a solid wood floor throughout the first floor including the three existing bedrooms, all of which are double rooms and have a south-facing aspect. The main bedroom has an en-suite wet room including a shower, wash basin and w.c. The second bedroom has exposed timbers and the third bedroom has a Victorian style fireplace and a built-in cupboard to one side.

The bathroom is fitted with a modern suite including an oak panelled bath with a shower attachment, w.c., wash basin and airing cupboard.

Outside

To the rear of North Week is a gravelled path which runs the length of house, with a large enclosed lawn area beyond.

Courtyard

In front of the house is the enclosed courtyard, which includes a range of traditional stone and cob outbuildings which could suit alternative uses including extending North Week Farmhouse, holiday or domestic use, subject to planning consent being obtained.

On the southern side of the courtyard is a

Shuppen: (40' x 13' / 12.19m x 3.96m). Two storey barn of stone and cob construction underneath a slate roof.

Adjoining the eastern end of North Week Farmhouse and extending around to the southern edge of the courtyard in an L-shape area with a range of former livestock barns.

These buildings are of mostly stone construction with a slate roof and provide approximately 1,615 square feet of covered space in total.

Also included is the modern **Atcost Building** (60' x 24' / 18.29m x 7.32m) with concrete frame and concrete floor, with a timber framed **Lean-to** (60' x 18' / 18.29m x 5.49m).

The Land

Included within LOT 1 is a grass paddock totalling just less than one acre, positioned to the north of the farmhouse.

Lot 2 – Pasture Land (107.26 Acres / 43.41 Hectares).

LOT 2 comprises a block of the productive pasture land, meadows and culm grassland, all suitable for grazing or mowing, with streams on the northern and southern boundaries.

The land is partly bisected by a hard track, providing access to the productive fields which mainly lie to the east of the holding. There are some useful south-facing fields along the southern boundary, used for mowing for hay and grazing and a small stone quarry.

The culm grassland totals 39.5 acres and is presently used for grazing livestock and hay cutting and in the summer months there are a large variety of wild orchids, flowers and butterflies on show.

There are also pockets of woodland throughout this lot, including North Week Bottoms which adjoins Huntacott Water and the land provides some sporting opportunity, particularly for red deer, snipe and woodcock.

Lot 3 – Woodland (34.51 Acres / 13.97 Hectares)

LOT 3 is the main section of woodland on the farm and includes some very impressive mature oak and beech trees with tracks leading through to provide easy access. During the summer months, the high canopy of leaves makes this a very tranquil setting.

The woodland runs down to Huntacott Water on the northern boundary and provides great conservation or sporting appeal.

General Remarks

Services

LOT 1: Mains water. Mains electricity. Private drainage (septic tank shared with South Week). Oil-fired central heating.

LOT 2: Mains water. Natural water available from springs or from Huntacott water.

LOT 3: Natural water available from streams or from Huntacott Water.





Access

The entrance lane to North Week Farm is part council owned, part private.

If Lot 2 and Lot 3 are sold separately to Lot 1, access to Lot 2 and Lot 3 will only be from the eastern side of the farm, over the tracks shown coloured orange and blue on the land plan.

Tenure

North Week is owned freehold and is available with vacant possession upon completion.

Basic Payment Scheme (BPS)

The farm land is registered for entitlements under the BPS.

The entitlements will be made available to the purchaser. The current scheme year payment is reserved from the sale.

Local Authority

North Devon District Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG. Tel: 01271 327711. (www.northdevon.gov.uk). Council Tax Band E.

Restrictions

The barns at North Week cannot be converted to create separate residential dwellings but could be converted to extend the existing accommodation of North Week Farmhouse or to form holiday accommodation.

Plans and Boundary Fences

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 & Mineral Rights

The sporting and mineral rights in so far as they are owned are included in the sale.

Fixtures and Fittings

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

Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

There are no public rights of way through the property.

There is a private right of access over the track and land coloured yellow on the land plan (within LOT 2), with or without vehicles.

A neighbour also has access over the track shown coloured blue on the land plan (within LOT 2) which runs along the eastern boundary.

Viewing

Strictly by prior appointment with Stags. Please call: 01769 575263.

Directions

From South Molton

take the B3137 south towards Witheridge. Continue on this road passing through the villages of Alswear and Meshaw and then at Gidley Cross take the right turning signed to Chulmleigh.

At the next crossroads (Burrow Cross) go straight on, continue for about 1.75 miles and at Molland Cross, turn right signposted to Week. Follow this lane for 900 yards and turn right at Week Cross. Follow the entrance road for a short distance and North Week will be found on the left.

From the M5 and Tiverton Parkway Railway Station:

Exit the M5 at junction 27 and take the North Devon Link Road (A361) west towards Tiverton. Continue for about 16 miles and turn left at Moortown Cross signposted to Rose Ash, Ash Mill and Bishops Nympton. After about 0.5 miles turn left towards Chulmleigh.

Continue for about 5 miles, crossing straight over three crossroads (the third of which is Burrow Cross) and follow the directions as above.

Disclaimer

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

