



S A N N A C O T T F A R M





Sannacott Farm

North Molton, South Molton, Devon, EX36 3JS

North Molton 2.0 miles • South Molton 4.0 miles • A361 2.9 miles

A highly attractive residential farm with 88 acres, a Georgian and 17th Century house, annexe, holiday cottage, traditional and modern barns and grass land running down to the River Mole. Excellent accessibility and near to the Exmoor National Park.

- A Grade 2 Listed Georgian house, sympathetically improved with 4,815 sq. ft. of accommodation including the annexe.
 - Four generous bedrooms including a stunning master suite. Three reception rooms
 - Mature gardens interspersed with trees including a terrace, a folly and pergola
 - A self contained annexe with one bedroom
 - A detached holiday cottage with two bedrooms
 - Traditional stone and cob barns with potential
 - Modern style farm buildings for livestock and machinery storage
 - Mixed grass land surrounding the farmstead and fishing on the River Mole

Approximately 88.34 acres (35.74 hectares).



@StagsProperty



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Situation

Sannacott Farm is situated in a very appealing part of North Devon, just over one mile away from the Exmoor National Park yet with very good access to the A361 (North Devon Link Road).

The nearest village is North Molton (2.0 miles) which has a community shop / post office, a village hall, a Church, a primary school and the Poltimore Inn pub. On the edge of the village is a sports club with football and cricket pitches and an indoor sports hall.

The market town of South Molton is within 4 miles and has a more comprehensive range of shops, a delicatessen, primary and secondary schools, a supermarket as well as weekly livestock and farmers markets. West Buckland School (independent) and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within easy reach.

The A361 (North Devon Link Road) can be accessed within 3 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.

Introduction

Sannacott Farm lies in a wonderful rural setting, with views from the farm over the River Mole valley and towards the Exmoor National Park.

The farm totals 88.34 acres (35.74 hectares) and the entrance lane wends its way down to the beautifully restored house, which retains its original character and provides plenty of space for a family. There is an integrated annexe which has its own entrance and garden and a separate holiday cottage provides additional non-farming income.

The traditional stone and cob barns provide useful storage space and would be suitable for alternative uses, subject to planning consent being obtained.

The modern style farm buildings have been used by the current owner to house their herd of Red Ruby Devon cattle and more recently a flock of ewes, alongside the farm's machinery.

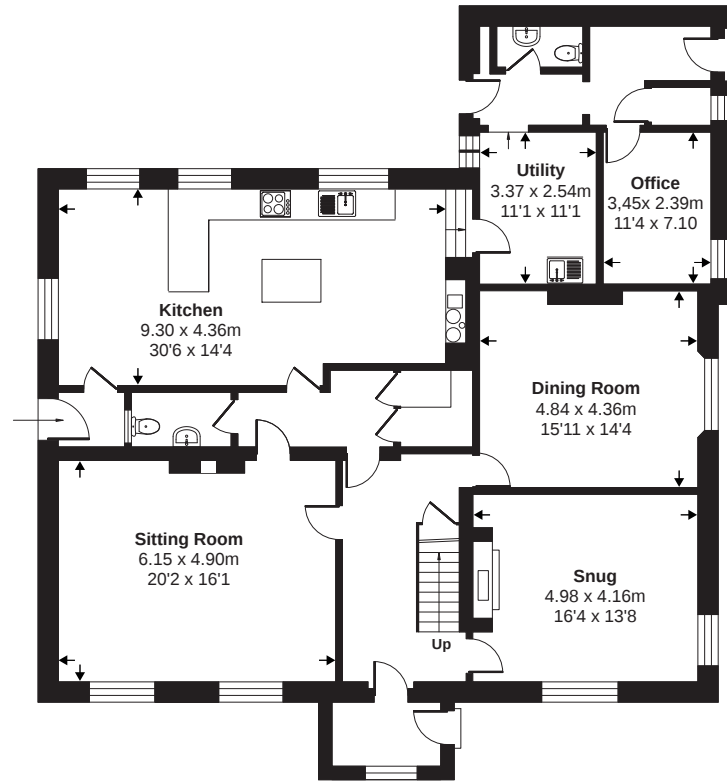
The farm land is all grass, including some productive fields for mowing, sloping fields for grazing and a level meadow which adjoins the River Mole on the western boundary.



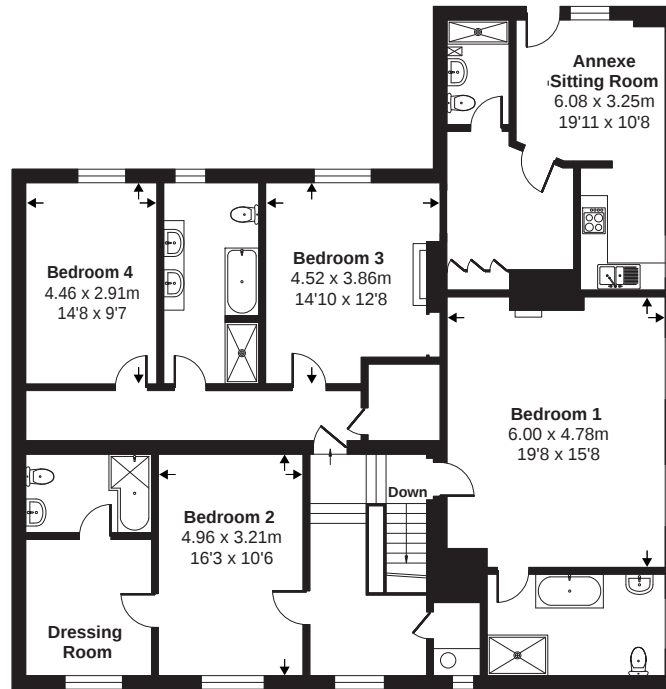
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	73 C
39-54	E		
21-38	F		
1-20	G		



Approximate Area = 4815 sq ft / 447.3 sq m (excludes void)
 Outbuilding = 10277 sq ft / 954.7 sq m
 Total = 15092 sq ft / 1402 sq m
 For identification only - Not to scale



HOUSE
(GROUND FLOOR)



HOUSE
(FIRST FLOOR)

S A N N A C O T T F A R M

Sannacott Farmhouse

Sannacott Farmhouse is Grade 2 Listed and has a principally west-facing aspect and overlooks the established gardens with views towards the Exmoor National Park to the north.

The house has been beautifully restored and although it has origins from the mid 17th century, it is Georgian in appearance with large sash windows, internal window shutters, high ceilings and well proportioned rooms. The house is constructed of rendered and exposed stone elevations underneath a slate roof.

The solid wood front door opens into the porch, which has a Victorian tiled floor and the entrance hall which has an engineered wood floor. The snug has a stone fireplace with a wood-burning stove, exposed beams and sash windows with internal shutters.

The sitting room is a lovely light room, with two sash windows overlooking the garden, picture rails ornate corning and a fireplace with a timber surround and slate hearth. The dining room has an open fire with a stone surround, sash windows with internal shutters and a solid wood floor.

The kitchen and breakfast room has a bespoke fitted kitchen with an Aga (oil fired) set into a brick fireplace and the rear hall has a cloakroom with w.c.

Steps lead up to the utility room which has a flagstone floor and space for appliances and ancillary rooms include an office, a boiler room and a cloakroom with w.c.

The wide staircase leads up to the first floor and to the spacious landing with a window overlooking the garden. The master bedroom is a stunning room, with a vaulted ceiling and an exposed stone chimney. The en-suite bathroom is of high quality and has a bath and a walk-in shower.

The second bedroom suite has a double bedroom with a dressing room and an en-suite shower room.

A door leads through to the second landing where there are two further double bedrooms and a modern bathroom with a bath, a walk-in shower and double sink vanity unit.





Outside

There is a large patio with stone slabs adjoining the house and established gardens with rose bushes, mature shrubs and mainly lawn interspersed with trees. At a lower level there is a stone folly which has a curved stone wall, a pergola and second patio.

The Annexe

Within the structure of the house, at first floor level is a self-contained annexe, which has its own entrance, private garden and parking space. The accommodation includes a sitting room, a fitted kitchen and a double bedroom with an en-suite shower room and w.c.



Sannacott Cottage

Sannacott Cottage was converted from a stone barn and has consent for holiday accommodation, although it is rated for council tax. It is separate from the house and has its own parking spaces and private gardens with stunning views towards Bampfylde Clump and Exmoor.

On the ground floor there is a kitchen and a living / dining room with stairs up to the first floor with two double bedrooms, each with an en-suite shower / bath rooms and w.c.

The Traditional Barns

Traditional Stone Barn (14.10m x 8.21m): On two floors and adjoining Sannacott Cottage. Stone walls and a slate roof. This barn has potential for alternative uses.

Former Shuppen (26.32m x 6.02m (max) and 4.81m (min)). Stone walls with a slate roof. Divided into a number of stores and former stables with a loft above.

The Farm Buildings

The modern style farm buildings include:

Covered Cattle Yard (21.50m x 18.61m). Steel frame, concrete floor, part space boarded elevations and fibre cement roof sheets.

Machinery Shed (14.28m x 6.50m). Block walls, concrete floor, box profile metal roof sheets.

Livestock Building (10.58m x 10.22m). Timber frame, concrete floor. Dung and space boarding to the elevations and box profile metal roof sheets.

Further up the lane is an enclosure with a hard-standing base on which there are two poly-tunnels which have been used for housing sheep.





The Land

The land at Sannacott wraps around the farmstead and comprises a mixture of productive, gently sloping grass fields which are used for mowing and more sloping fields which have been primarily used for grazing.

At its highest point the land is about 228 metres above sea level and has a mostly west facing aspect with some north-west facing fields which run down towards a small stream on the northern boundary.

The land runs down to a level meadow which borders the River Mole on the western boundary and above this field is a small belt of broadleaf woodland.

The soils are described as freely draining slightly acid loamy soils and the land is classified as grade 3



General Remarks

Services

Private water from a well. Mains electricity.

Private drainage (Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection).

Heating: Oil (Aga and Boiler).

Based on information from Ofcom outdoor and indoor mobile phone coverage is good with EE, Three, O2 & Vodafone. Ofcom predicted broadband availability is Standard (1 Mbps upload to 14 Mbps download).

Tenure

The property is owned freehold and is registered on the Land Registry.

Local Authority

North Devon District Council.

Council Tax Band: Sannacott Farmhouse (G). Sannacott Cottage (C)

Designations & Land Management

The farm is within a Nitrate Vulnerable Zone (NVZ).

Sporting & 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 agreements and any public or private rights of way or bridleways etc.

There are no public rights of way passing through the farm.

The owner of The Meadows has a right of access to their property over the lane to Sannacott Farm.

Viewing

Strictly by prior appointment with Stags. Please call 01769 572263 to arrange an appointment or email: farms@stags.co.uk.

Directions

From South Molton, take the B3227 eastwards out of the town and after about 0.75 miles turn left at an unsigned junction (Folly Lane). Continue on this road for approximately 2.9 miles and the entrance lane to Sannacott will be on the left.

What3words

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Disclaimer

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Warning

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



