



## KELLY FARM NOMANSLAND, TIVERTON, DEVON

A Superbly Situated Residential, Equestrian Or Stock Farm, Enjoying A Private Rural Location With Far Reaching Views

## SITUATION

Nomansland 2 miles, Witheridge 4 miles, Tiverton 7 miles,  
(J27) M5 15 miles, Exeter 19 miles, Bristol 75 miles

**Mainline trains:** Tiverton Parkway to London Paddington 2 hours,  
22 minutes

**International airports:** Exeter 20 miles, Bristol 63 miles

**Kelly Farm** is situated in a secluded rural location, 2 miles east of the popular hamlet of Nomansland, enjoying views over its own land and the rolling Devon countryside.

The property is within easy reach of the A361/M5 linking the West Country & London via the M4/A303.

The market town of Tiverton lies just 7 miles to the east with the desirable Cathedral City of Exeter to the south.

**Education** There is an excellent range of private schools in the area including West Buckland near Barnstaple, Blundell's at Tiverton, Wellington at Taunton and The Cathedral and Maynard School at Exeter. Primary education is available in the nearby village of Witheridge.

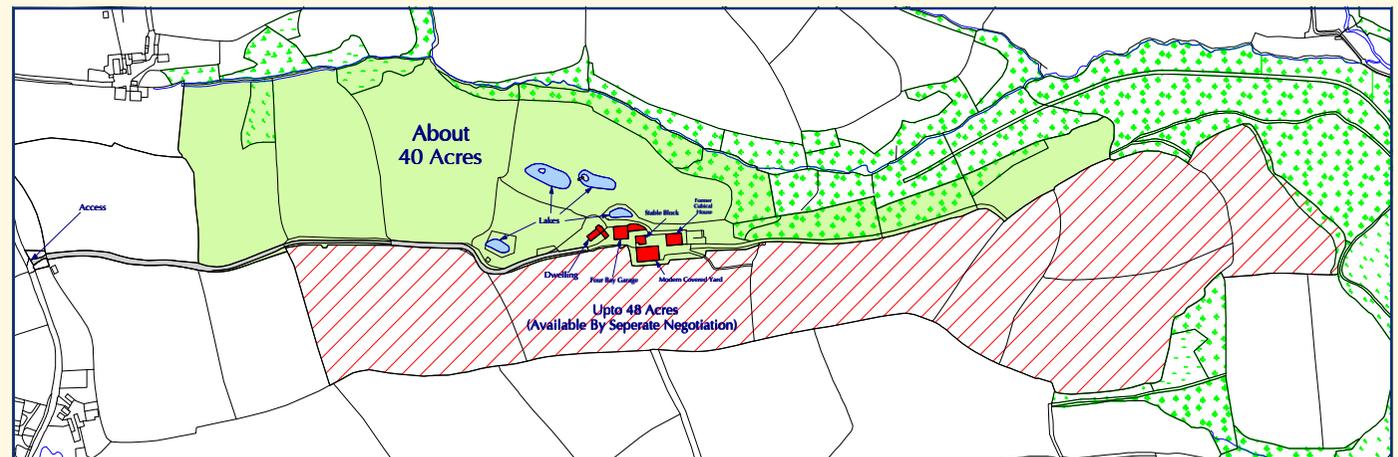
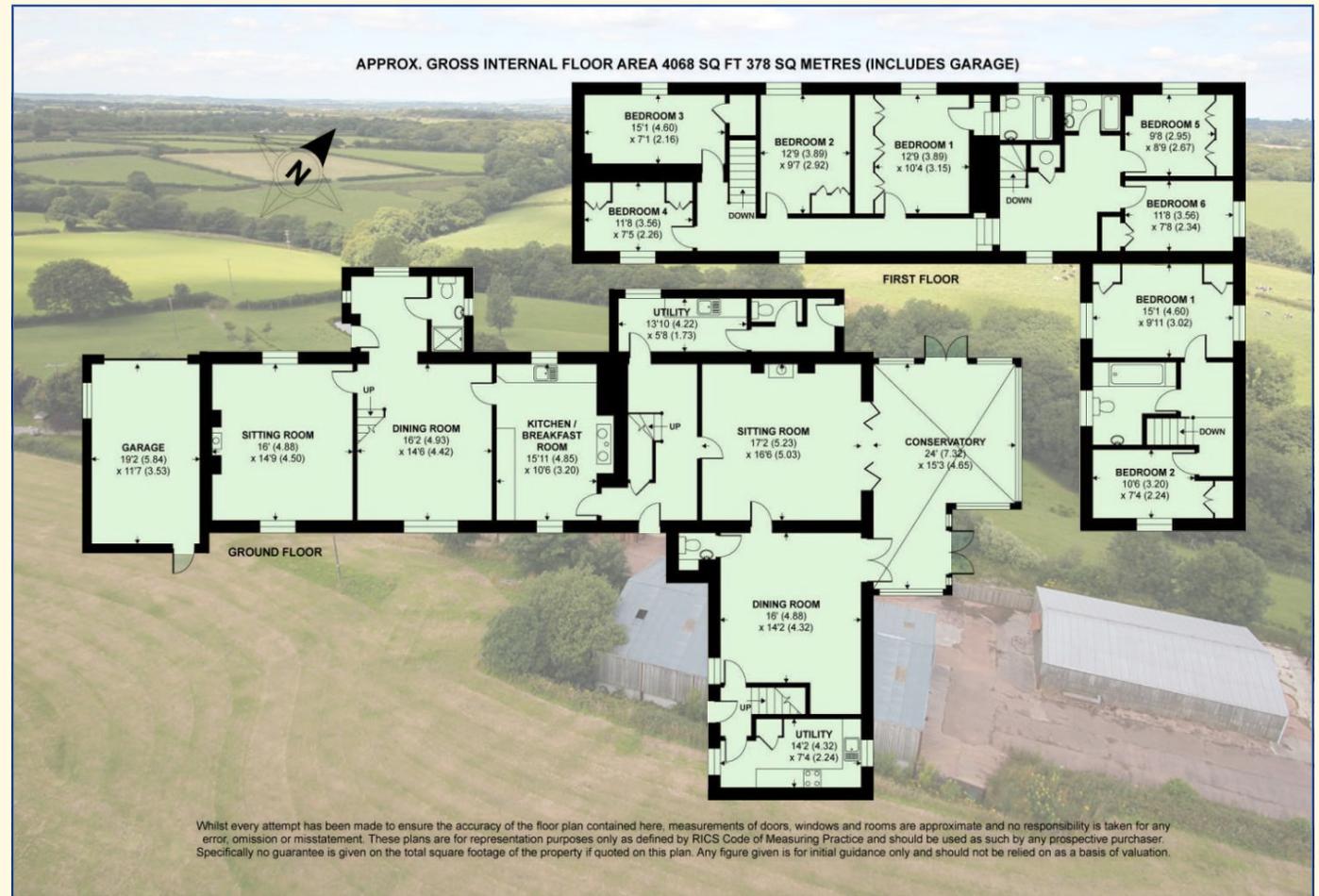
For independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.devon.gov.uk](http://www.devon.gov.uk).

**Local, Sporting & Recreational** The market town of Tiverton provides a good range of services including supermarkets, a post office, restaurants, a leisure centre and a mainline station with more comprehensive shopping, sporting, cultural and education facilities found in Exeter and Taunton. There are plentiful walking, cycling and riding opportunities directly from the property into the surrounding countryside. Sailing and water sports are available on the north and south coast. Horseracing is at Exeter, Taunton and Wincanton. Local hunts include The Tiverton Foxhounds and Staghounds. Fishing can be enjoyed on the River Exe by licence via private clubs with golf available at Waterbridge, Crediton, Tiverton and Newton St. Cyres.

## KELLY FARM

Kelly Farm offers a versatile 6 bedroom farmhouse with a separate annexe, extensive agricultural barns, lakes, woodland, a Deer Park and pasture all set within approximately 40 acres.

The property could be continued in its present form or could be diversified into a number of alternative equestrian, leisure or commercial uses subject to obtaining the relevant planning consents.



## KELLY FARMHOUSE

Kelly Farmhouse is a traditional property of local stone, cob and rendered elevations, under a recently replaced, slate roof. Extending to some 3,890ft<sup>2</sup> the property offers spacious and versatile accommodation arranged over 2 floors, enjoying fine views to the front, over the home fields and lakes.

Whilst the current owner has carried out some improvements, the property retains much of its original character with an inglenook fireplace and exposed beams.

A particular feature of the property is the separate 2 bedroom annexe which is connected to the farmhouse via the ground floor, and offers flexible accommodation depending on the purchaser's requirements.

The property benefits from easy to maintain gardens, with a large terrace and gravel garden affording views across the surrounding countryside.

The accommodation comprises:

- Farmhouse kitchen with Stanley cooker
- Sitting room with inglenook fireplace
- Dining room & living room
- Utility & W.C
- Master bedroom & en suite bathroom
- 5 further bedrooms
- Family bathroom & ground floor shower room
- Conservatory
- 2 bedroom self-contained annexe, with kitchen, sitting room & bathroom

## OUTBUILDINGS

To the east of the farmhouse and accessed from the drive lie a range of former dairy buildings and a large workshop within a yard, offering further potential, subject to planning.

- Former cubicle house (63' x 45') of timber and galvanized construction
- Modern covered yard (90' x 52') constructed of steel with a pressed steel roof
- Four bay garage and open store (58' x 21')
- Four bay garage and workshop (58' x 21')
- Stable block comprising 3 loose boxes, feed store and tack room
- Former panelled slurry lagoon

## LAND

Lying to the north, east and west of the farmhouse, the gently sloping pasture lies within a ring fence and is bounded by a stream to the north. A Deer Park and lakes, lie to the front of the dwelling, with approximately 5.8 acres of woodland offering further amenity appeal. The land enjoys good access from the yard and driveway with water available to a number of the fields.

- Gently sloping pasture divided into smaller enclosures by mature hedgerows
- Attractive broadleaf woodland offering sporting/amenity potential
- Deer Park and lakes

In all the land amounts to some 40 Acres, with further land available by separate negotiation.

## AGENT'S NOTES

Property Misdescriptions Act 1991. The Agents and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements 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 The Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Health & Safety** Given the potential hazards of a working smallholding we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around buildings, machinery and water. Children must be supervised by their parents on site.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Rights of Way** Kelly Farm will own the driveway, with a right of access for the owner of the land to the south (hatched red on plan).

**Authorities** Mid Devon District Council. Tel: 01884 255255

**Council Tax** Band F

**Services** Mains water, electricity and private drainage to a septic tank. Oil fired central heating.

**Tenure** Kelly Farm is sold freehold with vacant possession given upon completion.

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

**Particulars** Prepared in May 2017.





**Fox Grant**

**KELLY FARM  
EX16 8QS**

**DIRECTIONS** Postcode: **EX16 8QS**  
From **Tiverton** proceed towards Witheridge on the B3137. Continue through Withleigh and approximately four miles after leaving the village, turn right at Mudford Gate Cross, signposted Rackenford. Follow this lane for a quarter of a mile and the entrance to Kelly Farm will be found on the right.

**VIEWINGS**  
All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **Adam Field** or **William Grant**.

[foxgrant.com](http://foxgrant.com) 



**Adam Field**



**William Grant**

[foxgrant.com](http://foxgrant.com)

**COUNTRY & VILLAGE**

**FARMS, LAND & SMALLHOLDINGS**

**TOURISM & LEISURE**

**EQUESTRIAN SPECIALISTS**

**TRUSTPILOT**  
★★★★★