



Triscombe Farm & Cottages  
Wheddon Cross, Exmoor, Somerset





# Triscombe Farm & Cottages

Wheddon Cross, Exmoor, Somerset TA24 7HA

Dulverton/Minehead 9 miles • Tliverton Parkway/M5 23 miles • Taunton/M5 24 miles

*A beautifully secluded small farming estate with successful holiday letting business situated in a private, wooded valley with superb views over the Exmoor National Park*

- A fine period family house with 4 reception rooms, 8 principal bedrooms and 5 bath/shower rooms on two floors, 2 further rooms and office/playroom on second floor.
- Delightful walled garden and grounds with stream and pond.
- 10 self-catering holiday cottages (some with full residential planning permission) rated 4\*
- Leisure facilities including indoor swimming pool complex, games room and all-weather tennis court.
- Range of outbuildings including garaging and workshop.
- Pasture land, mature woodland and further pond.
- 24.78 acres (10.03 hectares)

## **Lot 2 - Farm Buildings and 142.40 acres (57.63 hectares)**

- A productive run of pasture land with range of stock buildings and Dutch barn, together with two small areas of woodland.

**In all about 167.19 acres (67.66 hectares)**

Stags Holiday Complex Department  
21 Southernhay West  
Exeter  
Devon EX1 1PR  
Tel: 01392 286900  
Email: [holidaycomplexes@stags.co.uk](mailto:holidaycomplexes@stags.co.uk)

Stags Farm Agency  
21 Southernhay West  
Exeter  
Devon EX1 1PR  
Tel: 01392 680059  
Email: [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

The London Office  
87 St James's Street  
London  
SW1A 1PL  
Tel: 020 7839 0888



[stags.co.uk](http://stags.co.uk)

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**SITUATION:** Triscombe Farm occupies a beautiful, sheltered position within the Exmoor National Park and enjoys magnificent views over adjoining farm land to Dunkery Beacon and the open moor. It is situated at the head of a private drive and is surrounded by its own land ensuring complete seclusion. The busy village of Wheddon Cross is about 1 mile away providing post office/store, garage and popular inn, with nearby Cutcombe having a primary school and church. Additional local facilities are available at Dunster (7 miles) and Dulverton (9 miles) with the coastal town of Minehead (9 miles) providing more extensive amenities including secondary schooling. The county town of Taunton, about 24 miles to the east, has direct access to the M5 at junction 25 and a mainline railway station with fast trains to London Paddington. There are a number of independent schools within easy reach including West Buckland near Barnstaple, Blundells at Tiverton, Wellington School at Wellington and Taunton School, King's and Queen's Schools located in Taunton. Exmoor National Park attracts visitors throughout the year drawn to its wild landscape with over 680 miles of footpaths and bridleways and an abundance of wildlife. Its varied countryside ranges from open moorland to wooded coombes and dramatic coastline. Triscombe is ideally located for exploring the area which offers a wide choice of visitor attractions ensuring a consistent demand for the holiday accommodation.

**DESCRIPTION:** The period farmhouse, which is not Listed, dates principally from the early Victorian era but is believed to be considerably older in origin. It provides a magnificent, spacious family house arranged on three floors which is ideally suited to providing bed and breakfast accommodation. A suite of rooms on the second floor also lends itself to working from home. The archetypal "lifestyle" property, Triscombe Farm has an established income from 10 holiday letting cottages (some of which have full residential Planning Permission) and offers attractive leisure facilities for guests in the form of an indoor heated swimming pool, games room and all weather tennis court. The garden and grounds with a stream and pond are a particular feature of the property and the surrounding pastureland and deciduous woodland, amounting in all to over 24 acres, provides grazing for horses and most attractive amenity land. The availability of a further 142 acres enables the property to be run as a small farming estate suitable for sheep and cattle and with considerable sporting potential. Whatever the demands of a purchaser, Triscombe Farm provides a charming home with established business in a wonderful, peaceful setting.

**LOT 1 – THE FARMHOUSE, HOLIDAY COTTAGES AND 24.78 ACRES:** The farmhouse retains many period features including a stone inglenook fireplace, original built-in cupboards and internal panelled doors. It has oil-fired central heating and is mainly double-glazed. Approached through a porch with bench seating, there is a **hall** with quarry tile floor leading to the spacious principal rooms which overlook the gardens at the front. There is a **sitting room** with window seat and stone fireplace containing a wood burning stove; on the other side of the hall

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is a **dining room** with unusual grandfather clock built into one wall, window seat, built in storage cupboards and hatch to the kitchen; beyond this is the **drawing room** with inglenook fireplace, heavy beam over and stone surround, walk in storage cupboard, further built in storage cupboard and shelves and door leading to a **side porch** with built in settle. To the rear of the ground floor is a spacious **kitchen** with four oven Aga, a built in electric hob and oven, range of wall and base units together with sink, glass display cabinets, plumbing for dishwasher and hatch to the dining room. An **inner hall** has a secondary staircase to the first floor with cupboard under and there is a door leading to the **breakfast room** which has a range of built in cupboards along one wall. Also leading off the hall is a **boot room** with access to outside and a **cloakroom**. From the main hall the principal staircase rises to the first floor and there is access to a **cloakroom**, **laundry room** with Trianco Stewart oil fired boiler and plumbing for washing machine and to a **rear kitchen** with exposed beams, wall and base units and sink. Stairs lead down to a lower ground floor where there is a **playroom** with door to the garden.

**FIRST FLOOR:** The spacious landing has a built in pine linen press combining cupboards and drawers and a built in airing cupboard. On this floor there is a total of **eight bedrooms**, two of which have en-suite shower rooms and three independent bathrooms. Five of the bedrooms have their own washbasins in vanity units and a feature of many of the bedrooms is a Victorian built-in pine corner wardrobe with drawers.

**SECOND FLOOR:** Most of this floor is taken up with a large room which is used as an **office** and is ideal for anyone working from home. There are both front and side windows and exposed roof trusses. The space is also ideal for use as a family playroom. In addition, there are a further **two rooms** and storeroom.

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**THE HOLIDAY COTTAGES:** The cottages form a delightful grouping situated a short distance up the valley from the farmhouse and having the settled appearance of a small hamlet. The cottages have been created from the conversion of original farm buildings and the restoration of 19<sup>th</sup> Century farm workers cottages. While some are restricted to holiday occupancy, others retain their full residential Planning Permission. The cottages are individually furnished and equipped to a high standard and are rated 4\* by the letting agency. The cottages have electric heating with three of them having additional wood burning stoves.

**Primrose Cottage:** (sleeps 2) A single storey cottage with sitting room/dining room, separate kitchen and double bedroom with en-suite bathroom.

**Juniper Cottage:** (sleeps 2) A single storey cottage with open-plan sitting/dining room with kitchen area, double bedroom with four-poster bed and en-suite shower room.

**Bracken Cottage:** (sleeps 2) Single storey with open-plan sitting room/dining room, separate kitchen and double bedroom with four-poster bed and en-suite bathroom.

**Coachman's Cottage:** (sleeps 2) One of the original cottages on two floors providing open-plan sitting room/ dining room with wood burning stove, separate kitchen area and bathroom on the ground floor and double bedroom with four-poster bed on the first floor.

**Stream Cottage:** (sleeps 4) A former farm cottage with beautiful valley views providing dining room, separate kitchen, bathroom, sitting room with wood burning stove, double bedroom and twin bedroom.

**Orchard Cottage:** (sleeps 4) A two storey reverse level end of terrace cottage with double bedroom with four-poster bed, twin bedroom and bathroom on the ground floor with open-plan sitting/ dining room with kitchen area on the first floor with small bridge leading to a garden.

**Garden Cottage:** (sleeps 4) Similar to Orchard Cottage, this provides a ground floor double bedroom with four-poster bed, twin bedroom with bunk beds and bathroom. On the first floor there is an open-plan sitting room/dining room/kitchen with small bridge leading to a garden.

**Fern Cottage:** (sleeps 4) One of the most recently converted cottages with open-plan sitting room/dining room with beamed ceiling and separate kitchen on the ground floor and double bedroom with four-poster bed, twin bedroom and bathroom on the first floor.

**Whortleberry Cottage:** (sleeps 6) A spacious cottage converted at the same time as Fern Cottage providing a sitting room and separate kitchen/dining room on the

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ground floor with master bedroom with four-poster bed and en-suite shower room, two further bedrooms and bathroom on the first floor.

**Rose Cottage:** (sleeps 6) One of the original farm cottages, this has a sitting room with beamed ceiling and a wood burning stove set into an original stone fireplace, kitchen/dining room and a double bedroom on the ground floor with double bedroom with four-poster bed and en-suite bathroom, twin bedroom, bathroom and WC on the first floor.

**FACILITIES:** Indoor swimming pool complex with tiled floor, exposed roof trusses and raised seating area at one end with tables and chairs. Heated pool measuring 31'8" x 13'9" (9.7m x 4.24m), two **changing rooms** each with shower cubicle and one with WC, two Vaporex dehumidifiers and Calorex heat pump.

**Games room** with pool table and table tennis table.

**Laundry room** for the use of guests with two freezers, automatic washing machine and tumble dryer together with range of tourist information.

All weather **tennis court** situated at the top of the site over-looked by a **summerhouse** with an open fireplace and stone patio area.

**OUTBUILDINGS:** Close to the east end of the house is a small range comprising **farm office**, **service room** for changeovers and **store** containing spare equipment. To the west of the farmhouse is a **workshop** 61'6 x 15' with up and over door, workbench, water, power and lighting. Adjoining this is a **carport** with concrete floor, power and lighting. There is a range of stone **former pigsties** 30'6" x 10'3" used for general storage and housing a generator. Beyond is a **double garage** with two up and over doors, concrete floor and electric power and lighting. There is also a **garden store** and two **greenhouses**.

**GARDENS AND GROUNDS:** The immediate gardens and grounds are a particular feature of the property, extending to approximately 4 acres with a small stream cascading down the valley and feeding a pond. To the front and side of the farmhouse is the owners' private garden which is enclosed by stone walls and is principally laid to lawn with surrounding flower borders. Alongside the pond is a paved sitting area. To the rear are informal grassed areas with a wide variety of mature trees and shrubs with a wooded area alongside the tennis court and summerhouse and two loose boxes. Within the grounds is a red telephone box with payphone and a Victorian post box from which collections are still made.

**THE LAND:** Beyond the immediate grounds there are three principal pasture enclosures amounting to approximately 14 acres together with an area of attractive, mainly deciduous woodland running alongside the drive. Within the lower field there is a pond fed by the stream. The total area extends to approximately 24.78 acres (10.03 hectares) and forms a delightful setting for the farmhouse and holiday cottages.

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**LOT 2 - FARM BUILDINGS AND 142.40 ACRES:** A well managed and productive run of pasture land including a **range of stock buildings** with hay/straw storage and a stone **'Shepherds barn'**.

With main road access on the eastern corner and western boundaries as well as 'Hare Path lane' running the entire length of the northern boundary, the land is well serviced by access lanes and points. A lovely run of primarily level pasture ground running from east to west along the northern side and a sloping internal valley for grazing. The land is suitable for cattle and sheep.

The hedges have been well maintained and protected by stock proof sheep netting with barbed wire over. Water is available from a natural spring supply which services the buildings as well as other springs and streams within the land itself.

The parcel includes about 2.5 acres of Triscombe woods, a broadleaf woodland where the stone **'Shepherds Barn'** will be found and further 1.72 acres of conifer plantation on the western boundary adjoining the road.

The **farm buildings** form a covered area measuring approximately 120' x 48' of cattle housing with an old Dutch barn providing hay/straw storage within the building range.

There is a hard standing for round bales to the side and access from 'Hare Path lane' to the north.

**SINGLE PAYMENT SCHEME:** The farm is registered for SDA entitlements under the single payment scheme.

The entitlements are included in the sale with the current years payment to be reserved and the purchaser to undertake to cross comply until the year-end. If the property is sold in Lots the entitlements will be apportioned.

**ENVIRONMENTALLY SENSITIVE AREA (ESA) AGREEMENT:** The land is subject to an ESA agreement, which runs until 2013. All capital works have been completed under the agreement and the management payment is paid annually. The purchaser will undertake to complete the agreement as part of the purchase.

#### **GENERAL REMARKS**

**SERVICES:** Mains electricity. Private spring and borehole water supplies. Private drainage. Oil fired central heating in the farmhouse, electric heating in the cottages.

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**LOCAL AUTHORITIES:** West Somerset District Council, 20 Fore Street, Williton TA4 4QA Tel: 01984 632291

Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL. Tel: 01398 323665.

South West Water PLC, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR. Tel: 0845 6012989.

Western Power Distribution, Osprey House, Sowton, Exeter, Devon, EX2 7HZ. Tel: 0800 169 1144.

**THE BUSINESS:** The present owners have been in occupation since 1997 during which time they have built up a successful holiday letting business with strong repeat bookings. They promote the cottages through their own website [www.triscombefarm.co.uk](http://www.triscombefarm.co.uk) and through national letting agents. The location within Exmoor National Park lends itself to an extended season and there is potential to expand the B&B trade. Trading figures can be made available to bona fide purchasers who have viewed the property.

**TOWN AND COUNTRY PLANNING:** Six of the cottages have full planning for residential use and four are restricted to holiday occupancy.

**SPORTING AND MINERAL RIGHTS:** The sporting and mineral rights insofar as they are owned are included with the freehold.

**FIXTURES AND FITTINGS:** All fixtures and fittings within the farmhouse unless specifically referred to within these particulars are expressly excluded

from the sale. Those within the holiday cottages, together with furnishings and equipment are included in the sale.

**FARM SALE:** The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

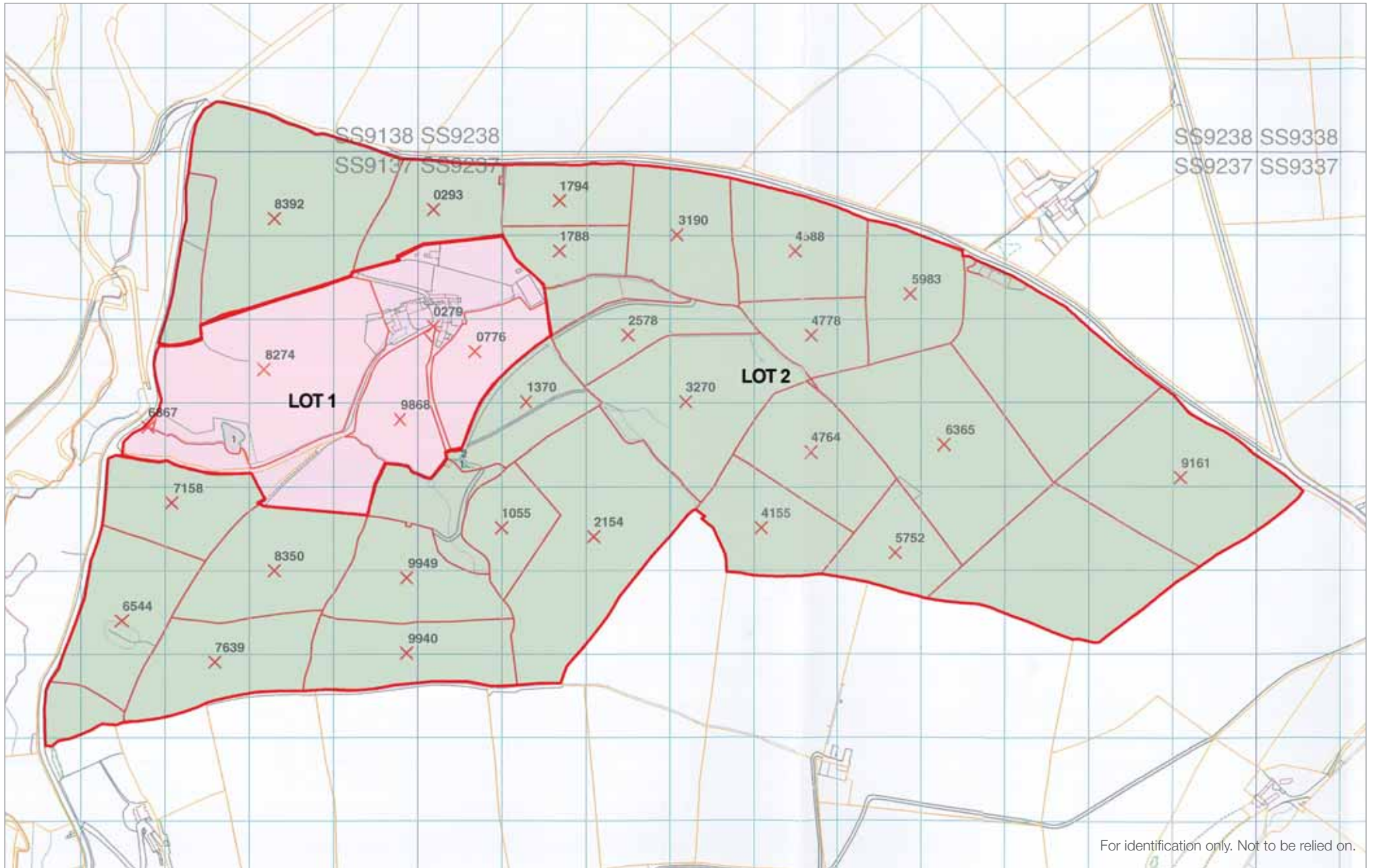
**WAYLEAVES, RIGHTS OF WAY ETC:** The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

**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.

**VIEWING:** Strictly by appointment either with Stags Holiday Complex Department on 01392 286900 or the Farm Department 01392 680059.

**DIRECTIONS:** from the M5 (Junction 25) at Taunton take the A358 towards Minehead. Follow signs for Bishops Lydeard but ignore turnings into the village and shortly afterwards turn left under a railway bridge onto the B3224 towards Wheddon Cross. Keep straight on at Raleigh's Cross Inn and, after 1 mile, fork right and continue to follow the B3224 to Wheddon Cross. Turn left in the village onto the A396 and Triscombe Farm is situated on the left after about 1 mile.

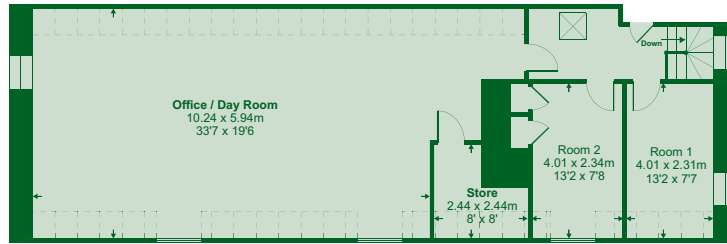
**DISCLAIMER:** These particulars are a guide only and should not be relied on for any purpose.



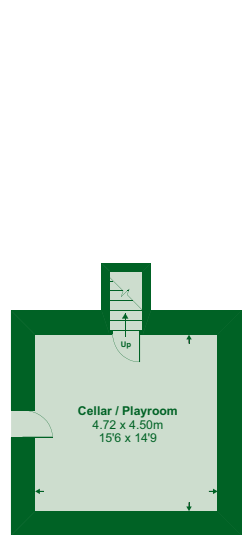
For identification only. Not to be relied on.

# Triscombe Farm House

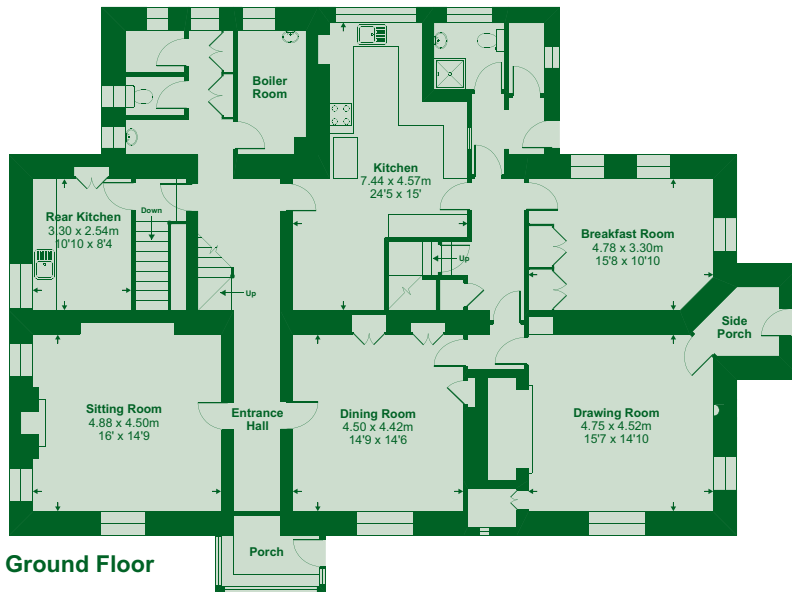
Approx. Gross Internal Floor Area 478.2 Sq Metres 5148 Sq Ft (Excludes Restricted Head Height)



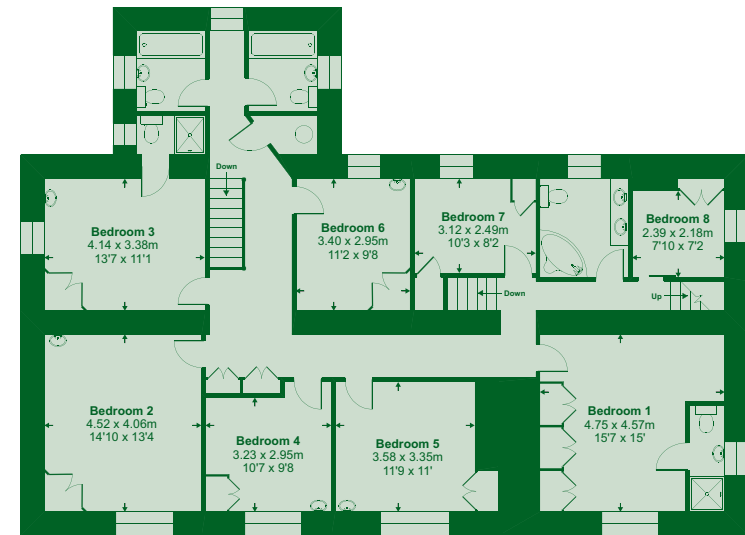
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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