Burnt House Farm
Hockworthy, Wellington, Somerset TA21 0NN

Wellington 8 miles • M5 (J27)/Tiverton Parkway Railway Station 4 miles

A wonderfully situated farm of 117 acres centred on a versatile six bedroom farmhouse providing complete seclusion

- Renovated and extended five/six bedroom farmhouse offering versatile accommodation
- Attractive gardens and grounds including Lime Kiln and former quarry
- 117 acres including 77 acres of pasture and 38 acres of woodland
- Long private access with electrically operated gates
- Currently a deer farm, adaptable for all livestock
- Wonderful views towards the Blackdown and Quantock Hills
- Offered as a whole or in up to four lots

In all 117.17 acres (47.42 hectares)

For sale by Private Treaty
Viewing
Strictly by prior appointment with Stags 01823 662822 or 01392 680059.

Situation
Burnt House Farm enjoys a secluded rural yet accessible location south west of the small unspoilt village of Hockworthy which lies close to the Somerset/Devon border. Hockworthy is surrounded by delightful rolling countryside and is 2 miles west of the sought after village of Holcombe Rogus with its public house, church, shop and primary school. There is also a pub at Staple Cross which it is possible to walk to. Wellington is within 8 miles and offers an excellent selection of shopping, recreational and educational facilities. The County Town of Taunton is a further 7 miles east of Wellington where an even greater selection of facilities can be found together with a main line rail link to London Paddington. Junction 27 of the M5 motorway is also readily accessible some 4 miles to the west together with Tiverton Parkway railway station again providing a main line rail link to London Paddington. There is excellent schooling with both Blundells and Wellington School as well as three private schools in Taunton all within easy reach and Burnt House is within the catchment area of Uffculme School. The City of Exeter is within 20 miles with its University and Airport which is located on the outskirts of the City.

Introduction
Burnt House Farm enjoys peace and quiet and is an ideal opportunity for those seeking the rural idyll. The land has been farmed extensively as a deer farm for many years with all the land being pasture together with mature woodland. It can be purchased as a whole or in lots. The deer could also be available by negotiation.

LOT 1: The house, gardens, buildings with 33 acres of pasture and 5 acres of woodland, in all 40.11 acres
Burnt House Farm is centred on a five/six bedroom detached farmhouse which we understand dates back in part to 1830 as a lime kiln worker’s cottage. This then fell into disrepair in the 1960s and was converted by the current owners in 1989/1990 and later extended in 2007. It is constructed partly of stone with part rendered and colourwashed exterior elevations beneath a slate roof. The property is offered in good decorative order throughout and benefits from oil fired central heating, double glazed windows throughout together with solar panels which were installed in 2012. Outside the property stands within beautiful gardens and grounds along with garaging, with a good range of outbuildings and wonderful views over its surrounding land.

Accommodation
Glazed door to;

Entrance Hall: With stairs to first floor.

Sitting Room: With an open fireplace with stone surround and hearth with wood mantle over. Beamed ceiling, recessed shelving and views from two aspects. Patio doors to garden and five wall light points.

Dining Room: With brick fireplace with matching shelving and surround with inset woodburner. Beamed ceiling, views from two aspects and four wall light points.

Kitchen/Breakfast Room: With a hand built oak kitchen comprising 1.5 bowl single drainer sink unit with mixer taps over. Adjoining tiled worktops with a range of floor and wall mounted cupboards and drawers. Integrated fridge and freezer and space for dishwasher. Recessed four oven Aga with warming plate for cooking purposes and hot water. Double aspect views.

Utility/Boot Room: With 1.5 bowl single drainer sink unit with mixer taps over. Adjoining worktop surrounds with cupboards and drawers beneath. Space for washing machine and cooker. Controls for central heating and hot water and stable door to covered front porch.

Inner Hall: With window to rear and door to double garage.

Cloakroom: With low level WC and wash hand basin.

First Floor
Landing: With large study area with window to front and trap access to roof void.

Bedroom 1: With fine views from two aspects and fitted wardrobes. Door to;

En Suite Bathroom: Comprising pine panelled bath with shower arrangement. Pedestal wash hand basin with light/shaver socket over. Low level WC and extractor fan and heated towel rail.

Inner Landing: With built in airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Trap access to roof void.

Shower Room: With large walk in shower, pedestal wash hand basin and low level WC. Heated towel rail and trap access to roof void.

Bedroom 2: With fitted wardrobe and fine views.

Bedroom 3: Currently used as a dressing room but with window to rear and fitted wardrobe.

Bedroom 4: With window to rear.

Family Bathroom: Comprising panelled bath with Victorian shower attachment. Large shower cubicle and pedestal wash hand basin with light/shaver socket over. Low level WC and light/extractor fan and heated towel rail.

Annexe/Bedroom 5: A delightful room with views from two aspects and suitable for an open plan living/dining/kitchen comprising kitchenette with 1.5 bowl single drainer sink unit with mixer taps over. Adjoining worktop surrounds with a range of floor and wall mounted units. Built in Hotpoint halogen hob with extractor hood over. Door to;

Bedroom 6: Fine views from two aspects and wardrobe. Door to;

En Suite Shower Room: Comprising large walk in shower, pedestal wash hand basin with light/shaver socket over. Low level WC and heated towel rail. Airing cupboard with pressurised hot water cylinder and slatted shelving.

Gardens & Grounds
The farmhouse is approached over a long entrance drive/track with electrically operated gates that lead to the property. The gardens and grounds are entered via a five bar gate with gravelled driveway providing ample parking and turning and access to the DOUBLE GARAGE with metal up and over doors and is connected with power and light with window to side, door to rear and further doorway to inner hall. The property is surrounded by lawns with well stocked flower and shrub borders, large paved sun terrace and bank to rear, oil tank and external oil fired boiler supplying domestic hot water and central heating. Adjacent to the property
is a DOUBLE CAR PORT and GARDEN STORE of timber construction under a galvanised iron roof. Immediately in front of the property is an attractive enclosed garden with a number of oak trees. Close by is an ORCHARD with general wooden SHED and a selection of fruit trees including plum, pear and apple. Beyond the main gardens and grounds is access to the lime kilns and disused quarry beyond which is now a wildlife haven.

Land
The land is in a ring fence the house is centrally situated within it and there are five principle pasture fields ranging in size from 4 acres to just over 11 acres. There is a central track running east to west through Lot 1 which includes the entrance drive, the land is fairly level and there is 4.86 acres of woodland with the major woodland extending to over 3 acres being immediately to the west of the farmhouse and including the former lime kiln. In all there are 33.69 acres of pasture land with road frontage along the south west boundary and access to the other fields from the central track or from field to field. In field 5502 there is a newly constructed general purpose building 89’ x 20’ of timber frame construction with timber cladding to the rear and sides under a metal sheet profile roof and open fronted with six metal gates. There is a timber field shelter 18’ x 10’ in field 7133.

LOT 2: Woodland – 14.39 acres (5.82 hectares)
This block of woodland is situated immediately to the south of Lot 1 and has two hard entrances from the council lane running along the south west boundary. The woodland has been thinned in recent years and has a mixture of trees Norway Spruce (Christmas trees) some Ash, Cherries and Oak with a screen around of Scottes Pine. This block of woodland is generally north facing and it would enhance Lot 1 rounding off the boundaries of the residential part of the property. If the purchaser of Lot 3 is a different person to the purchaser of Lot 2 then a full right of way will be granted to Lot 3.

LOT 3: Woodland – 14.82 acres (5.99 hectares)
Known as Snooks Wood and Butchers Plot. This block of woodland is situated immediately to the east of Lot 2 with a right of way for access through Lot 2.

LOT 4: Pasture & Woodland – 47.85 acres (19.36 hectares)
This block of land also in a ring fence, is situated to the north west of Lot 1 comprising 44 acres of pasture which is either fairly level or has a gentle south easterly slope. There is a central belt of woodland together with a plantation along the eastern boundary. There is access directly from the council road on the north east boundary and on the western side access is gained from the council lane running south from Chimney Down and north from the main farm entrance with a right of way over a track way opposite South Staple Farm.

Fencing
The prospective purchasers should note that all the fields are fenced with deer fencing and gates and there are a number of internal tracks serving the various fields.

Services
Mains water and electricity are connected to Lot 1. Private drainage. Oil fired central heating. Solar panels installed 2012. There is a water meter in the north east boundary of Lot 3 but water is not currently connected to the various fields.

Local Authority
Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP. Telephone 01884 234343. Email: customerfirst@middevon.gov.uk.

Single Payment Scheme
The land is registered with the RPA and currently has the benefit of entitlements which are not included in the sale but will be available to the purchasers at market value should they be required. The Single Farm Payment for the year 2014 is reserved in full to the vendor.

Sporting & Mineral Rights
The sporting and mineral rights insofar as they are owned are included with the freehold.

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

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

Plans & 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.

Directions
From junction 26 of the M5 motorway, follow the signs to Wellington and at the roundabout with the A38 take the first exit signposted Exeter and continue along here for approximately 2.5 miles. At the next roundabout bear left and continue along the A38 passing The Beambridge Inn and continue to the top of the Whiteball Hill. Turn right signposted Holcombe Rogus and after approximately half a mile turn left and follow the signs into the village. Continue into the village passing Holcombe Court on the right and follow the signs to Cockworthy. After approximately 1.5 miles turn left just before the village and continue up the hill and at the next T junction turn right. Continue along here for a short distance whereupon the entrance drive to the farm will be seen on the right hand side with the sign Burnt House.

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