



## Hazels Farm

Stoodleigh | Tiverton | Devon | EX16 9PT

An exciting opportunity to acquire a delightful equestrian property with an extensive range of outbuildings offering potential for conversion, beautifully situated in its own valley with c.47 acres.

Stunning, rural location with no near neighbours

Beautiful views over own land and valley

Long entrance drive

5 bedroom farmhouse

Extensive range of farm outbuildings with potential for conversion (STPP)

Equestrian facilities including stabling and outdoor school

c. 47 acres of stock proofed pasture land

Fast water stream

Tiverton c. 5 miles, M5 & Tiverton Parkway c. 11 miles

### Situation

Hazels Farm lies in the most idyllic, rural location, surrounded by its own land in a beautiful, small valley offering complete peace and seclusion yet is situated just 5 miles north of Tiverton and 3 miles from the popular village of Bampton. Both centres provide an excellent selection of local amenities with Tiverton offering superb shopping and supermarkets including an M&S Food Hall. The M5, just 11 miles away via the A361 North Devon link road, offers easy access to Exeter to the south and Bristol to the north, whilst Tiverton Parkway railway station provides regular services to London Paddington in approx. 2 hours. There are many highly regarded primary schools in the area including Rackenford, Bampton and Bolham and the property is within the 10 mile discount radius of the renowned Blundell's School in Tiverton. The area offers superb walking, riding and cycling routes with the beautiful Exmoor National Park to the north and the rugged North Devon coastline to the northwest.





## The Property

Hazels Farm is approached over a long private driveway to the farmhouse and buildings which sit well within the land enjoying great privacy and a beautiful, rural outlook. The farmhouse is believed to date back to the 17th century to the rear, with later additions to the front and comprises spacious, family accommodation including a delightful sitting room with the original beams, inglenook fireplace and woodburning stove. There is a well fitted country style kitchen with Aga, dining room, second sitting room and a snug. Upstairs there are 5 bedrooms, two of which are en-suite, a study and a family bathroom.

Gardens: To the rear of the house is a pretty, enclosed, west facing lawned garden with a decked seating area and a pond.

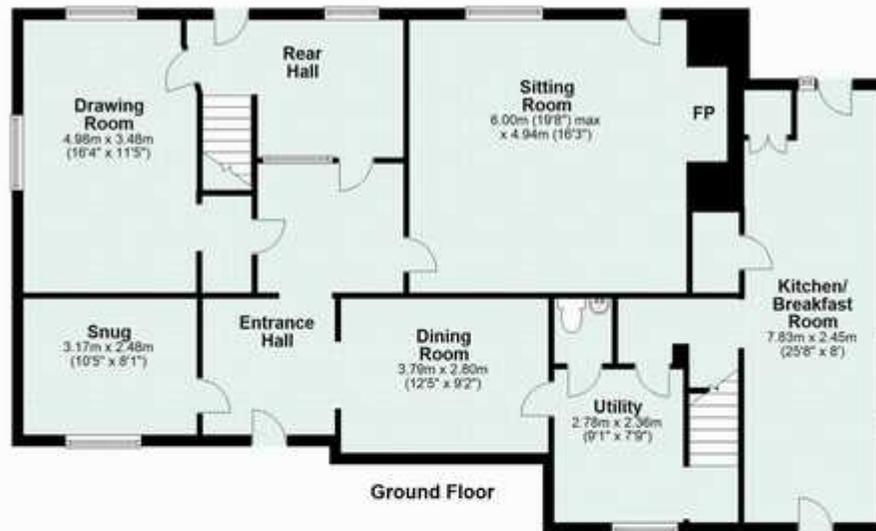
## Land

The property stands in around 47 acres of pasture land comprising a mixture of established woodland and gently sloping grazing paddocks and enclosures which have been well stock proofed by the current owners. The land is bordered by woodland and there is a fast running stream. A track leads through the centre of the land giving access to the paddocks and buildings.

## Agricultural/Equestrian Buildings

The buildings in the main yard offer some fantastic opportunity. The current owner has applied for a class Q change of use for the two main buildings (60 x 36 approx and 60 x 30 approx) that offer the purchaser great options for multiple occupancy or as an income(STPP), or indeed as they are currently being used for equestrian purposes. There is a large stable block with 9 boxes, a storage building, hay barn, multiple open fronted modern linhay buildings, field shelters and a traditional stone and timber built detached former linhay. The current owners have added an outdoor sand school just beyond the main equestrian buildings.





## Directions

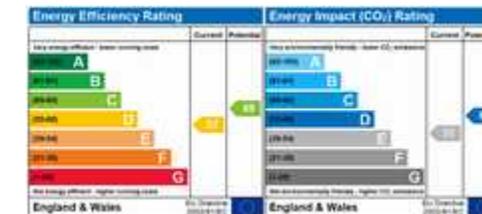
From Tiverton, at the Bolham roundabout, take the A396 signed to Bampton and after approximately 4 miles, turn left at the staggered cross roads in the centre of Cove. Continue for about 0.2 miles, over the bridge and bear immediately left, follow the lane along the river, pass the sign for Washfield, proceed up the hill and the entrance to Hazels Farm will be found on the right.

## Council Tax

Band G

## Energy Performance Certificate

Seddons have a full EPC for this property, available on request or via the internet.



## Bampton

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Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.



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