



Woodscombe Farm

Tiverton | Devon | EX16 8NT





Woodscombe Farm is an impressive 6 bedroom country home, with a separate 2 bedroom cottage, outbuildings, approx 58 acres of land, an aircraft hanger and runway!!

Stunning country property
Accessible rural location
Approx 58 acres
6 bedroom farmhouse
2 bedroom barn conversion
Various outbuildings with potential
Aircraft hanger and runway

Price

Offers In Region of £1,750,000

Viewing

By prior appointment only
Tiverton

01884 253500

tiverton@seddons.com



Woodscombe Farm is a fantastic small holding, located in a superb position between Exmoor and Dartmoor National parks. The current owner has extensively improved the property with works including a new master bedroom suite and kitchen extension. As well as this they have developed a 300m light aircraft runway and hanger. This really is a unique lifestyle property and offers a hugely versatile scenario for the new owner.

The approach into the property is by it's own private driveway, flanked on both sides by its own land. The property sits centrally within the approx 58 acres, offering a good degree of privacy and the feeling of peace and seclusion.

The farmhouse provides spacious and versatile accommodation. There are a number of entrances into the property, the main front door leads to an inner hallway that gives access to all the main rooms and stairs to the first floor. The sitting room is a spacious dual aspect room with feature fireplace and inset wood burning stove. Across the hallway is the formal dining room, again with a feature fireplace and views out over the enclosed front garden. The modern kitchen/breakfast room is a real feature of the property with spotlighting and a central island. Adjoining this room is the south facing conservatory built in the enclosed front garden and with a very pleasant outlook over the ponds. Also on the ground floor is a large utility room, shower room, office and third reception/laundry room.

On the first floor at the top of the stairs is what was formerly the master suite - a large dual aspect double bedroom with vaulted ceilings, plenty of storage and an en suite with corner bath and shower. There are three further double bedrooms and a family bathroom in the older part of the house, a hallway leads to the modern extension, that offers two large doubles, the new master with walk in wardrobes and an impressive en suite with a shower and feature bath that makes the most of the views over the ponds and the countryside beyond.



The gardens of the farmhouse extend to the front rear and side of the property. To the front is an enclosed south facing area with a patio/entertaining area, lawn and established borders. To the side are large ponds, one leading into the other. This is a beautiful nature area and currently home to a family of ducks. At the rear of the property is the circular driveway with established central planting. Beyond this is a large lawn area, great for children to kick a ball around and enjoy. To the side of this area are back to back garage/workshops and adjoining kennels.

The separate accommodation is a former barn converted in approx 2000. Currently let at £695pcm this is an ideal investment or could offer further potential for either dual occupancy or holiday letting(STPP). The accommodation is single storey and comprises Kitchen/dining room, utility, sitting room, bathroom with separate shower and two double bedrooms. Outside the property has the benefit of an enclosed garden with a patio and lawn area.

To the rear of the converted barn is a two bedroom static caravan set within its own garden area, with some upgrading this may offer the potential for further let able accommodation (STPP).

The outbuildings at Woodscombe farm offer great further potential. The barn which adjoins the converted barn was granted planning at the same time and therefore we assume that the planning for the second annex remains in place. Plans for this are available by request. This barn currently comprises four stables, a tack room and a store room.

Beyond the main house and barn are a range of further buildings, just beyond the main garden is a potential garage/wood store and hayloft. This building would benefit from some upgrading and may even offer planning potential (STPP).

Beyond this building are large inter linking modern farm buildings, currently being used for stabling, a cattle barn and storage of farm machinery. Again these buildings may offer further planning potential (STPP). Behind the barn conversion is another large modern farm building currently being used for cattle and further farm storage

A field away from the barn conversion is the aircraft hanger and 300m runway. This building and runway was created by the current owner and is used under a 28 day annual license. This would only be suitable for certain light aircraft and is also used for landing and storing helicopter.

Layout and measurements of these buildings can be found within the floor plans.

The land at Woodscombe is diverse but mainly pasture, there are also some small areas of woodland and to the east is a wildlife area of wetter ground and rough grazing adjoining the River Dalch. Some of the land has previously been used as arable and the former owners had an active clay shoot. Most of the land is currently let out for grazing.

The property is located in an attractive and unspoilt area of Devon countryside enjoying easy access to Exmoor and the coast. The farm is situated close to the village of Nomansland and approximately 3 miles east of the larger village of Witheridge which provides a Post Office, shop and public houses.

The mid Devon market town of Tiverton lies approximately 8 miles to the east offering a wide range of scholastic, social and shopping facilities. From Tiverton the A361 dual carriageway links to the M5 (J27) and Tiverton Parkway railway station with Intercity direct line service to London Paddington.

There is an excellent range of good schools nearby, both in the independent and state sectors including Blundells (located at Tiverton), Wellington School (Wellington), with further independent schools in West Buckland, Taunton and Exeter.

Directions

Take the B3137 out of Tiverton heading towards Witheridge. Follow this road for approximately 8 miles until you come to Nomansland and turn left opposite the pub. Carry on down the hill and the turning for Woodscombe Farm is on the left at the bottom of the valley, proceed for approx half a mile along the properties private concrete driveway where you will find the farm.

Utilities

Mains electricity, private water and drainage. LPG central heating.

Local Authority

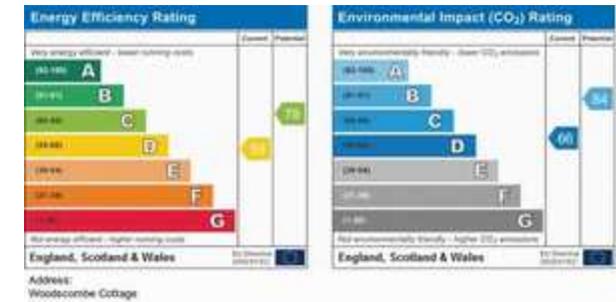
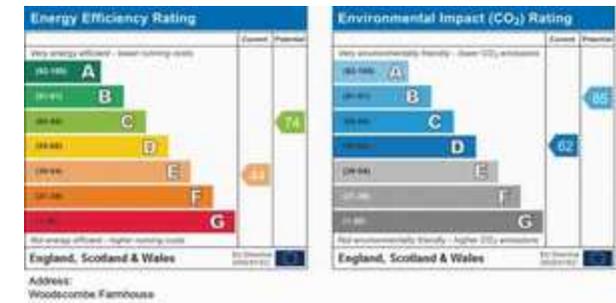
Mid Devon District Council,. Council Tax Band F

Mortgage Required?

Contact Seddons on 01884 253500 or enquiries@seddons.com







Energy Performance Certificate

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

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.



www.seddons.com



BAMPTON • CULLOMPTON • DULVERTON • HONITON • TIVERTON • LETTINGS • LONDON • FINANCIAL

Seddons is a trading name of Seddon Estate Agents LLP which is a Limited Liability Partnership registered in England and Wales. Partners: Nick Seddon, Rob Hain, Bridget Proud. Associate Partners: Dan Bantley