

DAWS FARM

Dulverton, Somerset TA22 9LQ



Exmoor Farmers Livestock Auctions Ltd
Cutcombe Market, Wheddon Cross, Minehead, Somerset, TA24 7DT
Tel: 01643 841841
Email: exmoorfarmers@exmoorfarmers.co.uk
www.exmoorfarmers.co.uk





DAWS FARM

Brompton Regis, Dulverton, Somerset

141.2 acres in total

Available as a whole or in two Lots

Taunton 24 miles – Tiverton 16 miles –

Minehead 15 miles – M5 J27 25 miles

Outstanding rural location within the sought after
Exmoor National Park

Farmhouse and traditional barns with potential

141.2 acres with agricultural, sporting and recreational potential.



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SITUATION

The property is within the picturesque Exmoor National Park, being a short distance to the north of Dulverton and to the west of the village of Brompton Regis.

Access via a long private drive, with a south facing position having outstanding views over the surrounding countryside and in particular, the valley to the south side of the house. Daws Farm is superbly situated within its own land and offers a most private and rural location.

Within this rural setting the property is still easily accessible to the surrounding districts, being within convenient driving distance of the popular Exmoor villages and towns of Dulverton, Brompton Regis, Winsford and Exford.

The larger towns of Minehead and Dulverton offer a comprehensive range of facilities including middle & primary schools. Secondary schooling is available at Minehead or Wiveliscombe with independent schools in Taunton, Wellington, Tiverton and West Buckland. The Exmoor National Park and surrounding districts offer an abundance of recreational and sporting activities, including the nearby Wimbleball Lake and the spectacular coastline to the north and west.



DESCRIPTION

Daws Farm is available as a whole or in two Lots, comprising in total 141.2 acres with the farmhouse well-situated within its own land, nearby a large traditional stone barn and a further stone barn and other outbuildings are situated just to the north side of the farmhouse.

Daws Farm comes to the market for the first time since 1965 and now requiring updating and modernisation, affords the potential to create an exceptionally attractive and well-situated family home occupying a secluded south-facing position.

The traditional stone barns offer potential for a variety of uses, subject to necessary planning consents.

The majority of the land is down to permanent pasture and has currently been used for the grazing of livestock and production of fodder. There are a small number of game cover crops and areas of woodland which have been utilised for a successful small pheasant shoot.

Lot 1 – Farmhouse, Buildings and Land extending to 71 acres

The Farmhouse

The farmhouse occupies a sheltered position, south facing at the end of its own private drive from the council road to the north. There is an extensive area for parking to the side and front of the house.

Entering the house via the conservatory at the front, leads to a spacious dining room with a solid fuel Rayburn providing hot water and heating, situated in a feature fireplace with a bench seat to the right hand side.

Door leads through to the kitchen at the rear of the property, with an adjoining pantry and a utility room with a downstairs WC. The main sitting room is on the west side of the house with a stone open fireplace and window to the front elevation with a further door leading to the downstairs family bathroom and stairs rising to the first floor. On the first floor accommodation comprises three double bedrooms with two to the front of the house, a further single bedroom and a separate WC with hand basin.



OUTSIDE

Immediately in front of the house, adjacent to the tarmac parking area, is an attractive feature pond with adjoining garden and areas of shrubs, together with a small polytunnel.

A traditional stone built single-storey barn, under a slate roof adjoins this front garden area and has been used for storage and livestock housing. Attached to the traditional barn is a further extensive area of covered accommodation being of wooden pole construction with galvanise sheeting providing accommodation for livestock and machinery storage with far reaching views over the adjoining valley and countryside.

A gate from this building gives immediate access to the valley in front of the house. A further garden area situated on the east side of the house raised on the adjoining bank comprises a mixture of lawn and shrub areas.



OTHER BUILDINGS

A comfortable distance from the farmhouse, to the north side a further range of farm buildings comprise a traditional stone barn with slate roof, currently providing loose boxes for livestock and storage. Nearby is a second attractive pond.

A mono-pitch four bay pole barn with galvanised sides, largely concreted floor and a yard area adjoining currently used as a machinery store. Nearby a three bay pole barn of timber, galvanised iron and concrete panel and block construction with lean-to on the south side, concrete floor and apron in front currently used for machinery storage. Two small wooden huts situated on the edge of this buildings area, enjoy the extensive views over the adjoining valley.

This farm building area has a separate access from the farm drive, prior to arriving at the farmhouse.



THE LAND

The land with Lot 1 comprises 70 acres in total being principally pasture land, situated to the south of the farmhouse but also including the fields immediately adjoining the east side of the drive. At the south west corner Daws Wood adjoins the A396 road and comprises a mixed woodland of mainly deciduous trees.

Lot 1 can be seen outlined in red on the farm plan.

Lot 2 comprises 71.2 acres, this block of productive pasture land lies to the west and north side of Daws Farm with access from the council road known as Hownel Lane, situated on the north side. The majority of the land is mainly level with a slight southerly aspect whilst the field adjoining Daws Wood does drop away steeply to the south.

Lot 2 can be seen outlined in blue and shaded blue on the farm plan.



GENERAL REMARKS

Tenure and possession

The property is offered for sale by private treaty with the benefit of vacant possession upon completion, subject to any rights of holdover which may be required.

Services

Mains electricity. Septic tank drainage for the farmhouse. Water supply for the farm comprises a spring in the orchard beside the house together with a bore hole if required for livestock. There is a further well also, which has a UV filter in place.

Environmental Schemes

Whilst the farm is registered on the Rural Land Registry, there are currently no Countryside Stewardship or other environmental schemes in place, affording the successful purchasers the opportunity to make a new application for revenue and or capital grants.

Sporting Rights

The shooting rights across the property are included in the sale. The hunting rights have been vested in the Badgworthy Land Company.

Rights of Way, Easements, Wayleaves etc

It is not known that there are any public footpaths or access over the property but the property is offered and as far as required by the vendors will be conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages whether specifically referred to in these particulars of sale or not.

Outgoings

The local council tax on farmhouse is band D, together with the usual service and environmental charges where applicable.

Local Authorities

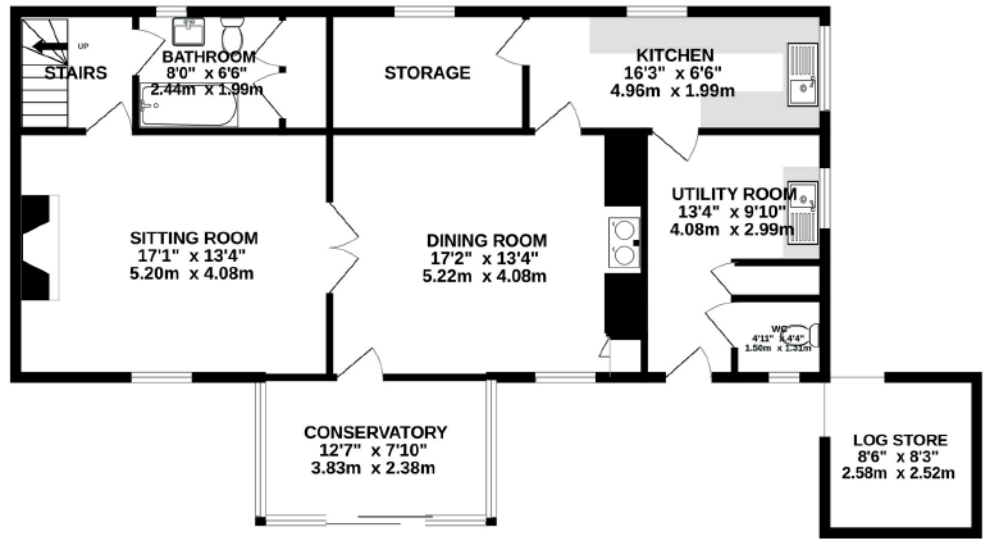
Exmoor National Park Authority, Exmoor House, Dulverton, Somerset TA22 9HL.Tel: 01398 323665.

Viewings

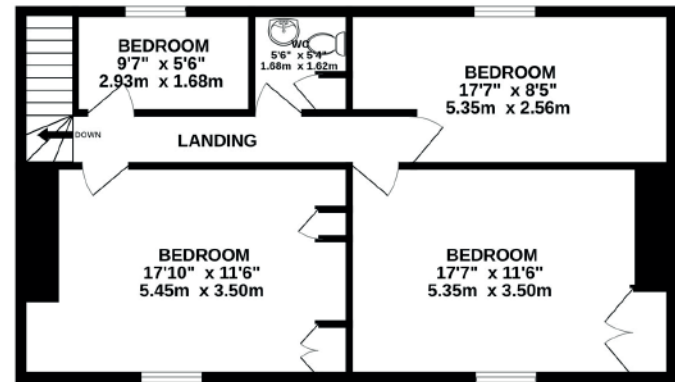
Strictly by a prior appointment with the sole agents, Exmoor Farmers Livestock Auctions Ltd 01643 841841 or exmoorfarmers@exmoorfarmers.co.uk.



GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



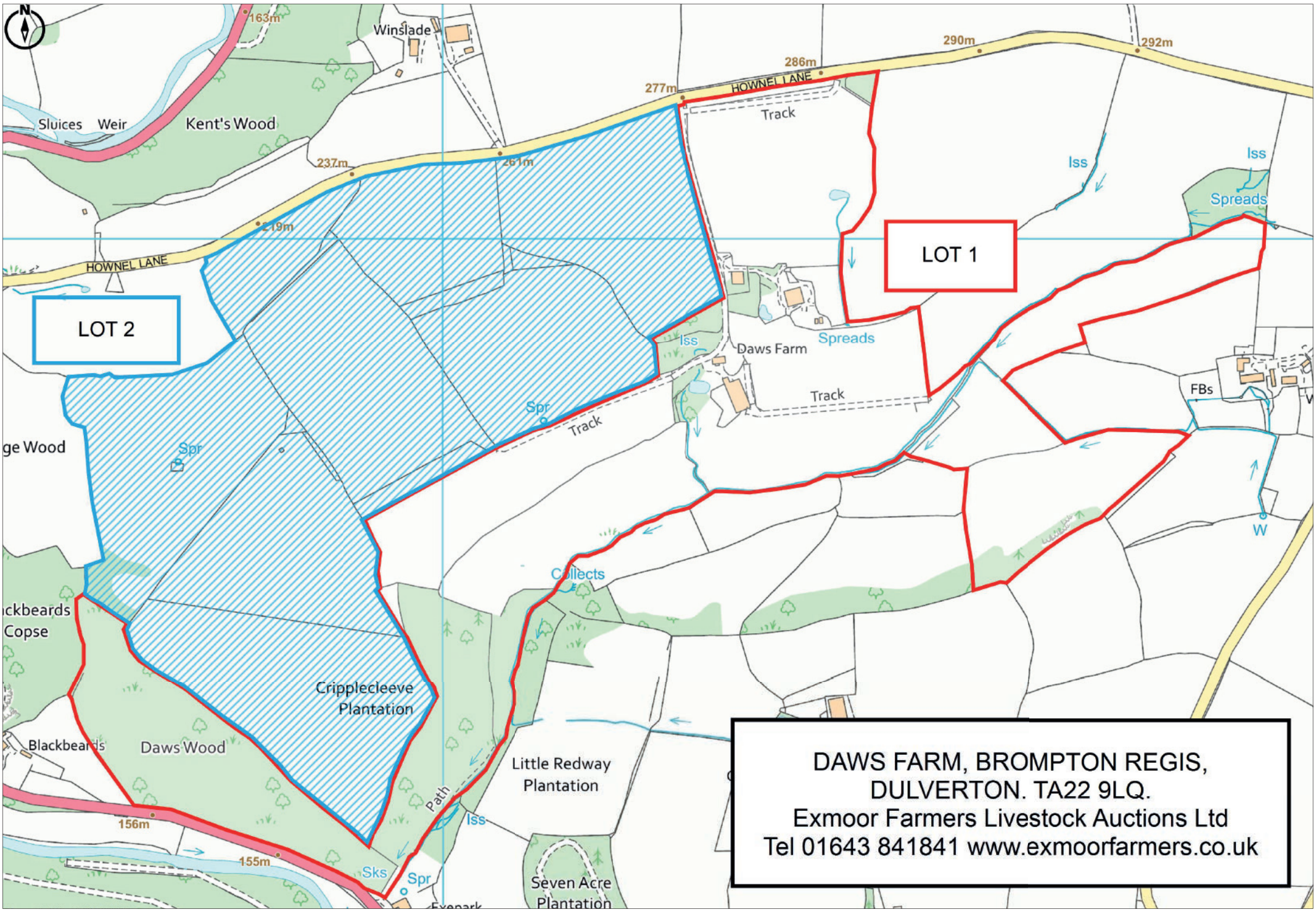
TOTAL FLOOR AREA : 1699 sq.ft. (157.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	12 G	

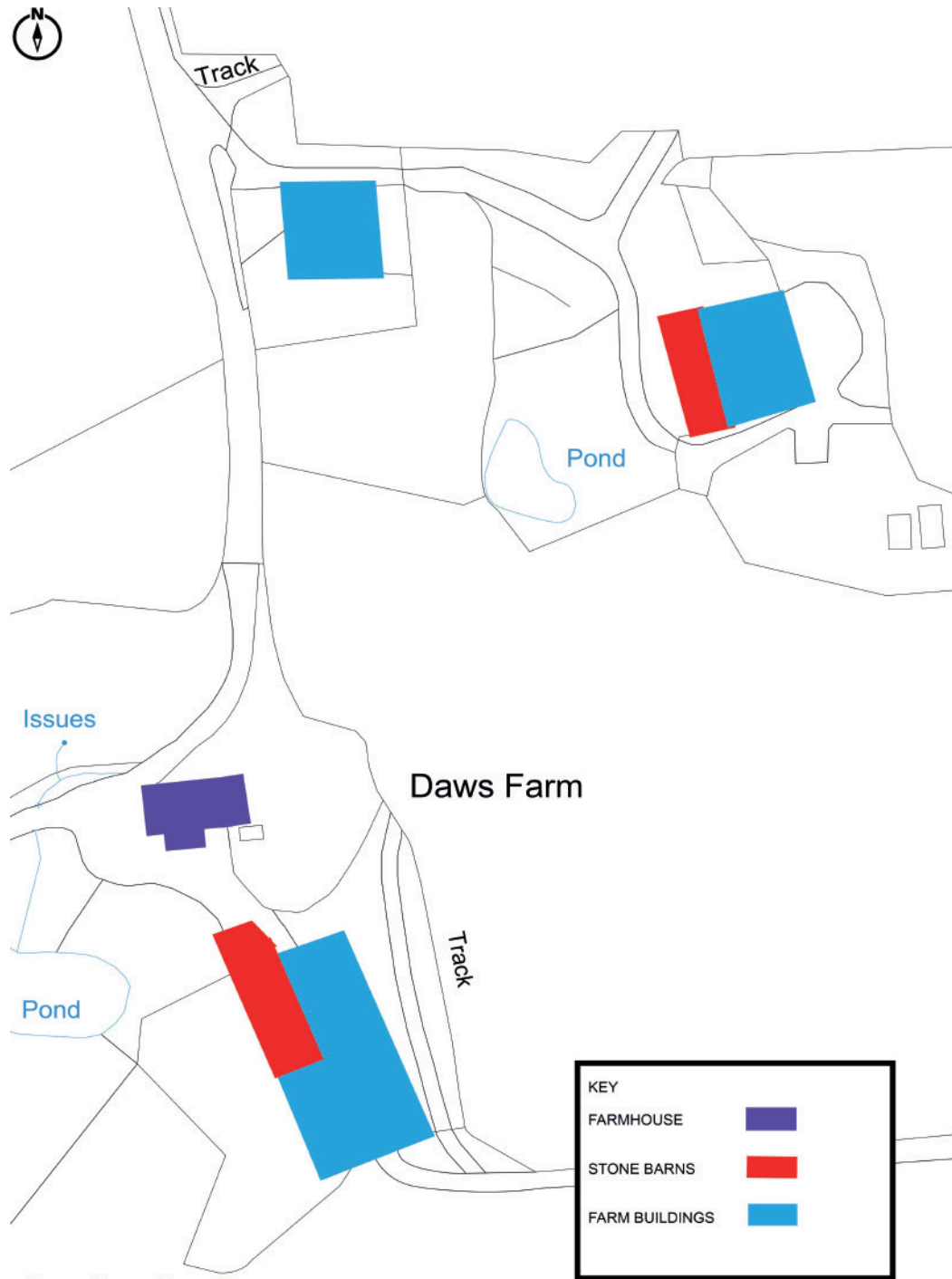


LOT 2

LOT 1

**DAWS FARM, BROMPTON REGIS,
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YARD PLAN



KEY	
FARMHOUSE	
STONE BARNs	
FARM BUILDINGS	



