STAGS

Great Hayne Farm

Great Hayne Farm

Cheriton Fitzpaine, Crediton EX17 4HR

Cheriton Fitzpaine 2 miles • Tiverton and Crediton 7 miles • Exeter 11 miles • M5(J27)/Tiverton Parkway Station 14 miles

A traditional mixed farm with two houses and a range of farm buildings in the heart of the Mid Devon countryside

- Lot 1: Great Hayne Farmhouse – A period house with 4 bedrooms surrounded by gardens, outbuildings and 8.63 acres
- Lot 2: Rosalyn Cottage – A barn conversion (AOC) with 4 bedrooms, gardens, outbuildings and 3.18 acres
- Lot 3: 40.84 acres of productive pasture and arable land with direct road access
- Lot 4: 17.47 acres of mostly south-facing land
- Lot 5: A single field totalling 6.85 acres
- Lot 6: 24.41 acres of pasture land with a small copse

As a whole: Approximately 101.38 acres (41.03 hectares)

Stags Farm Agency
21 Southernhay West, Exeter
Devon EX1 1PR
01392 680059
farms@stags.co.uk

Stags
19 Bampton Street, Tiverton
Devon EX16 6AA
01884 235705
tiverton@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS
020 7839 0888
www.thelondonoffice.co.uk

www.stags.co.uk

Situation

Great Hayne Farm lies in beautiful rolling Devonshire countryside between the popular villages of Cheriton Fitzpaine and Cadeleigh, each with busy and active communities.

Cheriton Fitzpaine has a 21st century primary school, two pubs, a post office with a shop, a village hall, church and a superb farm shop. Cadeleigh is a smaller village with a parish church, pub and village hall, standing above the Exe Valley, close to the picturesque bridge and weir on the River Exe at Bickleigh.

The market towns of Tiverton and Crediton are 7 miles from the farm, both offering a range of amenities, including schools, banks, leisure centres, supermarkets, and shops. Blundell's independent school at Tiverton offers discounts to local pupils.

At Tiverton there is a dual carriageway (A361) to the M5 Motorway at Junction 27 near to which is Tiverton Parkway Railway Station with services to London Paddington.

The Cathedral City of Exeter is approximately 11 miles away, its airport boasting national and international flights.

Introduction

Great Hayne Farm is a traditional family farm with two dwellings and a range of modern and traditional buildings, set within 101.38 acres (41.03 hectares) of productive arable and pasture land.

Having been farmed by the same family for 65 years, the farm is now offered for sale as a whole, or in up to six lots:

Lot 1: Great Hayne Farmhouse, Gardens, Farm Buildings & 8.63 Acres (3.50 Ha)

Great Hayne Farmhouse is a period property of cob and stone construction under a tiled roof, with a south-facing aspect and surrounded by attractive, level gardens.

The accommodation comprises a **Porch** with a pitched roof and fully glazed door, leading to the front door which opens into the **Entrance Hall**. The **Dining Room** has a window overlooking the front garden and a feature fireplace with a wood-burning stove on a slate hearth.

An archway leads through to the **Kitchen**, with a range of base units and a vintage cream oil-fired Rayburn. From the Hall, there are doors through to a **Sitting Room** with feature stone fireplace and a **Study**. The rear door opens into a useful **Store Room** with a stable door to the outside.

From the hall, stairs lead to the first floor with t**hree Double Bedrooms** and **a Single Bedroom**. The large **Bathroom** has a W.C., wash basin and bath with an electric shower over.

Outside

From the road, double gates open onto the driveway, leading to a parking and turning area.

There are gardens to the front and rear of the house, both of which are private and enclosed with tall hedgerows. To the front of the house is a large level lawn, with the former orchard to one side.

Near to the entrance is a **Garage**, of timber construction and with space for two cars. The two sections measure 5.62m x 3.21m and 5.53m x 3.19m.

In addition, on the south-western boundary is a **Cob / Brick Storage Building** (8.70m x 3.14m).

Former Pig House (4.68m x 2.57m)

The Outbuildings

To the rear of the house is a former **Grain Store** (18.91m x 10.70m) including a lean-to. This building is timber framed with a concrete floor.

Positioned around an open yard are:

Fodder / Machinery Store (22.32m x 7.39m). Open fronted with timber frame, earth floor and enclosed with GI sheeting. Additional lower bay (9.04m x 7.33m).

Sheep Building (18.47m x 18.07m). Timber frame, part concrete floor. Open to one side.

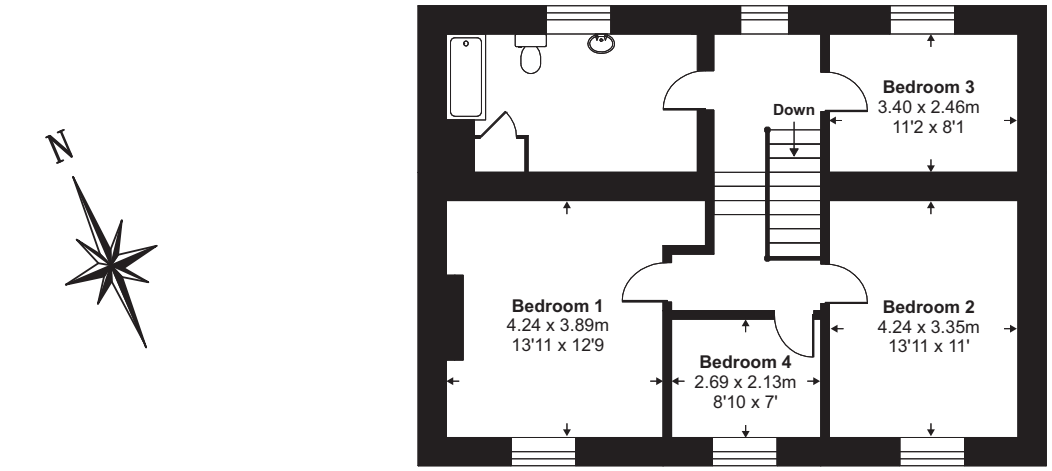
Attached **Cubicle House** (19.85m x 6.14m). Block / stone construction with concrete floor. Cubicles for 45. Plus **Lean-to** (9.96m x 1.69m) and **Through Passage** (9.37m x 2.81m).

Nissen Hut (11.87m x 5.02m).

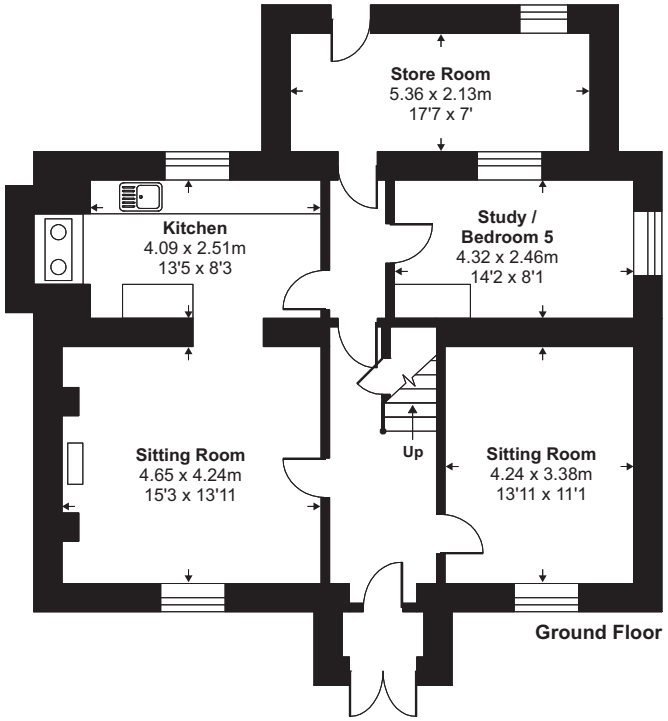
The Land

The land within Lot 1 includes a paddock to the west of the farm buildings, together with a very gently sloping pasture field to the north of the house.

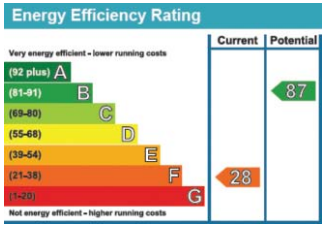
Approx. Gross Internal Floor Area
163.8 Sq Metres 1764 Sq Ft (Includes Store)



First Floor



Ground Floor



Lot 2: Rosalyn Cottage, Garden, Farm Buildings & 3.18 Acres (1.28 Ha)

Converted from a former barn during the early 1990s, Rosalyn Cottage has rendered elevations underneath a tiled roof and now forms a comfortable family home. It is subject to an agricultural occupancy condition (AOC).

The accommodation comprises: An **Entrance Porch** with a half glazed front door, opening into a **Hall** with a tiled floor leading through to the dual aspect **Kitchen** with exposed beam, oil-fired Rayburn and a good range of wall and base units.

The dual aspect **Sitting Room** has a stone fireplace with a wood-burner and from the Hall doors open into small **Store Room** with a further door off to the **Utility Room**, and **Cloakroom** with a door off to the **Shower Room** with walk in electric shower, W.C. & wash basin.

From the Sitting Room stairs lead up to the first floor landing with a useful double airing cupboard. The **Bathroom** has a bath, W.C. and wash basin, whilst the **three Double Bedrooms** and a large **Single Bedroom** complete the upstairs rooms.

Outside

Rosalyn Cottage has a private entrance drive from the road, with a metal 5-bar gate leading down the drive to a parking and turning area.

To the front of the cottage there is a level lawn with fruit trees and mature trees and shrubs, enclosed with a tall hedge to provide privacy.

Adjoining the entrance drive there is an open-fronted **workshop/garage** of block construction under a corrugated roof in addition to a log store.

The Outbuildings

Attached to the northern elevation is a **Storage Building** (9.41m x 4.11m) of mixed block / cob / stone and brick construction.

Workshop (7.01m x 5.25m). Block construction with a concrete floor and wide openings with attached Feed Store (7.01m x 2.31m).

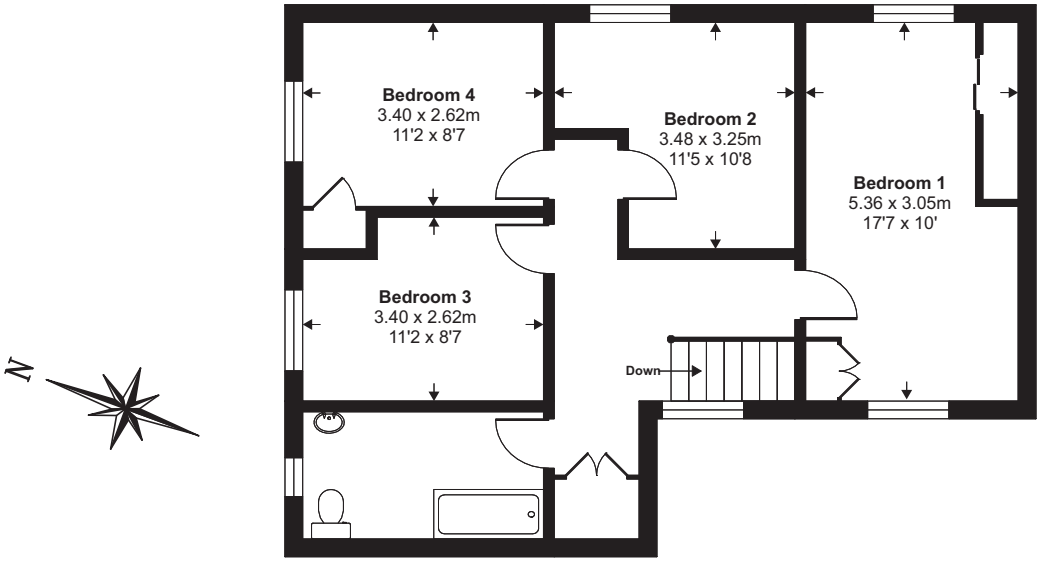
Former Parlour (6.95m x 5.27m). Block construction with former 6-abreast parlour and attached former Dairy (4.91m x 4.82m max).

Former Shippen (18.44m max (15.83m min) x 13.04m). Part stone / part brick construction with a part concrete floor.

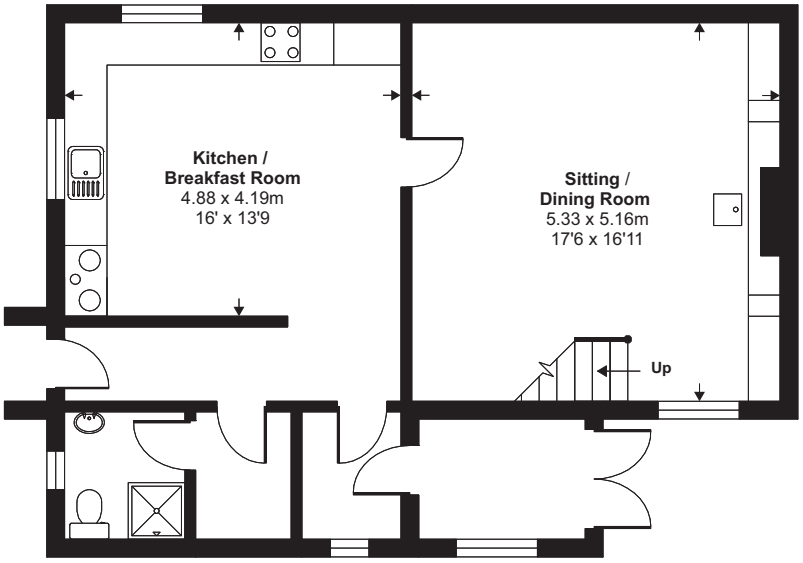
The Land

The land with Lot 2 comprises a very gently sloping paddock positioned to the west of the buildings.

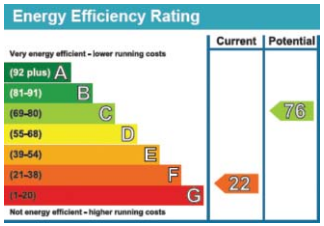
Approx. Gross Internal Floor Area
1462 Sq Metres 135.8 Sq Ft



First Floor



Ground Floor



Lot 3: Land - 40.84 Acres (16.53 Ha)

Lot 3 forms a productive, ring-fenced block of productive arable and pasture land. There are seven enclosures in total with good road frontage and direct road access. The land is gently sloping and includes a small pond, perhaps providing some sporting appeal.

Lot 4: Land - 17.47 acres (7.07 Ha)

Positioned to the south of Hayne Cross, Lot 4 is a mostly south-facing run of pasture and arable land with direct road access into each of the three fields.

Lot 5: Land - 6.85 Acres (2.77 Ha)

Lot 5 comprises a single field at Redyeates Cross, presently down to grass, enclosed by mature hedge boundaries and with direct road access.

Lot 6: Land - 24.42 Acres (9.88 Ha)

Positioned to the north of Great Hayne Farm, Lot 6 includes four fields suitable for pasture or arable use and a small copse, with direct road access. The fields are usable sizes with a gentle slope.

Lot 3

Lot 3

Lot 3

Lot 4

General Remarks

Services

Lot 1

Mains water, mains electricity and private drainage (septic tank).

Lot 2

Mains water, mains electricity and private drainage (septic tank).

Lots 3 to 6

No mains services connected. We understand that mains water is available near Redyeates Cross.

Tenure

Great Hayne Farm is owned freehold with vacant possession available upon completion.

Access

All lots have direct access to the public highway.

Local Authority

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Tel: 01884 255255
www.middevon.gov.uk

Planning

Rosalyn Cottage is subject to an agricultural occupancy condition (AOC).

Basic Payment Scheme

Entitlements will be made available to the purchaser(s).

The current scheme year's payment is reserved from the sale. The purchaser(s) will take over the vendor's cross compliance responsibilities.

Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Lot 4

Lot 4

Lot 5

Lot 5

Lot 6

Fixtures and Fitting

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 and 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 prior appointment via Stags. Please call 01392 680059 or 01884 235705 to arrange an appointment.

Directions

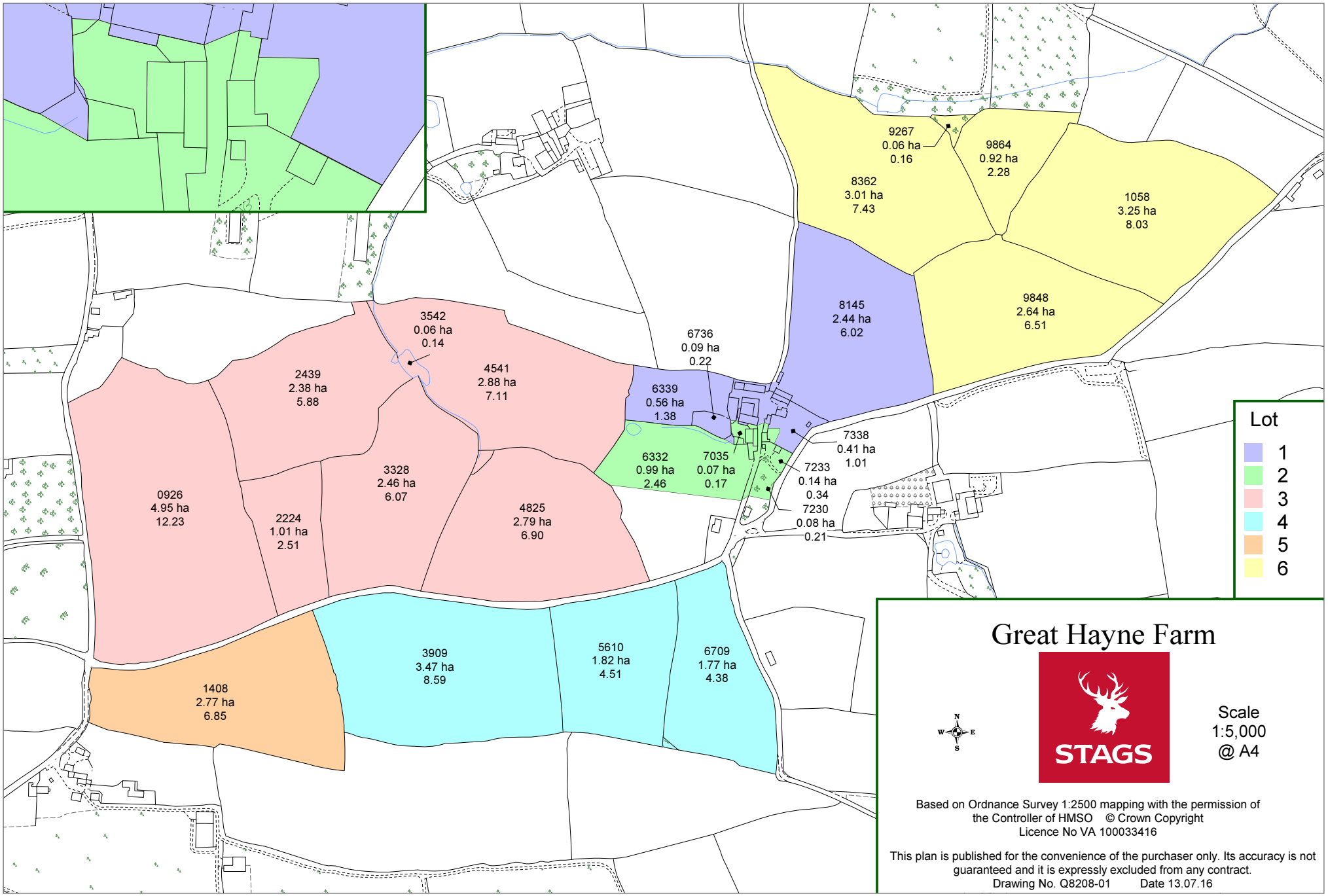
From Tiverton take the A396 south towards Exeter and at Bickleigh, turn right towards Crediton.

At the humpback bridge, turn immediately right towards Cadeleigh. Proceed into and through the village of Cadeleigh and after approximately 1 mile at Post Box Cross, turn left signposted Upham & Cheriton Fitzpaine.

Continue for a short distance, turning left again to Brindiwell at Brindiwell Cross. Proceed along this road for exactly 0.8 of a mile where the entrance to the farmhouse will be found on the right hand side.

For Rosalyn Cottage and Lots 3 to 6, please refer to the land plan from here.

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



Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO © Crown Copyright
Licence No VA 100033416

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. Q8208-01 Date 13.07.16