



Lee Farm, which has been farmed by the same family since the 1800s, features a six-bedroom farmhouse along with a range of farm buildings, 8:16 swing-over herringbone parlour and 194 acres of arable and pasture land

Idyllic dairy farm all ready for new owners

Lee Farm is a well-equipped 194-acre commercial dairy farm, situated two miles from Bickington and 7.5 miles from Barnstaple, on the edge of the Taw Valley.

The family has farmed here since the 1800s, having originally been tenants of the Pinkham Trust, and the current owner is now retiring.

Up until the last five years of the holding, with some additional rented land, ran 120 Friesian cross Holsteins with followers. In preparation for retirement there are now 68 milkers, calving all year with replacements, store bullocks and 300 yearling ewes on a silage and maize system, taking advantage of the heavy grass production, with a milk contract supplying North Tawton's cheese factory for Arla.

There are 12.75 acres of maize ground, 140.58 acres of permanent pasture and 23.23 acres of temporary grassland with mostly south-facing and well-drained land on a low ridge, straddling a single-

track lane. The versatile 25,345 ft² of modern buildings have been continuously updated since the early 1990s and are well served by extensive concrete yards. There are 92 cubicles, loose housing, a 8:16 swing-over herringbone parlour, a 35,000 ft³ (1,000 m³) above ground slurry tank and silage clamps with storage for 930 tonnes (57.5 m²).

There are also two sets of traditional buildings totalling 3,900 ft², one adjacent to the farmhouse including a large cob barn and an old threshing barn (1,500 ft²) which stands on its own in one corner of the yard with outstanding views to Exmoor National Park and has potential to have its own separate access running to one side of the farmyard.

All the traditional buildings were in agricultural use in March 2013 and therefore would meet this criteria for residential planning permission under Class Q of the Town and Country Planning (General Permitted Development) Order 2015. They all

have the potential to be converted, subject to the usual consents, into a number of uses, including residential units, holiday cottages etc. They also subsequently have potential, subject to consent, to be sold off separately with appropriate modifications to adjoining modern buildings.

The 3,500 ft² south-facing 6 bedroom farmhouse enjoys views to both moors and is thought to have been built in the late 18th century. It is unlisted and built of brick and stone with Welsh slate pitched and mono-pitched felted roofs, an insulated roof space, together with PVC double glazed windows throughout.

Most of the land is a well-drained fine loamy soil over sandstone and shale with some steeper banks leading down to the farm's 16 acres of deciduous woodland and streams. The land is Grade 3 between 328 and 531 above sea level, has an average rainfall per annum of 35.8 inches and, being on a ridge, is relatively free draining with only a few



single field drains. There is mains field water. The farmhouse has a private septic tank, oil-fired central heating and a solid fuel Rayburn together with a woodburner and open fire. The Council Tax on the farmhouse is Band D, being £1,267.92 for 2017/18.

The sporting rights are in hand and are included in the sale together with the mineral rights and all standing timber. The farm is not in any stewardship scheme but is in an NVZ.

There are small brown trout in the farm streams. There is plenty of fishing available nearby, with the River Taw offering some of the best game fishing in the country with salmon and sea trout. Estuary fishing is available only a few miles away while deep-sea fishing boats can be chartered from Liffacombe (22 miles).

Devon is well known for some of the finest shooting in the country and there are plenty of opportunities for the keen gun with famous

Exmoor shoots nearby.

Location

The village of High Bickington, two miles from Lee Farm, has a primary school, a 12th century church, a village shop and a public house. Lee Farm is approximately seven-and-a-half miles south of Barnstaple, North Devon's principal town and arguably the oldest borough in the United Kingdom, which is the area's main business, commercial, leisure and shopping centre, also offering primary and secondary education and a number of churches.

Thirty miles to the south the cathedral city and county town of Exeter offers an extensive range of recreational, educational, cultural and shopping facilities.

The A361 North Devon Link road offers easy access to the M5, while the A377 connects Exeter to Barnstaple via the Taw Valley. From Umberleigh Rail Station (4 miles away) the Tarka line follows the Taw Valley and terminates in

Exeter, where connections can be made to London, the Midlands, the North and Scotland. Ferry services operate from Plymouth to Brittany and northern Spain. Exeter International Airport (45 miles) offers flights across the United Kingdom and Ireland, as well as to France and the Iberian Peninsula.

The freehold is offered with vacant possession, as a whole by Informal Tender on September 29, 2017 with a guide price of £1.6 million by Townsend Chartered Surveyors at Exeter Livestock Centre.

The live and dead stock is available by separate negotiation together with 72 BPS entitlements.

For further details call Townsend Chartered Surveyors on 01392 823935, email [property@townsendcharteredsurveyors.co.uk](mailto:property@townsendcharteredurveyors.co.uk) or visit www.townsendcharteredsurveyors.co.uk. A legal pack including searches and replies to standard enquiries is available from Wollen Michellmore, 17 The Quay, Bideford, Devon, EX39 2EH. Telephone 01237 478751 or email james.hayes@wollenmichellmore.co.uk.