

Mollands Farm

Chittlehamholt, Umberleigh, North Devon, EX37 9PB



An idyllic country residence set at the end of a quiet country lane.
A private setting surrounded by 32 acres, all nestled in the picturesque and sheltered Taw Valley.

Planning permissions granted for conversion of the traditional barn
to either additional accommodation for the farmhouse or into 2 holiday apartments.
In addition planning is also in place for conversion of modern barn to an additional dwelling.



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Approximate Distances

- *South Molton – 7.6 miles*
- *Barnstaple – 14.8 miles*
- *Bideford – 16.5 miles*
- *Braunton – 19.5 miles*
- *Croyde Bay – 24.8 miles*
- *M5 Motorway – 31.8 miles*
- *Tiverton Station – 33.2 miles*
- *Exeter Airport – 48.3 miles*

A truly unique opportunity to own a picturesque country retreat in the heart of Devon's glorious countryside

'Enjoy the freedom to create the perfect family home to suit your lifestyle'

A charming period home set in the heart of Devon countryside surrounded by its own land enjoying peace, privacy and an abundance of wildlife away from the pressures of city life.

This property is approached off a quiet country lane and a long private driveway

Farmhouse

- Kitchen Breakfast Room • Separate Dining Room • Sitting Room • Utility Room • Cloakroom • Master Bedroom with En Suite Bathroom • 2/3 Further Bedrooms (3 or 4 bedrooms in total) • Family Bathroom
- Adjoining barn with planning permission to convert to additional family accommodation if required

- **Swimming pool complex with sauna**

Annexe Cottage

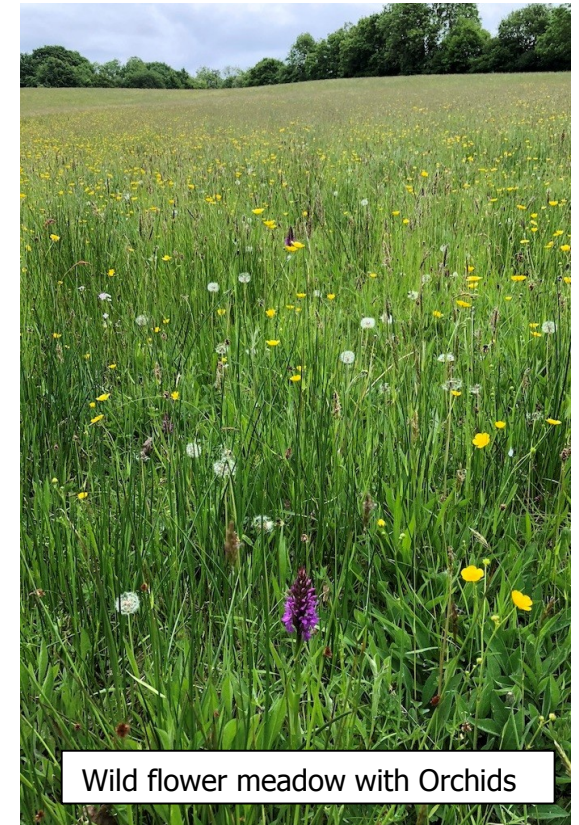
- Kitchen • Lounge • Ground floor Shower Room
- Open plan first floor bedroom with scope to sub-divide to 2 bedrooms

- **The property is set within 32 Acres**

3 Planning Permissions

- Planning permission granted under Class Q, for conversion of large agricultural barn to full residential bungalow as a separate independent dwelling
- Planning permission granted for conversion of traditional barn to 2 holiday units
- **or** substantial area of extra interconnecting family accommodation for the farmhouse

This amazing and very special country retreat is offered for sale with 'No Onward Going Chain'.



Wild flower meadow with Orchids

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Mollands Farm, is located in the heart of some of North Devon's most picturesque and unspoilt countryside. The property is situated at the end of a quiet country lane, off a long private driveway. Located within the picturesque Taw Valley; enjoying a very sheltered setting surrounded by rolling countryside along with the delightful sights and sounds of the local wildlife. Mollands, has a historic field layout separated by ancient hedgerows; unchanged for hundreds of years, giving Mollands the feel of a bygone era long since past. This is a unique setting in sought after Devon away from the busy city and crowded roads. On arrival at Mollands you immediately feel at ease and ready to embrace a better pace of life, you are almost ready to make hay or just stop and paint a landscape picture!

Approximately one mile away is the charming village of Chittlehamholt, which enjoys a more elevated position again surrounded by a picturesque landscape of open countryside incorporating North Devon's rolling hills. The village amenities include a charming church, thatched inn, community shop and village hall. Also within the village is High Bullen Country House Hotel which boasts a choice of restaurants and leisure facilities which includes a spa, tennis courts and golf course, an undoubted local asset. Nearby are varied country walks and bridle paths with excellent riding in Eggesford Forest and of course on Exmoor. Numerous sporting facilities are also close by including salmon and trout fishing on the River Taw. The nearby market town of South Molton offers a wider range of day to day local facilities which includes supermarket, bank, post office,



primary and secondary schools, health centre, library and the popular Pannier market held on Thursdays and Saturdays, together with livestock market.



Regional Amenities

Barnstaple, North Devon's regional centre, offers a good selection of high street and precinct shops, theatre, a number of restaurants, hotels and public houses, primary and secondary schooling both state and private at West Buckland, the Petroc College, out of town shopping and further amenities. The town is connected with the M5 motorway via the A361 North Devon Link Road and is approximately 45 minute drive away as is Tiverton Parkway mainline railway station (which connects with London Paddington). The regional airports are at Exeter and Bristol. Sporting and recreational facilities are readily available and include leisure centre with swimming pool and The Tarka Tennis Centre also in the area are the popular sandy surfing beaches of North Devon located at Saunton, Croyde, Woolacombe, Putsborough and Westward Ho!. Instow offers a sandy beach and yacht club. Additional Golf courses are at Saunton, Westward Ho! and Barnstaple. The Tarka Trail which extends around the estuary is always popular with walkers and cyclists alike. Exeter is approximately 45 minutes train ride along the Tarka Line from Portsmouth Arms Station which connects with the main line. Exmoor National Park, boasts stunning scenery, moorland and coastal walks connecting with the south west coast path which takes in the breath taking scenery. Libbaton golf club is also not far away.





Molland Farmhouse is set within approximately 32 acres, made up of a number of historic field enclosures, established woods and pond. The farmhouse offers very comfortable accommodation overlooking the land, the adjoining outbuilding have permission for conversion. The detached holiday/annexe cottage offers scope for income or use by extended family. There is planning permission under Class Q, for the conversion of the large detached modern barn into an additional dwelling (This would make a superb detached single storey bungalow style dwelling for older relatives or again for income).

The 2 storey stone outbuilding adjoins the carport and farmhouse formerly has established planning permission for conversion to 2 holiday units and also an alternative planning permission to provide additional adjacent accommodation for the farmhouse itself. The property has been tastefully improved by the current owners who enjoy the peaceful setting and privacy the property affords. The accommodation is well appointed, centrally heated, double glazed and arranged as large open plan living area incorporating well fitted kitchen with Aga and space for a breakfast table with direct access to outside.

A separate dining boasts a feature inglenook fire place and door off to sitting room again with feature fireplace housing a wood burner. These rooms all have feature beams to the ceilings and outlook over the gardens and land beyond. Off the kitchen is a utility and cloakroom. A staircase leads from the dining room to first floor landing with bedrooms and bathroom off, Master bedroom with en suite bathroom, family bathroom and 2 further bedrooms (formerly 3, 2 bedrooms now knocked into one which can easily be re instated if required, again superb country views as you would expect.





The detached cottage annexe offers potential for income or use as additional accommodation or possibly a home office or studio. There is a modern detached barn with planning permission under Class Q for residential conversion into a large independent 3 bedroom bungalow style dwelling, ideal for extended family or again for income.

The character accommodation is arranged as follows and briefly comprises (All measurements are approximate)



FARMHOUSE:

Comprising;

Utility: 14' 1 x 7' 8 (4.29m x 2.34m) with butler sink

Cloakroom:

Kitchen: 16' 9 x 11' 5 (5.10m x 3.48m) with range of units Aga and space for breakfast table, door off to outside



Dining Room: 17' 3 x 13' 3 (5.25m x 4.04m) approached from and interconnecting with the kitchen, having inglenook feature fireplace

Sitting Room: 17' 10 x 12' 7 (5.43m x 3.83m) approached from the dining room again with feature inglenook fireplace having inset woodburner and door off to outside

Staircase to first floor landing





Bedroom 1: 16' 6 x 12' 5 (5.03m x 3.78m)

En Suite Bathroom:

Bedroom 2: 15' 3 x 13' 5 (4.65m x 4.09m)

Bedroom 3: 17' 10 x 12' 7 (5.43m x 3.83m) formerly 2 bedrooms

Bathroom: with shower and bath

Agents note;

Bedroom 3 was formerly 2 bedrooms.

One bedrooms 12' 9 x 8' 4 (3.88m x 2.54m) and the other 10' 4 x 8' 11 (3.15m x 2.72m), which could easily be reinstated by putting the wall division back in, as both doors from the landing are still in situ.

The Annexe Cottage:

Comprising; entrance hall with staircase off, Kitchen, Lounge with woodburner and understairs recess off leading to shower room. Staircase to first floor light and airy open plan space, ideal as a home office, a studio, gym, bedroom or alternatively potential for sub division into 2 bedrooms.

COTTAGE:

Comprising;

Entrance:

Kitchen: 8' 10 x 8' 2 (2.69m x 2.48m)

Lounge: 16' 1 x 9' 2 (4.90m x 2.79m)

Shower Room:

Open plan first floor Living Room / Bedroom: 20' 9 x 16' 1 (6.32m x 4.90m) or alternatively a studio.

Agents Note:

The first floor could easily be arranged as small landing with 2 bedrooms off 16' 1 x 9' 2 (4.90m x 2.79m) and 16' 1 x 8' 2 (4.90m x 2.48m).





Outside:

Large gardens extend around the farmhouse laid mainly to lawn with large feature pond and barbeque terrace all easily accessed from the house. To the rear of the farmhouse is a secluded garden with access to the pool area and five bar gate leading off to the yard.

Pool Complex:

Located just behind the farmhouse in an elevated position to make the most of the sun, it is fully enclosed with low walling and comprises heated swimming pool with cover, paved terrace surround leading to conservatory 11' 8 x 7' 9 (3.55m x 2.36m) with power and light, changing room 17' 2 x 7' 4 (5.23m x 2.23 m), sauna 6' 4 x 6' 6 (1.93m x 1.98m) and pool plant room.



Car Port: 22' x 16' (6.70m x 4.87m) with cupboard housing 2 x propane tanks (serving cooker), bulk fresh water storage tank. Gate to an enclosed rear garden.

2 Storey Stone Barn (with the benefit of 2 alternative planning permissions): This building has established planning permission for conversion to 2 holiday units and more recent planning for conversion to additional accommodation for the farmhouse Ref: 66402 granted July 2019. 44' x 17' (13.40m x 5.18m) (max) incorporating Cart Shed: 22' x 14' (6.70m x 4.27m), Stable: 19' x 15' (5.79m x 4.57m) and Hay Loft: 32' x 15' (9.75m x 4.57m) above.. This building adjoins the car port which in turn connects with the farmhouse and could easily become additional family accommodation if preferred or even letting rooms.

Detached single storey stone outbuilding: 35' x 11' (10.62m x 3.35m) located opposite the farmhouse comprising 4 useful stores with water, power and light.

Detached Agricultural Building: This building benefits from a Class Q planning permission for conversion Ref:66281 granted on 17/04/19 for full residential conversion to an independent dwelling. The barn is located next to the annexe cottage and away from the farmhouse. This building is ideal for conversion for older relatives who require single storey accommodation and their own independence but also want to be close to the family in tranquil country setting.



Land: The property is registered as an agricultural holding with DEFRA (making it eligible for grant payments) and extends to approximately 33 Acres (13.37 hectares) made up of historic field enclosures with established hedge boundaries and woodland banking onto a stream. There is a combination of habitats recognised as special by Devon Wildlife Trust and Natural England as valuable and all but unique. This arises because the farmland has never been subject to modern agricultural practices. The successive owners since 1959 have used conservation methods to preserve and increase the diversity of flora and fauna'. The current owners have Natural England countryside stewardship grants which are currently retuning approximately £5k per annum. The land is categorised as mid tier.





Agricultural building: 60' x 40' (18.28m x 12.20m) (with planning permission for full residential conversion to an additional dwelling).

Planning Permissions: The detached agricultural building benefits from a Class Q planning permission approval from North Devon District Council, for conversion to full residential use, granted in 2019. The traditional 2 storey barn attached to the farmhouse has an established planning permission for conversion to 2 holiday units and a more recent alternative permission for conversion to provide further accommodation for the farmhouse.

Wildlife: Mollands, benefits from an abundance of wildlife which is a joy to behold as are the woodland walks along the stream, just listening to the calls of the wild, whilst watching the deer in the orchid meadows with buzzards over head.

Access: The property has the benefit of two access drives leading from the country lane. One is ideal for 4x4 and commercial use leaving the main drive for private cars.



Rights of way: 'Mollands' has an uninterrupted established right of way from the public highway. We are advised there are no footpaths or public rights of way across the property. However, any prospective buyer must make their own enquiries.

Services: Mains electricity, private water supply, septic tank drainage, bulk oil tank serving central heating and Aga, 2 x propane gas bottles serving secondary cooker.

Local Authority: North Devon District Council
Council Tax: Band 'E'

Directions: From the centre of the village of Chittlehamholt. Turn west at the crossroads opposite the 'Old Gate House and 'Old Post Office' (which is now just a cottage), signposted towards 'Portsmouth Arms'. Follow the lane for a short distance, then turn right at 'Drakes Cross' signposted 'Mollands and Spycott', follow the lane for approximately a half mile, take a left turn to 'Mollands', follow the concrete driveway (Cockrams Lane) and signs to the property.

For those using satellite navigation, please use 'Cockrams Lane' as your destination do not rely on the postcode to find Mollands.



Price Guide
£1,200,000

For sale with no onward going chain

Viewing strictly by appointment please through the vendors' agent



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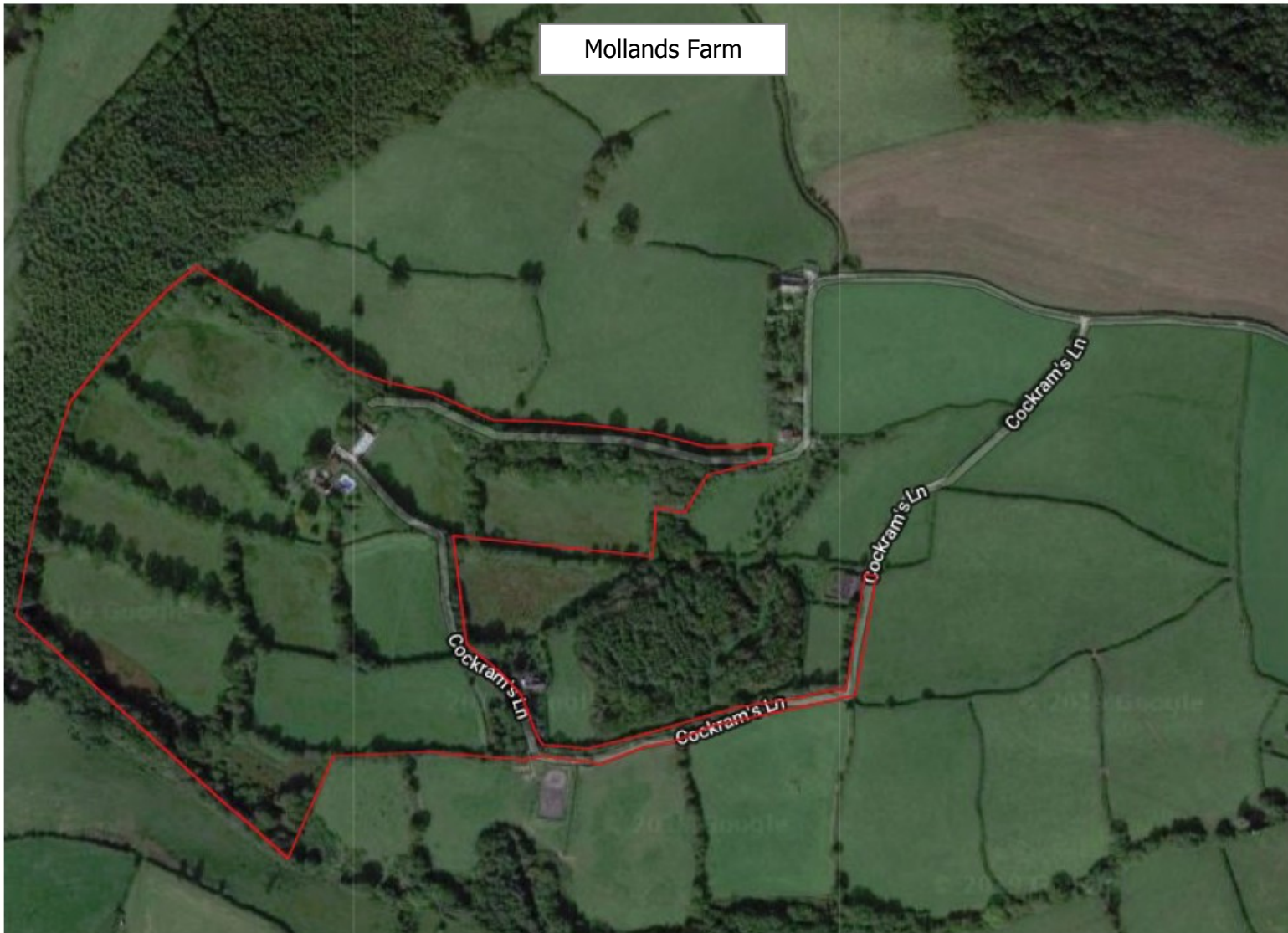
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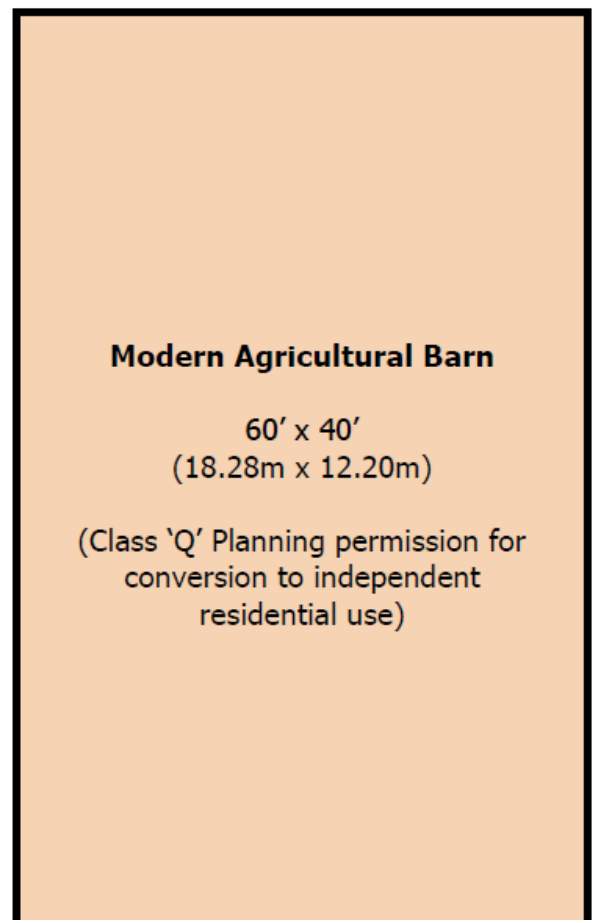
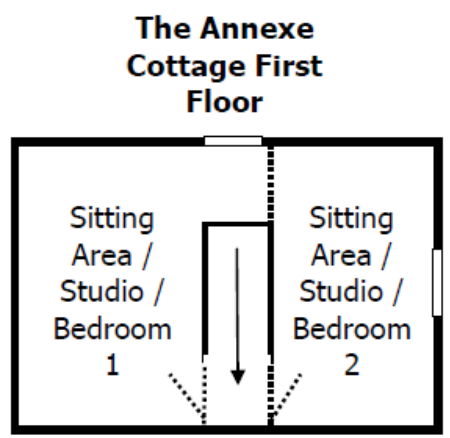
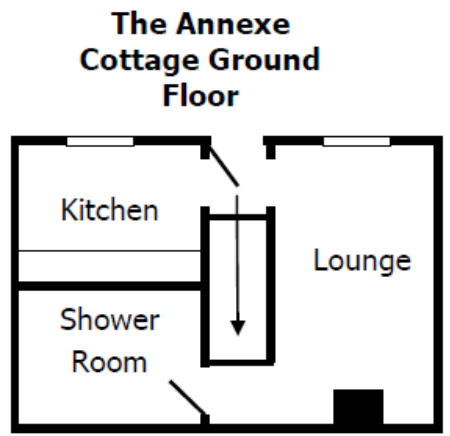
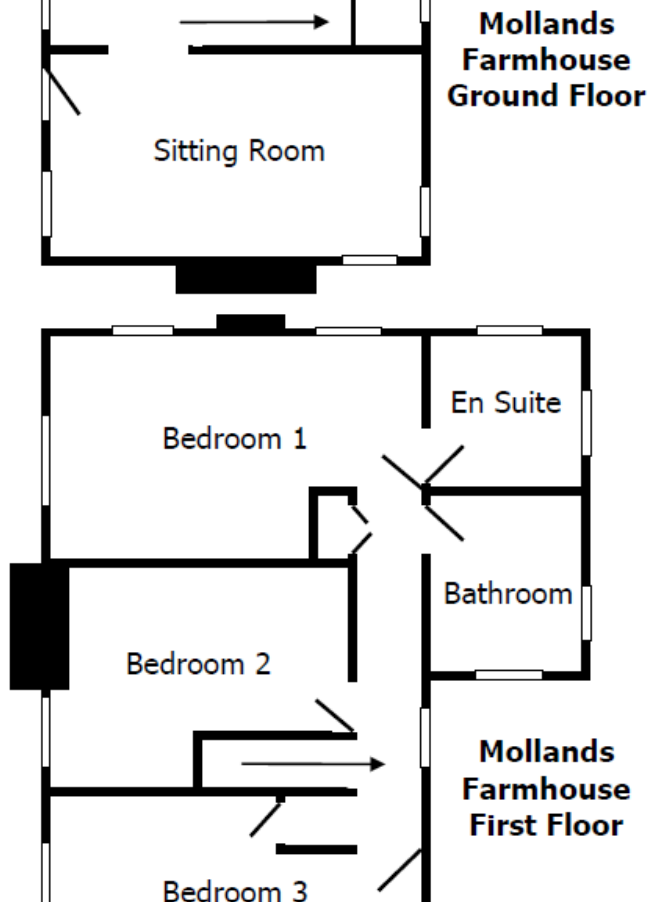
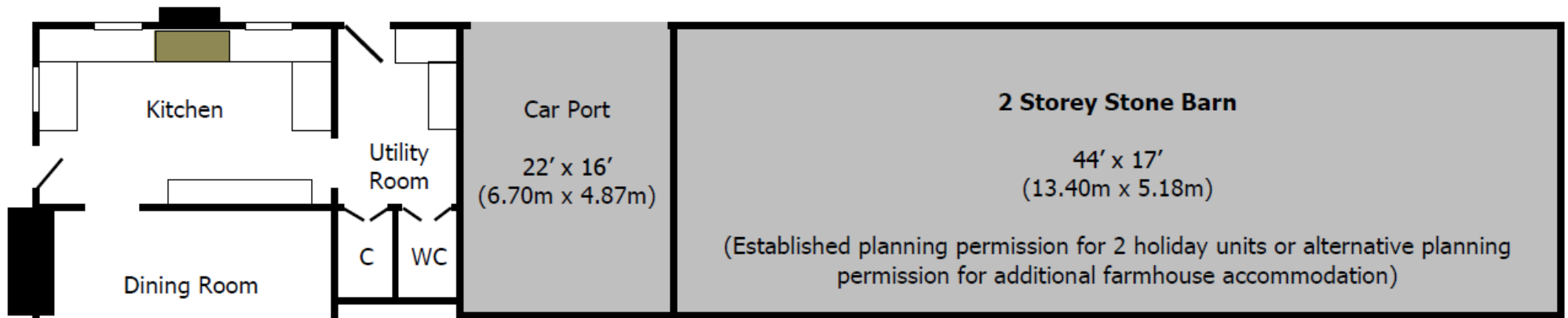
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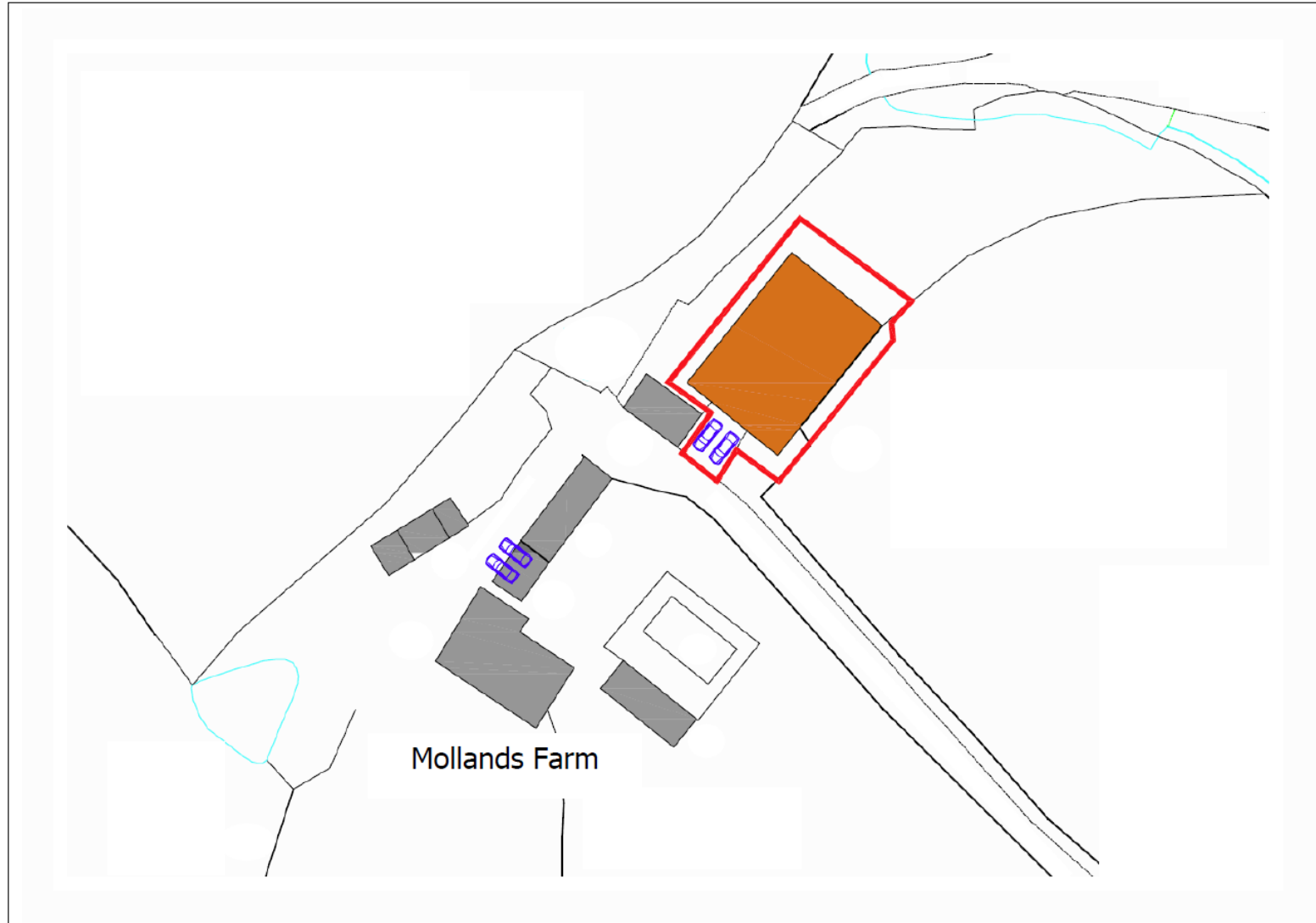


These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor and field plans are not drawn to scale unless stated, measurements, boundaries and distances are approximate only. Do not rely on measurements for carpets and furnishings. Photographs are not necessarily current and you should not assume any items or contents shown are included in the sale.



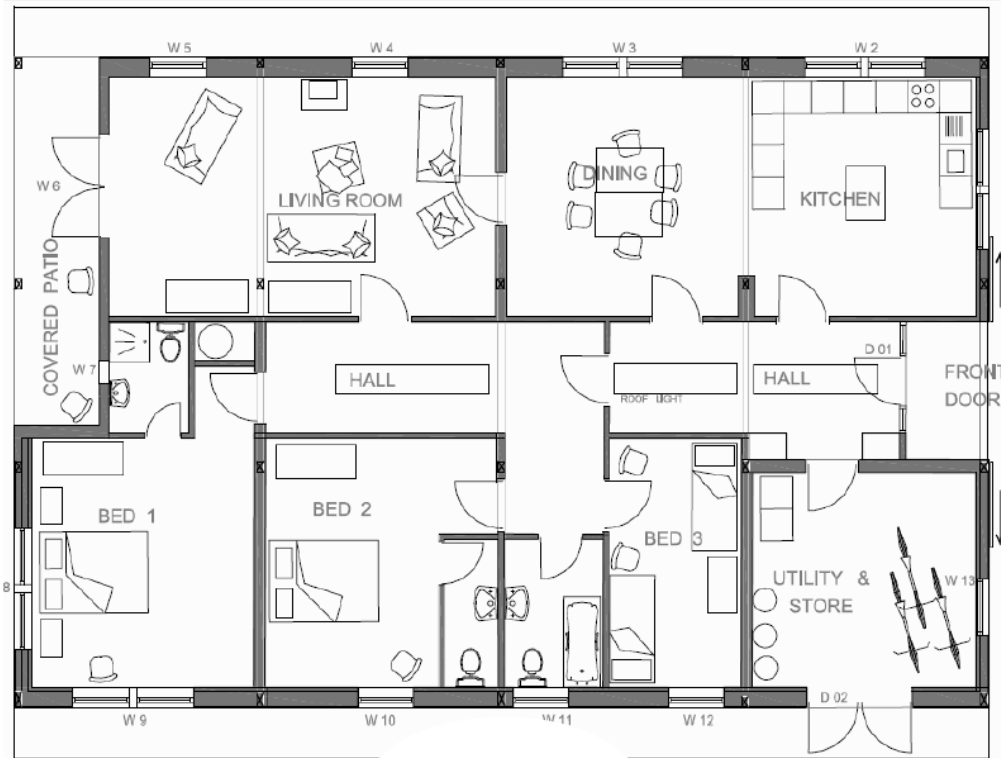
Mollands Farm

Cockrams Lane, Chittlehamholt, Umberleigh, North Devon, EX37 9PB



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An illustration of how the Modern agricultural barn could be arranged if converted as per current approved planning permission.



This plan is for guidance only and is neither certified as accurate or to scale



Planning Permission for barn conversion to a second independent dwelling:

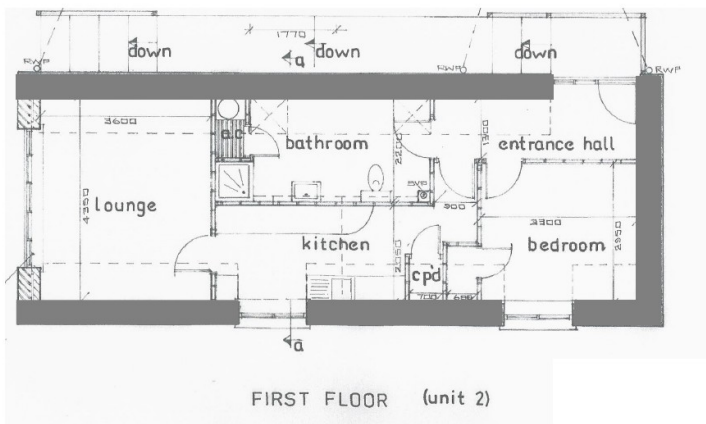
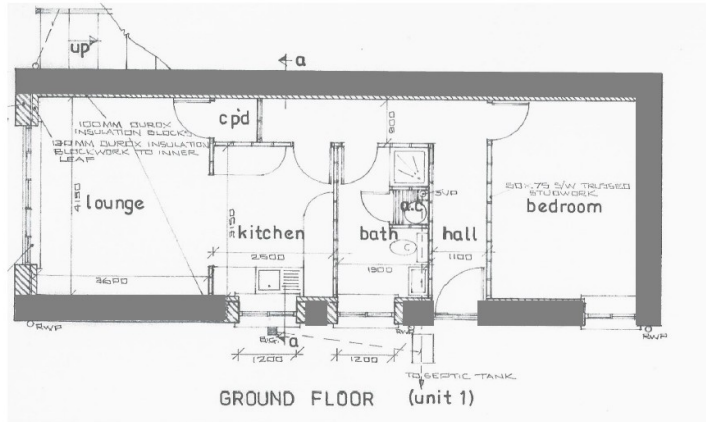
The detached agricultural building identified in orange on the plan, benefits from a Class Q planning permission approval from North Devon District Council for conversion of the barn to full residential use Ref: 66281 granted 17/04/19.

Floor Plan illustration:

The adjacent plan is an indicative illustration of the proposed internal layout that could be achieved if the barn was to be converted by the purchaser of Mollands Farm.

AGENTS NOTE: These plans are for guidance only, as the barns are not converted and the cost of the conversion of the barn is not included in the sale.

An illustration of how the traditional barn could be arranged if converted to two holiday flats as per approved planning permission.



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Planning Permission also exists for conversion of the stone barn to two holiday apartments:

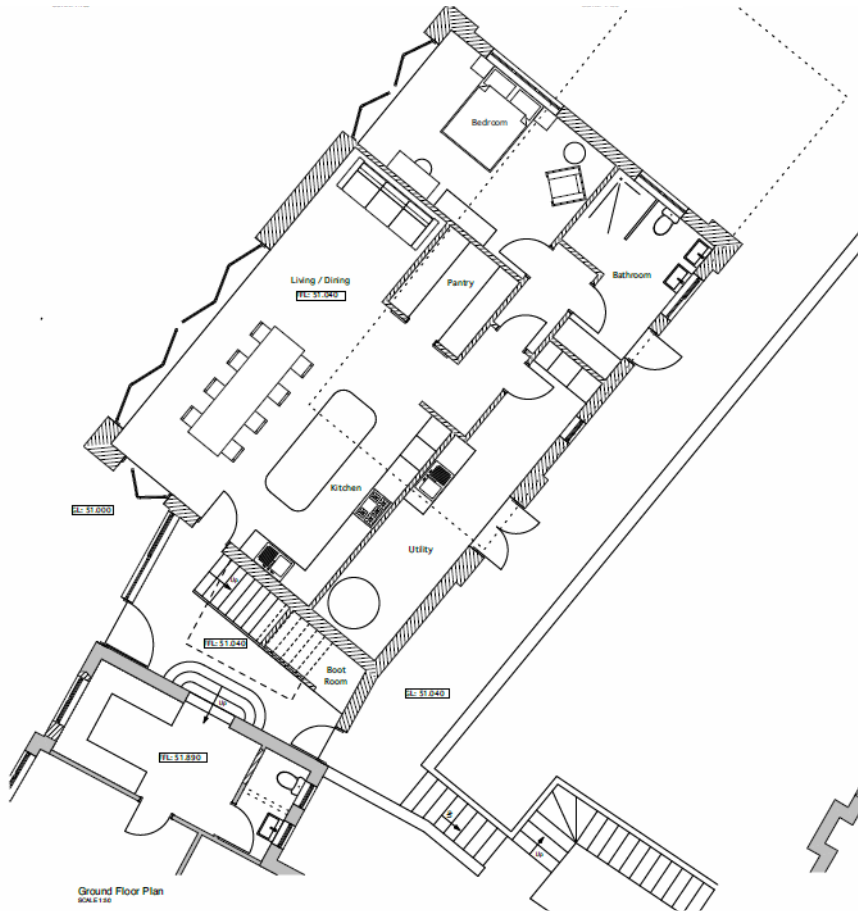
The traditional two story stone barn, connected to the farmhouse has the benefit of established planning permission for conversion in to two one bedroom holiday flats, this is valid due to it being part of the planning permission for the swimming pool which has already been implemented.

Floor Plan illustrations:

The adjacent plans are an indicative illustration of the proposed internal layout that could be achieved if the barn was to be converted by the purchaser of Mollands Farm into holiday flats.

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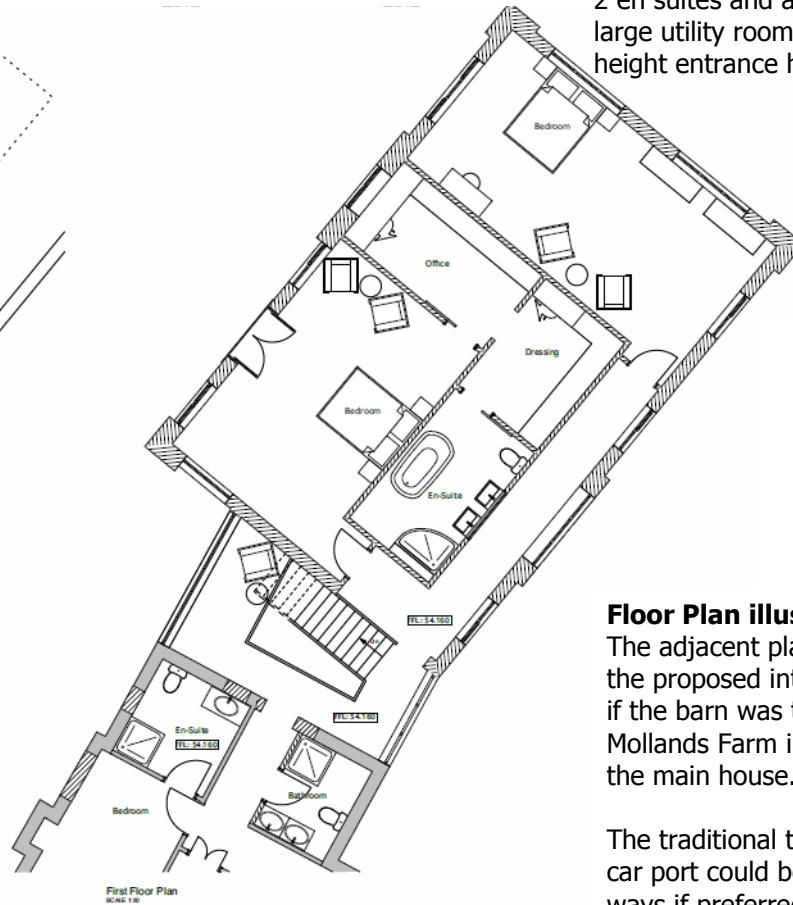
An illustration of how the traditional barn could be arranged if converted to additional accommodation for the farmhouse as per approved planning permission.



This plan is for guidance only and is neither certified as accurate or to scale

An alternative Planning Permission also exists for conversion of the traditional barn to additional accommodation for the main farmhouse:

The traditional two story stone barn, connected to the farmhouse has the benefit of a recent planning permission reference 66402 granted July 2019 for an impressive conversion to provide a new master bedroom suite, 2 further bedrooms, 2 en suites and an impressive kitchen living room, large utility room and new interconnecting double height entrance hall with new main staircase.



Floor Plan illustrations:

The adjacent plans are an indicative illustration of the proposed internal layout that could be achieved if the barn was to be converted by the purchaser of Mollands Farm into additional accommodation for the main house.

The traditional two storey barn with the adjacent car port could be imaginatively converted in other ways if preferred.

Subject to any necessary planning approvals. The barn could become another cottage, home office or alternatively a potential granny annexe for dependent relative

EPC's for the Farmhouse and Annexe Cottage

Energy Performance Certificate

Milbards Farm, Chiddingfold
MILBERLEIGH
EX37 9PQ

Dwelling type: Detached house
 Date of assessment: 09 December 2011
 Date of certificate: 09 December 2011
 Reference number: 14-2-204-20485-0771
 Type of assessment: SAP, existing dwelling
 Total floor area: 183m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and an environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales (01 December 2012)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	
Current	Potential
Energy use: 299 kWh/m ² per year	270 kWh/m ² per year
Carbon dioxide emissions: 11 tonnes per year	9.8 tonnes per year
Lighting: £98 per year	£98 per year
Heating: £1,633 per year	£1,633 per year
Hot water: £170 per year	£150 per year

You could save up to £195 per year.

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or certain appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Energy Performance Certificate

Annexe, Milbards Farm
Chiddingfold, MILBERLEIGH
EX37 9PQ

Dwelling type: Detached house
 Date of assessment: 14 December 2011
 Date of certificate: 14 December 2011
 Reference number: 0748-198-02-3448-0990
 Type of assessment: SAP, existing dwelling
 Total floor area: 62m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home	
Current	Potential
Energy use: 319 kWh/m ² per year	348 kWh/m ² per year
Carbon dioxide emissions: 12.2 tonnes per year	12.7 tonnes per year
Lighting: £38 per year	£38 per year
Heating: £480 per year	£780 per year
Hot water: £150 per year	£150 per year

You could save up to £224 per year.

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or certain appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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