



# North Hayne Farm

Shillingford, Tiverton, Devon EX16 9BJ



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£1,075,000

Attractive and spacious five bedroom farmhouse with extensive living accommodation

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Superb range of traditional outbuildings with potential (STP)

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Productive pastureland, woodland and river access

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In all about 37.36 acres

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Freehold with vacant possession available

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## Situation

North Hayne Farm enjoys a convenient yet peaceful rural position near the village of Shillingford, surrounded by attractive rolling countryside in the heart of Mid Devon.

The nearby town of Bampton is a popular and attractive Mid Devon town set on the edge of Exmoor National Park, renowned for its strong community atmosphere and picturesque historic centre. The town offers an excellent range of everyday amenities including independent shops, cafés, pubs, a primary school, doctors' surgery and recreational facilities, together with a regular programme of local events and traditional fairs.

The nearby town of Tiverton offers a comprehensive range of day-to-day amenities including supermarkets, schools and a hospital.

The area is particularly well connected, with easy access to the North Devon Link Road and the M5 motorway, providing routes north and south, while mainline rail services are available from Tiverton Parkway with direct connections to London.



The surrounding countryside offers excellent opportunities for walking, riding and outdoor pursuits, making North Hayne Farm an appealing combination of accessibility, productivity and lifestyle appeal.

## Description

North Hayne Farm commands an elevated position, enjoying a peaceful and highly attractive rural setting with superb views across its own land. The farmhouse itself is a charming and characterful traditional property, constructed of stone elevations and set within approximately 37.36 acres of land in total together with an extensive range of stone outbuildings. The land comprises a productive mix of pasture and amenity land, well suited to agriculture, equestrian smallholding, or lifestyle use.

The house offers well-proportioned accommodation with a wealth of inherent character and has benefitted from a programme of works undertaken by the current owners to improve and enhance the property. These improvements provide a strong foundation while still allowing clear scope for further modernisation or reconfiguration, giving purchasers the opportunity to tailor the home to their own requirements.

The vendors have secured planning permission for the construction of a single-storey extension (further details available via the Mid Devon planning portal, reference 23/01618/HOUSE), presenting an excellent opportunity to enlarge the living accommodation and further enhance the overall property.

Complementing the farmhouse is a useful range of outbuildings, offering flexibility for storage, workshops, or potential conversion (subject to the necessary consents). The combination of buildings and land creates a versatile holding with both practical and lifestyle appeal.

The property is well served by attractive front and rear gardens, providing ample outdoor space for both enjoyment and recreation. In addition, the property benefits from an established orchard including mature apple trees and a further newly planted variety of fruit trees, including apple and pear varieties, as well as an assortment of soft fruit trees.



## Accommodation

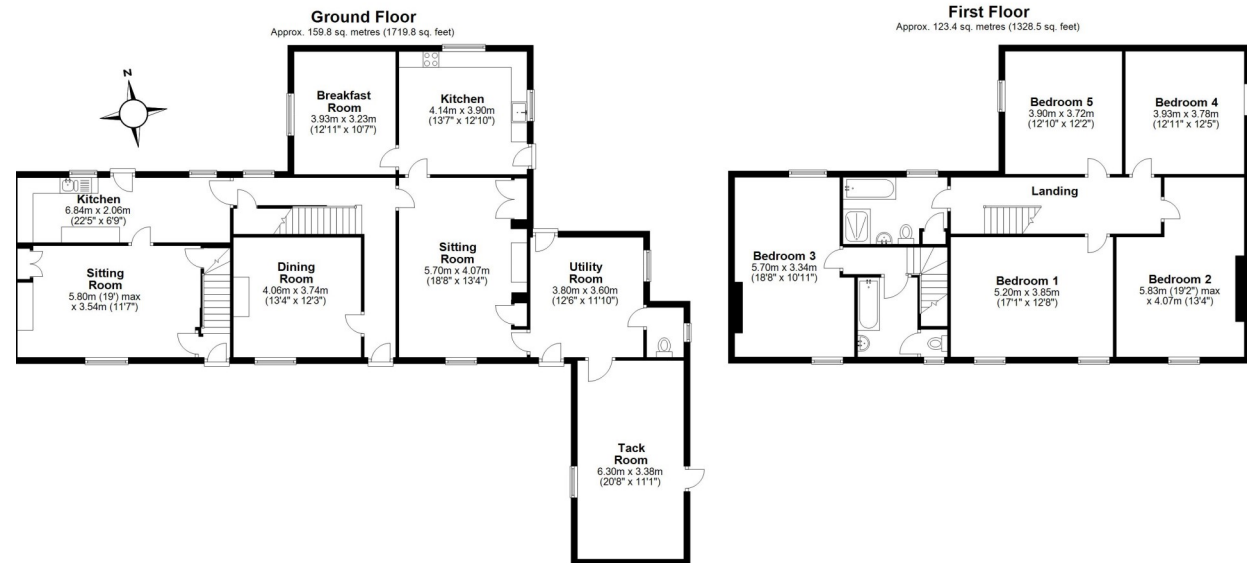
With approximately 283 sq. metres (3,048 sq. ft.) of internal space, this charming farmhouse offers a highly versatile layout, combining traditional character with practical family living. The property is currently arranged as a four-bedroom farmhouse with an adjoining one-bedroom annexe, providing a self-contained living space ideal for guests, extended family, or potential rental use. Equally, it could be readily reconfigured to create a spacious five-bedroom single family home.

The ground floor is well designed for both comfort and functionality, featuring two principal reception rooms, currently arranged as a dining room and main sitting room. The sitting room leads through to a kitchen with adjoining breakfast room on one side, while to the other are a utility room and former tack room, forming part of the adjoining traditional barn. This area also benefits from planning permission for a single-storey extension, offering excellent scope to enhance and reconfigure the ground floor accommodation. In addition, there is a further kitchen and sitting room, forming the ground floor of the annexe.

On the first floor, the main staircase leads to four generously sized bedrooms and a family bathroom, all arranged off a central landing. A second staircase provides access to the annexe accommodation, comprising a double bedroom with separate bathroom, completing the self-contained living space.



## Floor Plan



Total area: approx. 283.2 sq. metres (3048.3 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
Plan produced using PlanUp.

## The Buildings

The principal outbuilding has benefitted from significant recent investment, including the installation of a new roof and substantial rebuilding works, ensuring it is structurally sound and well-preserved for future use. In addition, there are a number of further outbuildings of varying size and construction, which provide scope for a myriad of uses, such as workshops, storage, livestock housing, or hobby and leisure space, and may also offer potential for alternative uses or conversion, subject to the necessary planning consents.

## The Land

The land at North Hayne Farm extends to approximately 37.36 acres in total and comprises predominantly good quality pasture, well suited to grazing and mowing. The fields are generally level with the River Bathern forming the southern boundary providing a natural water source and enhancing the environmental and amenity appeal of the holding. In addition, the land benefits from an attractive wooded copse area, on the south western boundary.



## Important Information

Method of sale: The property will be offered for sale by private treaty.

Tenure: The farm is freehold with vacant possession upon completion.

Services: Private water via a spring. Private drainage. Mains electricity. Oil fired central heating.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Public rights of way: Please note there is a public footpath on the property.

Local Authority: Mid Devon District Council

⚡ EE Rating - F

£ Council Tax Band - E

/// Directions

What3Words - ///contained.melts.fails

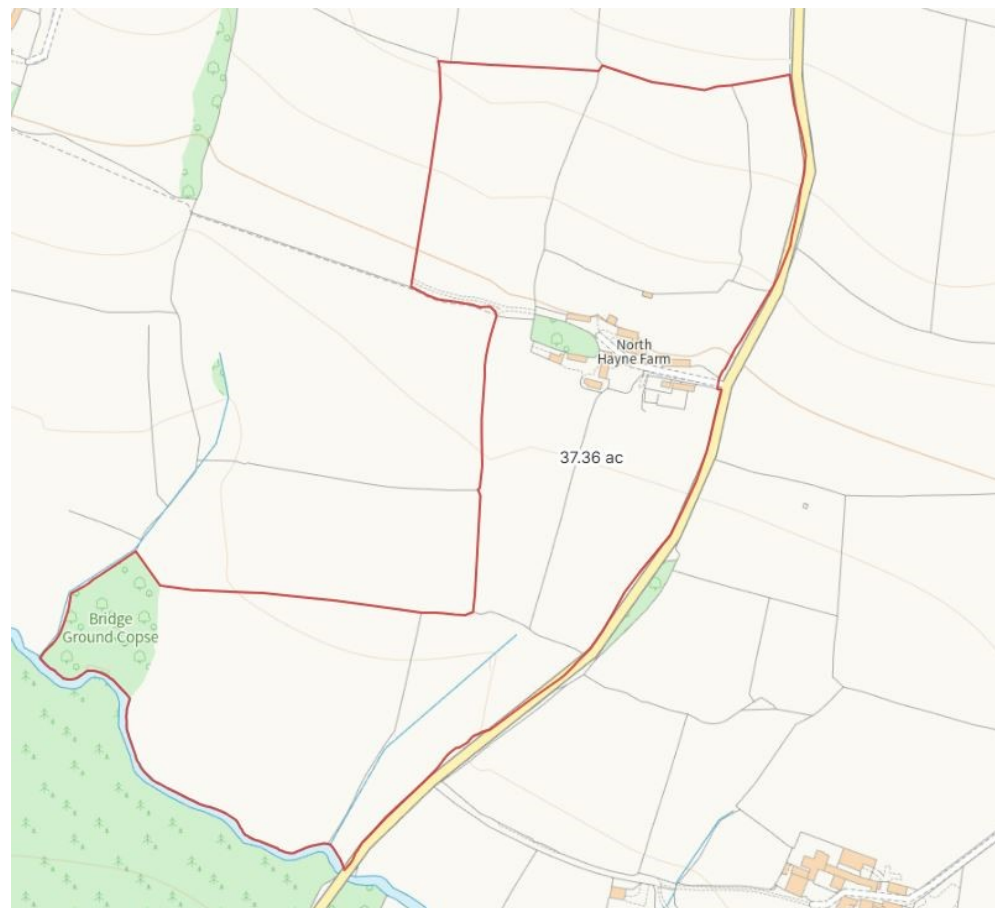
## Viewings strictly by appointment only

Please ring **01392 252262** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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## Land Plan





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