



Holmingham Farm

Bampton, Devon

Carter Jonas

Holmingham Farm Bampton Tiverton Devon EX16 9EF

A private residential holding with prime River Exe salmon fishing, pasture, woodland and planning permission for five Canadian style lodges. Located on a bend of the River Exe, only some 6 miles from Tiverton.

The farm, which consists of just over 175 acres lying within a ringfence, offers enormous sporting, leisure and farming opportunities.

Serviced by an extensive detached family home, the property enjoys 1,327 yards of double bank salmon fishing with 10 established pools and some 61 acres of adjoining paddocks bounded by two areas of woodland.

Planning permission has recently been granted for five Canadian style lodges within the larger parcel (Lot 2).

For sale as a whole or in three lots by private treaty.

Carter Jonas





Location

Holmingham Farm is located in a particularly attractive part of the Exe Valley, lying on a bend of the river between Bampton and Tiverton. The area is known for its stunning landscape with a huge variety of flora and fauna.

It is at Holmingham Farm that the Exe is joined by one of its tributaries, the River Bathern. The River Exe is the main salmon river in the west country and one of the most prolific salmon rivers in England.

A local pub lies on the boundary of the farm and the market town of Bampton is only about 1.5 miles away offering a range of local shops, public houses, doctor's surgery and primary school.

Tiverton lies approximately 6 miles to the south offering a wider range of social, scholastic and shopping facilities including the renowned Blundell's School.

The cathedral city of Exeter is approximately 21 miles to the west, whilst J27 offers convenient access from the north Devon link road to the M5 motorway.

There are regular train services to London Paddington from Tiverton Parkway railway station which is approximately 12 miles from the holding.

Bristol and Exeter airports are within easy reach providing regular shuttle connections to major airports in the country and abroad.

In addition to the fishing, the area is renowned for a range of equestrian and sporting activities.

Areas of the woodland have been used for simulated game days. There are numerous quality shoots within the region and other sporting opportunities include racing at Newton Abbot, sea fishing from Exmouth and golf at Tiverton and Woodbury.

Situation

Holmingham Farm comprises a most attractive and private residential holding set in a west facing, secluded position, on a particularly attractive bend of the River Exe between Bampton and Tiverton.

The Property

The house lies centrally within the holding at the end of a long, private drive, enjoying westerly views over the riverside pastureland towards the River Exe which in turn acts as a natural barrier, providing privacy and seclusion.

The substantial 7-bedroom detached farmhouse constructed of stone and rendered elevations under a tiled roof is perched promontory serviced by lawned gardens, a swimming pool, an extensive range of barns and outbuildings plus a separate stable block.

The land, which totals some 175 acres naturally divides into three separate parcels. The first comprising some 69.3 acres of riverside pasture lying adjoining the River Exe, offering annual grazing to local farmers providing access to the good-quality salmon fishing and the 10 named pools, providing the house with a particularly attractive westerly aspect.

The second parcel, totalling some 70.51 acres is predominantly amenity woodland including a more recent compartment of poplar lying to the north of the disused railway line that runs through the farm. The woodland lies within the now disused Holmingham Quarry, where planning consent has been obtained for the construction of five Canadian style detached holiday lodges.

The third parcel of some 35.54 acres of mature hardwood woodland lies adjacent to the main road running through the valley and provides a backdrop to the view of the farm from the farmhouse.

The farm enjoys the benefit of 1,327 yards of double bank high-quality salmon fishing that runs through the farm offering 10 named pools.

In addition there is a fishing lodge and two fishing lakes located close to the farmhouse.

The property lies within an area of high amenity value and offers privacy, sporting potential and the opportunity to develop both the planning consents obtained and a wide range of other biodiversity projects.

Lot 1

Comprising Holmingham farmhouse, gardens and swimming pool, traditional stores and garaging, stabling, apple orchard and ponds, 1,327 yards of double bank fishing with 10 named salmon pools and fishing lodge. Approximately 69.3 acres.

The Farmhouse

The house lies in a particularly protected and private location at the end of a long, private drive, situated near the River Exe enjoying westerly views across the holding.

The farmhouse offers accommodation of entrance hall with stairs off, cloakroom, shower room and door leading to a bespoke kitchen/breakfast room with door to utility and pantry. The principal reception rooms leading off both the hallway and kitchen include a magnificent

drawing room with inglenook fireplace, large bay window and French door to terrace, a west facing dining room with interlinking doors to the drawing room and accessed off the rear hall is a study and rear stairs. In addition, there is a snooker room with cloakroom off and a ground floor bedroom with en-suite shower room.

On the first floor the landing leads to six further bedrooms and a family bathroom. The principal bedroom enjoys far reaching views to the west and is serviced by an en-suite bathroom. The guest double bedroom has en-suite facilities and the remaining four are double bedrooms.

The majority of the gardens at Holmingham are to the south of the house and consist of lawned gardens and herbaceous borders. The boundary between formal lawns and the pasture beyond is by way of a ha-ha.

A large terrace surrounds the house giving south facing areas for entertaining and enjoying the views. This terrace also provides access to the outdoor heated swimming pool which is well enclosed and has an open-fronted entertaining/party barn surrounding it.

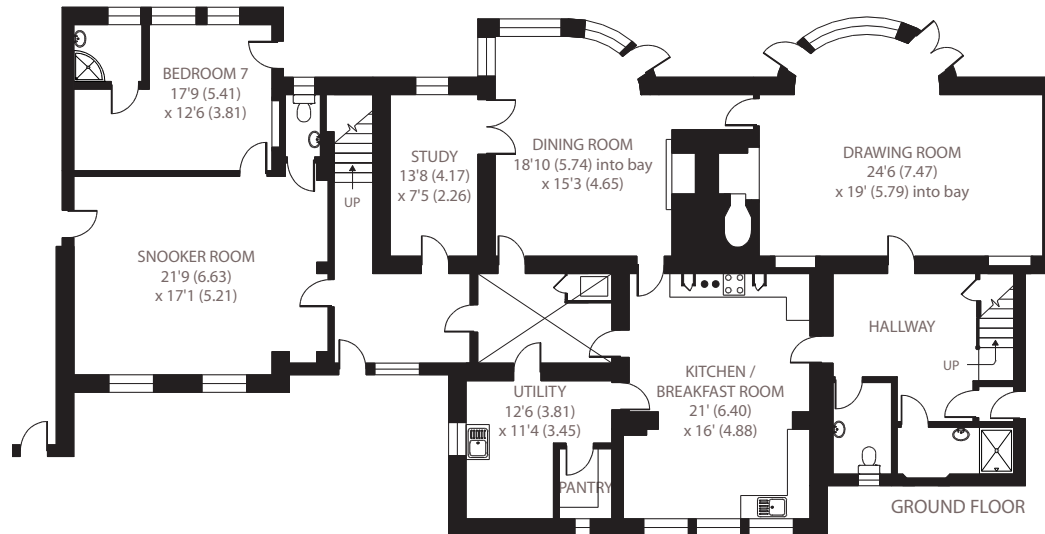
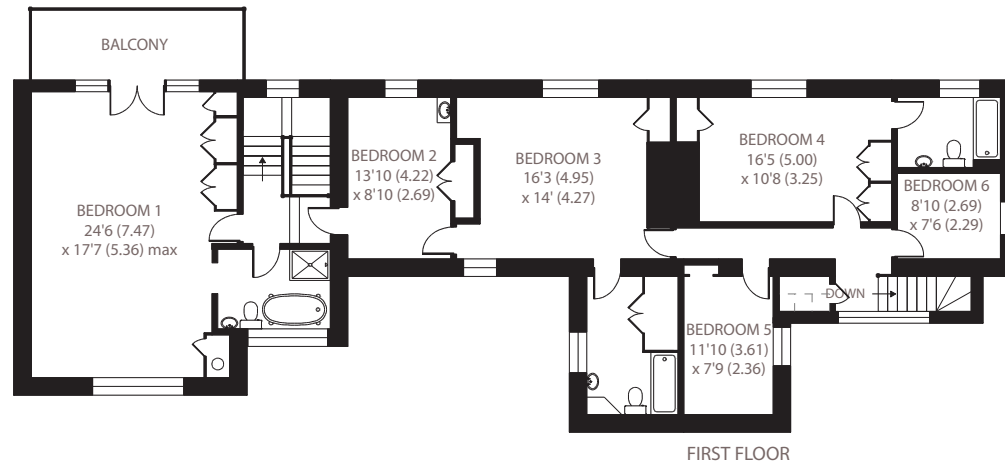
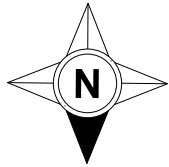












Floor plan

Holmingham Farmhouse

Approximate area: 3,046 sq ft (282.96 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Outbuildings

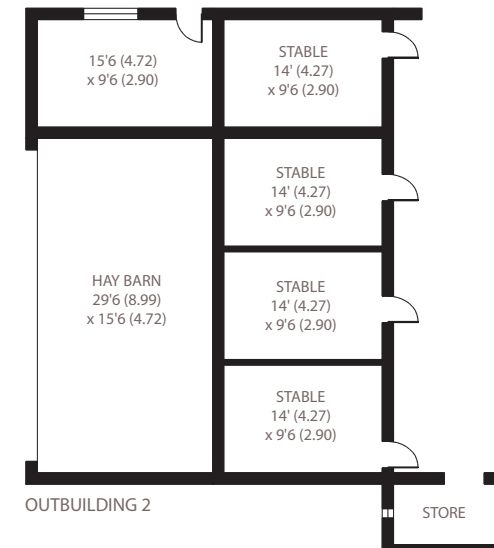
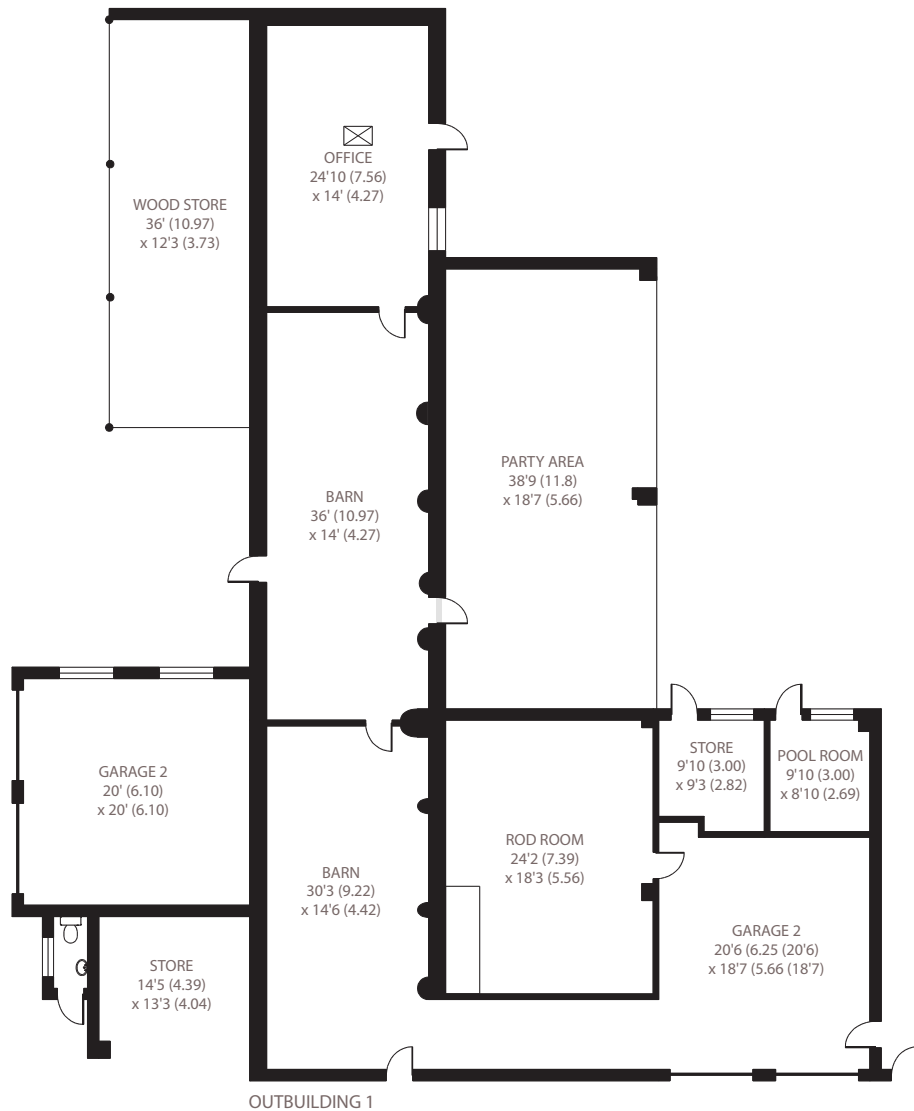
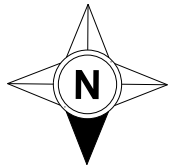
Adjoining the farmhouse and separated by a covered passageway is a range of traditional stone outbuildings providing garaging and storage which could be suitable for a number of other uses, subject to the necessary permissions. There is also a separate stable block with four stables, store room, tack room and open fronted hay and straw store.



Floor plan

Holmingham Farm outbuildings

Approximate area: 5,201 sq ft (483.17 sq m)



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Land

Lot 1 totals some 69.3 acres, the majority of which is riverside pastureland, currently let on an annual grazing licence to a local farmer. Closer to the house are two small orchards and to the west of the house, two fishing lakes.

The River Exe runs through lot 1 offering the 1,327 yards of double bank salmon fishing and the 10 named pools which have historically been one of the most prolific areas of the river for the fishing of salmon.

Whilst in recent years the river has been fished lightly, it is understood that up to 40 salmon per year have been caught in the past, the best year was 1994 when 103 salmon were caught.

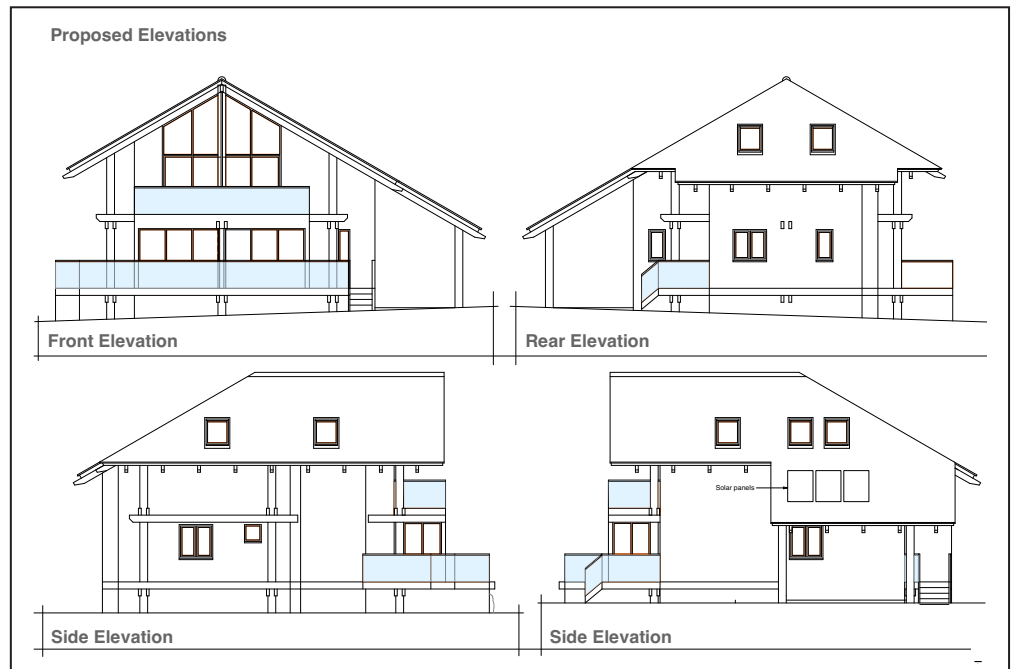
A disused railway line runs through both lots 1 and 2 and a timber frame fishing lodge is located on the line that overlooks pools 8 and 9.

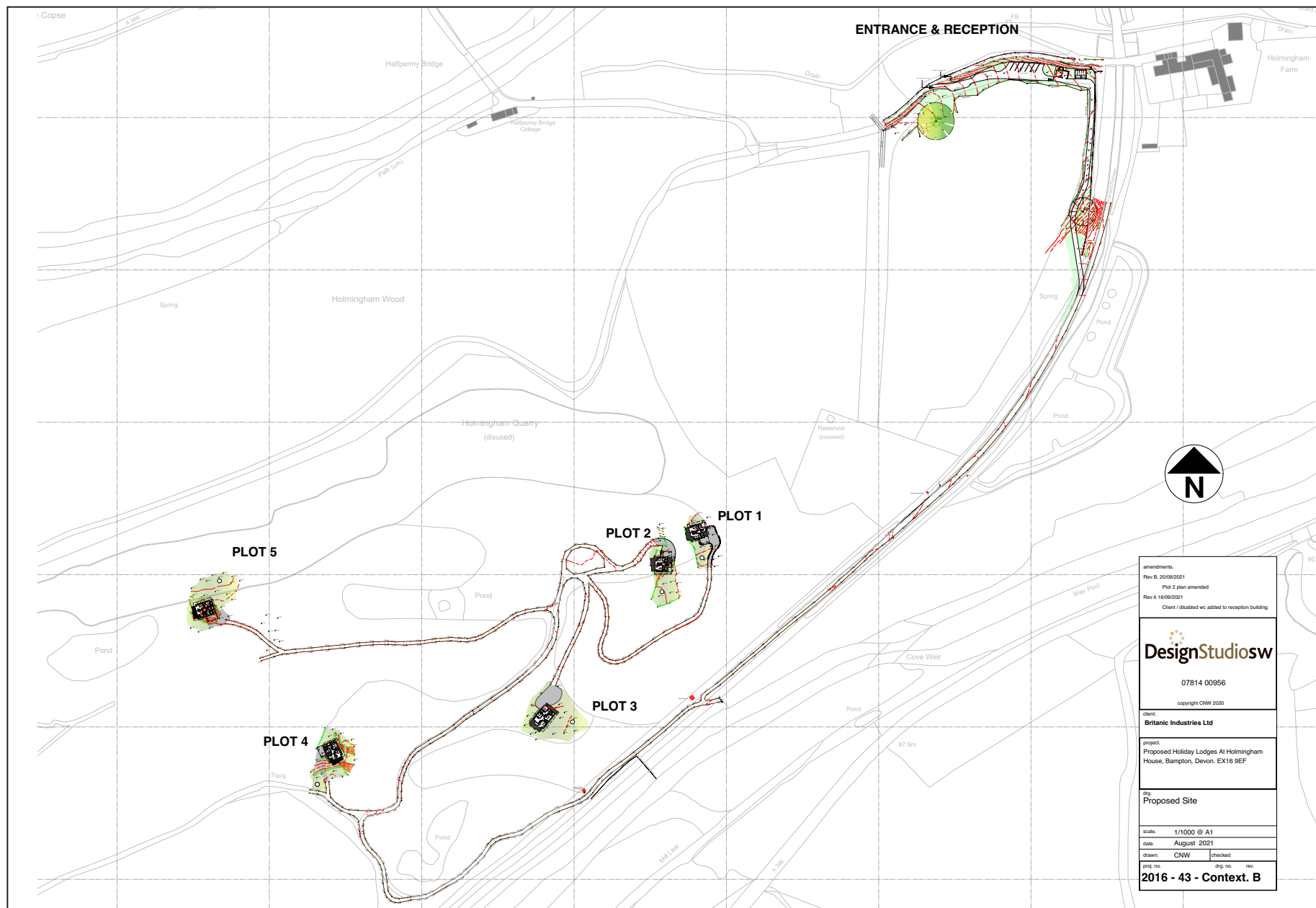


Lot 2

A parcel of some 70.51 acres of woodland lies to the north of the disused railway line and consists of a substantial poplar plantation and a large area of naturally established woodland within the now disused Holmingham Quarry.

Planning consent has been granted for five Canadian style lodges within the former quarry. It is noticeable that the only restriction placed on the permission is one preventing them from being principal residences but with no limit of length of occupation. Planning reference: 21/02319/FUL dated 7th October 2022 for the erection of five holiday lodges and associated parking, reception/store and all-terrain vehicle store.





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|---|----------|
| amendments. | |
| Rev B. 20/09/2021 | |
| Plot 2 plan amended | |
| Rev A 16/09/2021 | |
| Client / disabled we added to reception building. | |
|  | |
| 07814 00956 | |
| copyright CNW 2020 | |
| client: | |
| British Industries Ltd | |
| project: | |
| Proposed Holiday Lodges At Holmingham House, Bampton, Devon. EX16 9EF | |
| thp: | |
| Proposed Site | |
| scale: 1/1000 @ A1 | |
| date: August 2021 | |
| drawn: CNW | checked: |
| rev: no | rev: no |
| 2016 - 43 - Context. B | |

Lot 3

Located on the opposite side of the road is a parcel of 35.54 acres of broadleaf hardwood including oak, ash and beech providing a backdrop to Lot 1, enjoying access off the adjoining council road.



Land plan

- Lot 1 - 69.3 ac
- Lot 2 - 70.51 ac
- Lot 3 - 35.54 ac



0 100 200 300 m

Method of sale

The property is offered for sale by private treaty as a whole or in three lots.

Tenure & possession

Vacant possession is available upon completion.

Health & safety

Potential purchasers are required to take particular care when inspecting the property, recommended to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Sporting, timber and mineral rights

The sporting, timber and mineral rights are included in the freehold sale.

Rights of way

There are no private Rights of Way that cross the holding.

EPC rating

The farmhouse has an EPC rating of E.

Council tax

Band G.

Local authorities

Mid Devon District Council
www.middevon.gov.uk

Viewings

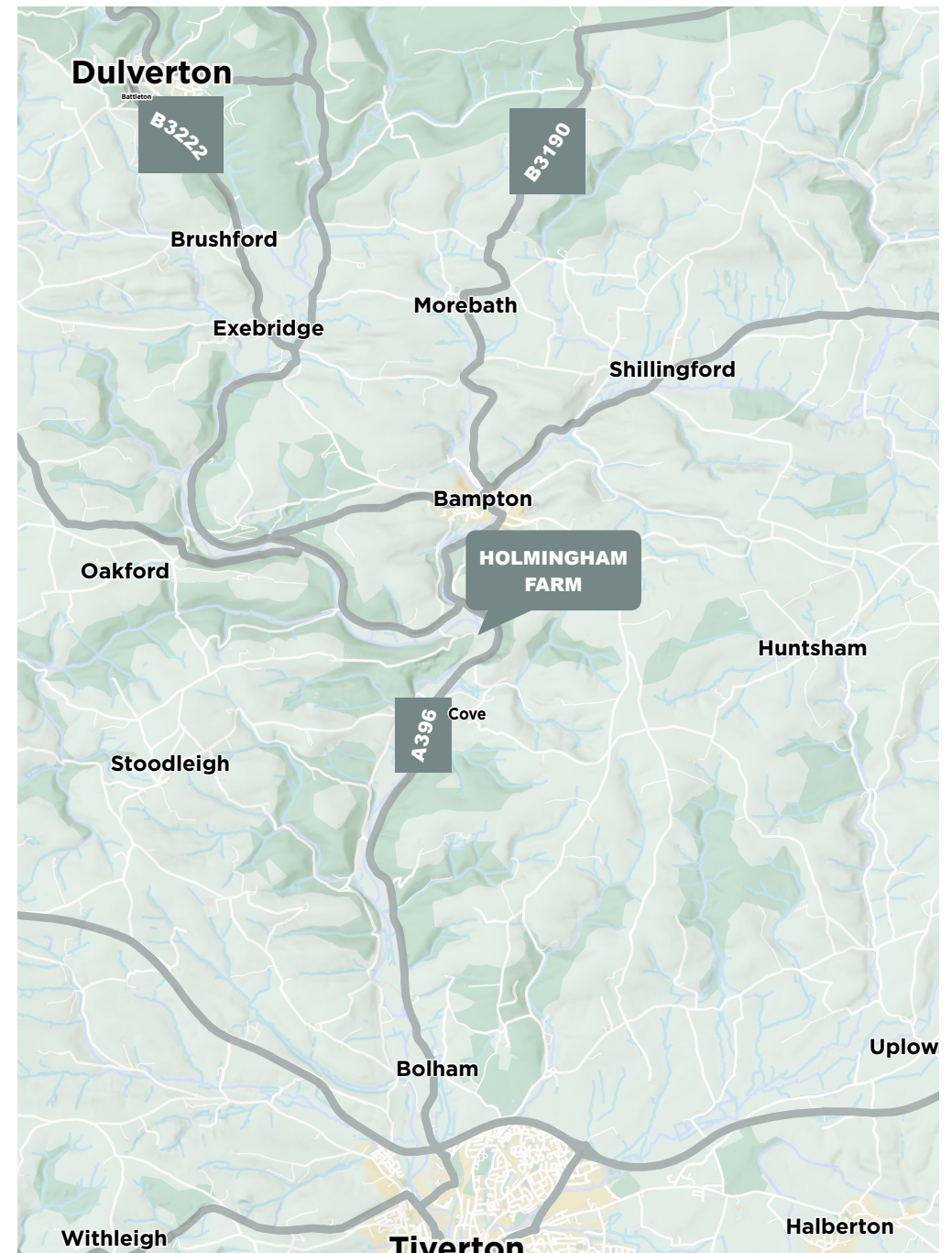
By prior appointment with the vendors' agents, Carter Jonas: 01823 428 590.

Directions

From J27 of the M5 motorway, take the A361 (North Devon link road towards Tiverton). On reaching the first roundabout, take the third exit onto the A361 towards Bampton and Dulverton. Continue on this road for about 5 miles, passing through the village of Cove. At the Exeter Inn public house, take the first exit towards Dulverton on the A396. After about 50 yards, take the first left, continue ahead over a bridge crossing the river. Continue up the hill and the entrance to Holmingham Farm will be found on the left hand side of the road, down a long, private drive.



/// whoever.lengthen.missions





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