



THE LANACRE ESTATE

WITHYPOOL, SOMERSET



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*Withypool – 3.4 miles | Dulverton and South Molton – 11 miles | Tiverton – 26 miles (London Paddington in 1 hour 53 minutes from Tiverton Parkway)
Exeter – 40 miles | Bristol Airport – 66 miles
(All distances and times are approximate)*

‘A Manorial Estate with diverse income streams set in a stunning position in the heart of Exmoor, with exceptional views across the moor and along the River Barle’

LOT 1 – 198 acres

Lanacre Farmhouse | Lanacre Cottage and Flat | Two Semi-detached Bungalows | Converted Stone Barn
Stabling and Modern Farm Buildings | 195 acres of Pastureland and Woodland

LOT 2 – 1,877 acres

1,877 acres of Rough Grazing and Moorland across Withypool Common

In all about 2,075 acres (839.69 hectares)



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

HISTORY

Originally a Saxon settlement, Withypool survived through the Vikings and following the Norman Conquest became part of the Royal Forest – the hunting grounds for the King. The Manor of Lanacre was ‘disafforested’ in 1301 but remained within the Kings ownership until 1651. During this time the land was divided to create Higher and Lower

Lanacre, until in 1843 when James Notley established Lower Lanacre as the main farmstead it is now.

As part of the manorial ownership Lanacre Farmhouse is the ‘Manor House’ of Withypool and the Lordship has been synonymous with the ownership.



Painting of Lanacre by A J Munnings

SITUATION

The Lanacre Estate is set in a private position in the heart of Exmoor National Park, on the edge of the popular village of Withypool which has a general store, post office, tea rooms, village hall, church and a public house, The Royal Oak with the renowned Exmoor Forest Inn at Simonsbath.

South Molton, known as the gateway to Exmoor, is a bustling market town (recently voted the best national community market) and provides for all your essential shops and amenities.

Dulverton is a popular local hub with numerous independent shops and award-winning pubs and restaurants including Woods Restaurant.

The Lanacre Estate is well located being almost equidistant between the county town of Taunton and the Cathedral City of Exeter, whilst also having easy access to the magnificent ‘world class’ sandy beaches of the North Devon Coastline well known for surfing and forming part of the North Devon UNESCO World Biosphere Reserve.

The area is well-known for its many wonderful recreational and sporting opportunities, including hunting with the Dulverton West, Exmoor and Devon & Somerset Staghounds and fishing on the Rivers Exe and Barle. Lanacre is within 15 miles of the most famous shoots on Exmoor including Molland, Wellshead Estate and Challacombe.

There are an excellent range of schools in the area with primary schools at Dulverton and Exford, whilst nearby private schools include Blundells and West Buckland with Kings & Queens at Taunton.

Communication links are good with the A361 at Tiverton providing dual carriageway links to the M5 Motorway network at Junction 27. Tiverton Parkway is a mainline railway station providing regular services to London Paddington in under two hours.



LANACRE ESTATE FARMHOUSE

Lanacre Farmhouse is a large south facing Georgian detached house in a stunning setting with views directly over the River Barle and across Withypool Common.

The house has been sympathetically modernised by the present owners to provide a well-appointed family home.

The large entrance hall runs the length of the house and leads to the three large reception rooms. The kitchen has an oil fired Aga, and there is a utility, office, and cloakroom.

On the first floor there are two large south facing bedrooms one with an ensuite bathroom and built in wardrobes. There are two further bedrooms and a recently renovated shower room.

On the second floor, a large landing with wall to ceiling bookcases and a large double bedroom with ensuite bathroom.

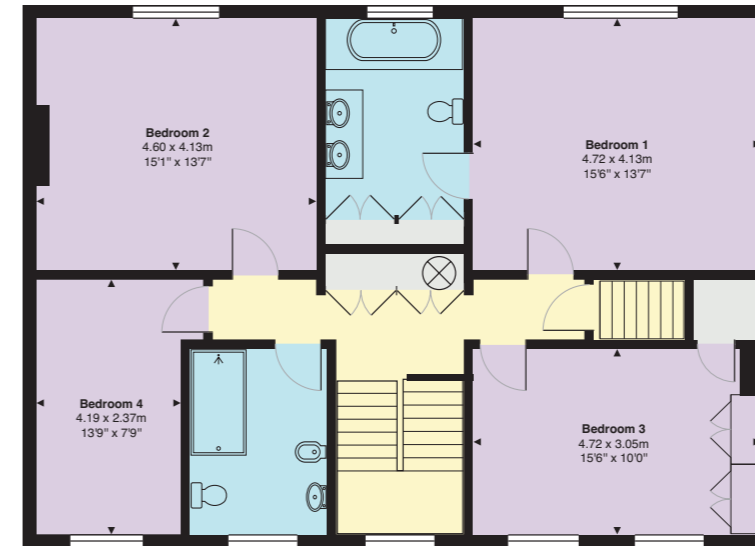
The garden wraps around the south side of the farmhouse with stunning views from the terrace on the west side. It was previously registered within the National Garden Scheme and has the potential to be easily restored to this status.







FLOOR PLANS



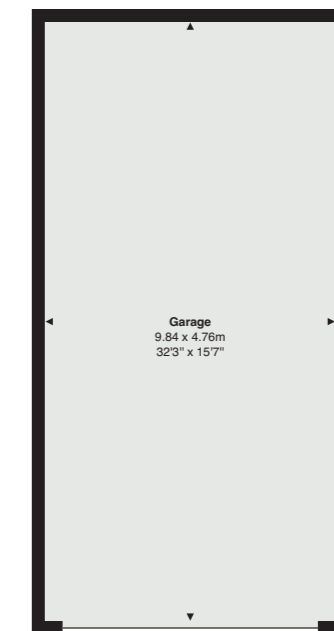
First Floor



Second Floor



Ground Floor



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Area:
 Total Area - 4,668 sq ft (433.7 sq m)
 For identification purposes only, not to scale.



ADDITIONAL PROPERTIES

The additional properties offer flexible accommodation, either linked to the house for guests or staff, or (as currently) for income generation. There are two semi-detached bungalows which sit on the north side of the yard in an elevated position with stunning views and private front and rear gardens.

There is a spacious two-bedroom cottage with an interconnecting double garage and private garden.

The Flat is a pretty one bedroomed stone cottage with first floor sitting room.



STUDIO

Conveniently located to the north of the farmhouse a recently converted stone barn provides a large function room with a studio and shower room on the first floor. If required, the studio could easily be converted to additional residential accommodation subject to planning.

OUTBUILDINGS

There are a series of single storey stone buildings previously used as stables and stores and further garaging all connected to mains electricity and the private water supply therefore provide ample opportunities for alternative uses subject to planning.

To the west of the farmstead accessed directly from Lanacre Lane is a set of modern agricultural buildings and yard used for livestock handling.

There is a further modern farm building and yard on the north side of the in-bye land accessed from Bradymoor.



LAND

The in by land within Lot 1 extends to 198.29 acres (80.26 hectares) of which there are approximately 179 acres of pasture and 15 acres of mature woodland. The farmstead is ring fenced by the land which offers complete privacy with no public rights of way. The land is primarily used for livestock grazing.

A small family shoot has previously been operated on the Estate with walked up shooting across the moor providing excellent snipe shooting.

The River Barle which is renowned for its Brown Trout and Salmon, runs directly through the Estate with over 2,500m of private double bank fishing. The river flows east towards Withypool collecting additional flow from the Sherdon Water tributary on the west side of the Estate.



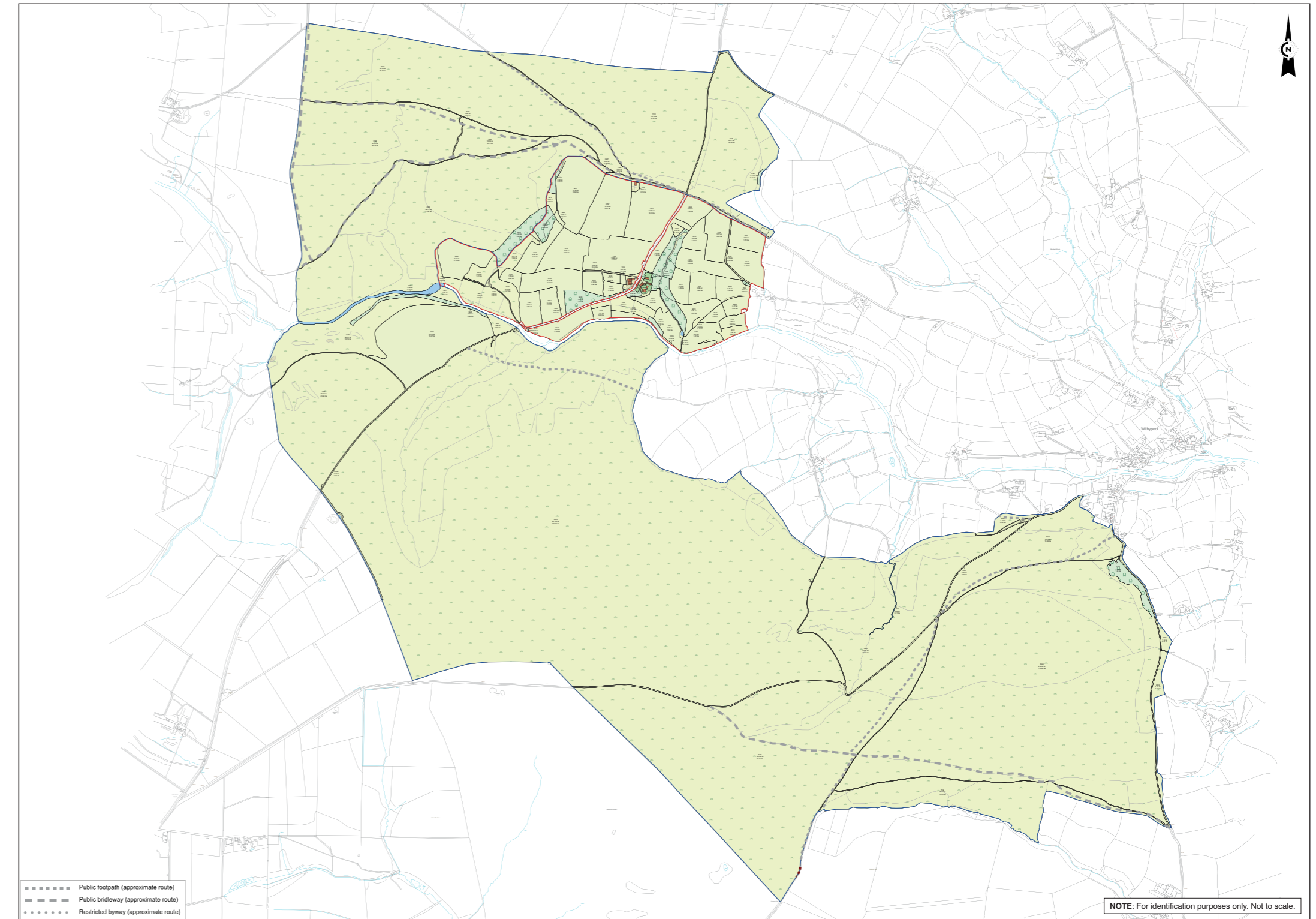


LOT 2 - MOORLAND

The moorland extends to approximately 1,878.01 acres stretching across Withypool Common including Withypool Hill, Brightworthy Barrows and Bradymoor.

Withypool Hill features one of only two known prehistoric stone circles on Exmoor and has unparalleled panoramic views across the moor and Withypool Common with its range of Bronze Age mounds, known as Brightworthy Barrows.

The moorland is sold subject to various rights including common grazing rights. Lanacre Farm benefits from the residual grazing rights across the Common.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The Estate is offered for sale freehold by private treaty subject to various rights including common grazing rights.

MANORIAL RIGHTS

Lanacre remains the 'Manor House' to the parish of Withypool and the owners therefore benefit from the title 'Lord of the Manor' and the associated Manorial Rights. The Lord plays a key role in the running of the Common and ultimately controls the environmental management, as lead signatory to such contracts.

ENVIRONMENTAL STEWARDSHIP AND BASIC PAYMENT SCHEME

Lot 1: The land is subject to a Countryside Stewardship Mid-Tier Scheme.

Lot 2: The land is subject to a Higher-Level Stewardship Scheme.

On completion of the sale any scheme will be transferred to the buyer, as necessary. The Entitlements are excluded from the sale.

PLANNING AND DESIGNATIONS

The Estate is sold subject to any Developments Plans, tree Preservation Orders, Ancient Monument Orders, Town Planning Schedules, or Resolutions which may be or may come into force.

- The whole Estate is within the Exmoor National Park.
- All the moorland designated as open access land under the Countryside and Rights of Way Act 2000.
- All the moorland and the river is within the South Exmoor Site of Special Scientific Interest (SSSI) and the Exmoor Heaths Special Area of Conservation (SAC).
- There are a number of Scheduled Ancient Monuments including Landacre Bridge and the Stone Circle on Withypool Hill.

TENANCIES

Vacant possession of the residential properties can be obtained upon the correct service of notices. The land in Lot 1 is subject to an annual grazing licence.

LOCAL AUTHORITY

Exmoor National Park and Somerset West & Taunton.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Estate is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves, and other rights of way whether they are specifically referred to or not.

SERVICES

Natural spring water and borehole. Mains electricity and oil-fired central heating with private drainage.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

SPORTING, TIMBER, AND MINERAL RIGHTS

The sporting, timber, and mineral rights as far as they are owned are included in the freehold sale.

The Estate is subject to the rights reserved by the Badgeworthy Land Company.

COUNCIL TAX AND EPC RATINGS

Property	Council Tax	EPC
Lanacre Farmhouse	F	E
Lanacre Cottage	E	E
Lanacre Flat	A	D
No.1 Bungalow	C	D
No.2 Bungalow	C	D

PLANS, AREAS, AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the Estate. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the Estate, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the Estate may change without notice.

POSTCODE

TA24 7SD

WHAT 3 WORDS

///performed.lordship.onwards

VIEWINGS

All viewings are strictly by appointment with the vendor's agent.



Viewing strictly by appointment only. Please contact:

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