

Emmetts Grange

Exmoor, Somerset





An **attractive ringfenced estate** extending to over 890 acres with large Georgian Farmhouse, cottages and equestrian facilities set within the heart of Exmoor.

Summary

- Grand Grade II Listed Farmhouse with annexe
- Lawned garden and resurfaced tennis court
- Traditional stone courtyard with converted Threshing Barn
- Four additional cottages
- Impressive equestrian facilities with new indoor school and eighteen stables
- Pastureland, moorland and woodland

In all about 894 acres

For sale as a whole

Distances

Simonsbath 2.6 miles, South Molton 10 miles, Dulverton 15 miles, Tiverton 28 miles (London Paddington in 1h53m from Tiverton Parkway)
Exeter 40 miles, Bristol Airport 66 miles (All distances and times are approximate)



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Situation

Emmetts Grange is set in a private position in the heart of the Exmoor National Park within the curtilage of the ancient village of Simonsbath which is the principal settlement in the civil parish of Exmoor and home to the famous Exmoor Forest Inn.

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 Restaurants.

The area is well-known for its many wonderful recreational activities with beautiful moorland walks and easy access to the magnificent sandy beaches of the North Devon Coastline well known for surfing.

There are abundant sporting opportunities, including hunting with the Dulverton West, Exmoor and Devon & Somerset Staghounds and fishing on the Rivers Exe and Barle. Emmetts Grange is within 15 miles of the most famous shoots on Exmoor including Molland, Wellshead Estate and Challacombe.

There are an excellent range of local schools including Blundells at Tiverton, West Buckland School at Barnstaple and Kings & Queens College 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.



Emmetts Grange

The Estate is within a private ring-fence with gently sloping south-facing pastureland surrounding the farmstead. The farmstead is approached by a long tree lined drive from the north. To the south side of Kinsford Water the dramatic slope of Moorland, known as Hangley Cleave, rises to form the stunning view from the house.

Emmetts Grange House

Emmetts Grange is a Grade II Listed Georgian House constructed from stone with a slate roof. The house and surrounding traditional farm buildings and courtyards were built in the 1840s by John Knight who had bought the entire Exmoor Forest from The Crown.

Emmetts is generally considered to be the best example of a Knight House and the estate boasts a plethora of features dating back to the time referred to as the reclamation of Exmoor including a large section of the old road to Simonsbath, a waterfall created by the Knights, extensive beech banks and a vast field gutter system.

The house has recently undergone a programme of modernisation while retaining many period features with large open fireplaces, dentilled cornicing and traditional sash windows.

A series of lovely south-facing rooms provide for excellent entertaining and living space. There is a useful back hall with utility, laundry and stores.

There are nine bedrooms and seven bathrooms (five en suite) and a further ground floor studio annexe.

Garden and grounds

There is a large front lawn and a pretty part walled garden to the west of the house. The amenities include a newly resurfaced outdoor tennis court.

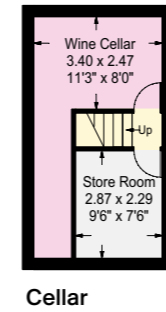
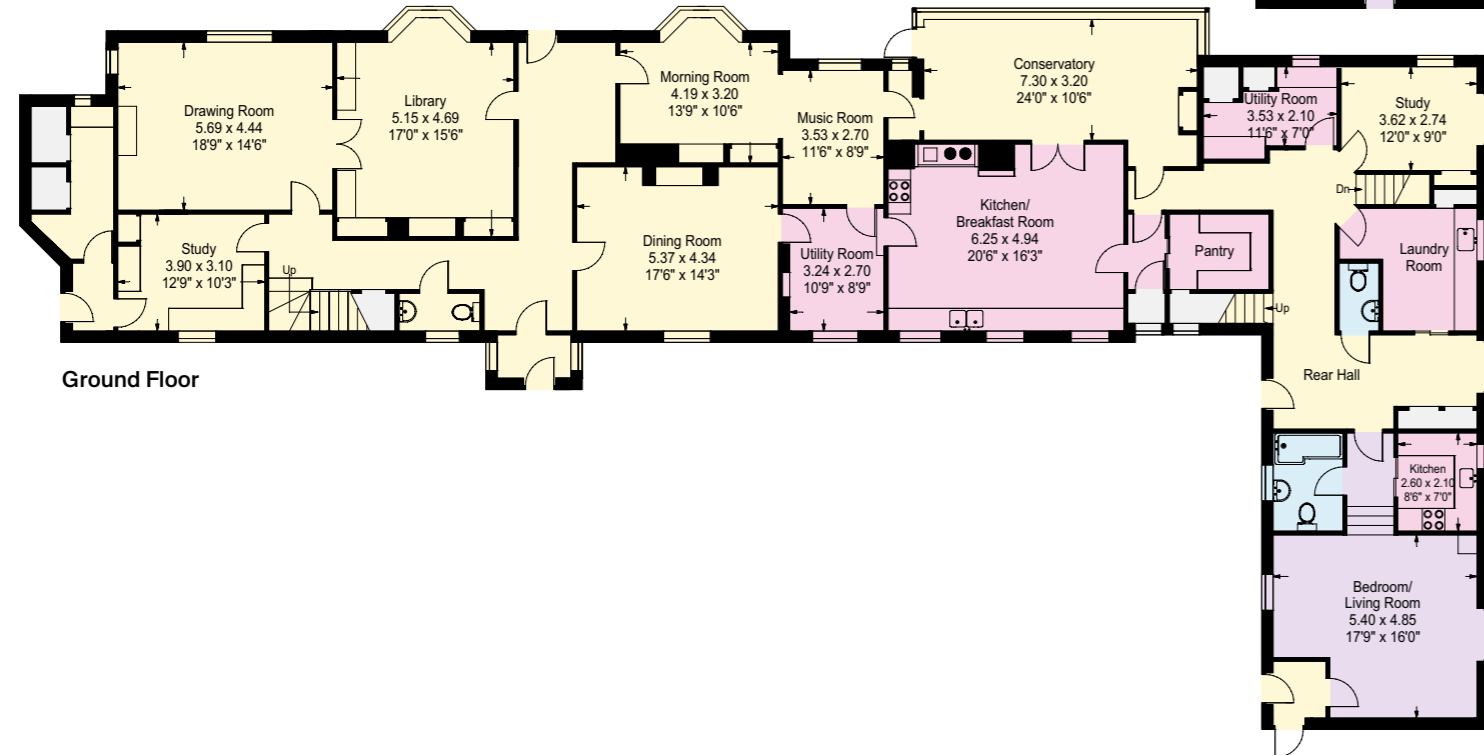
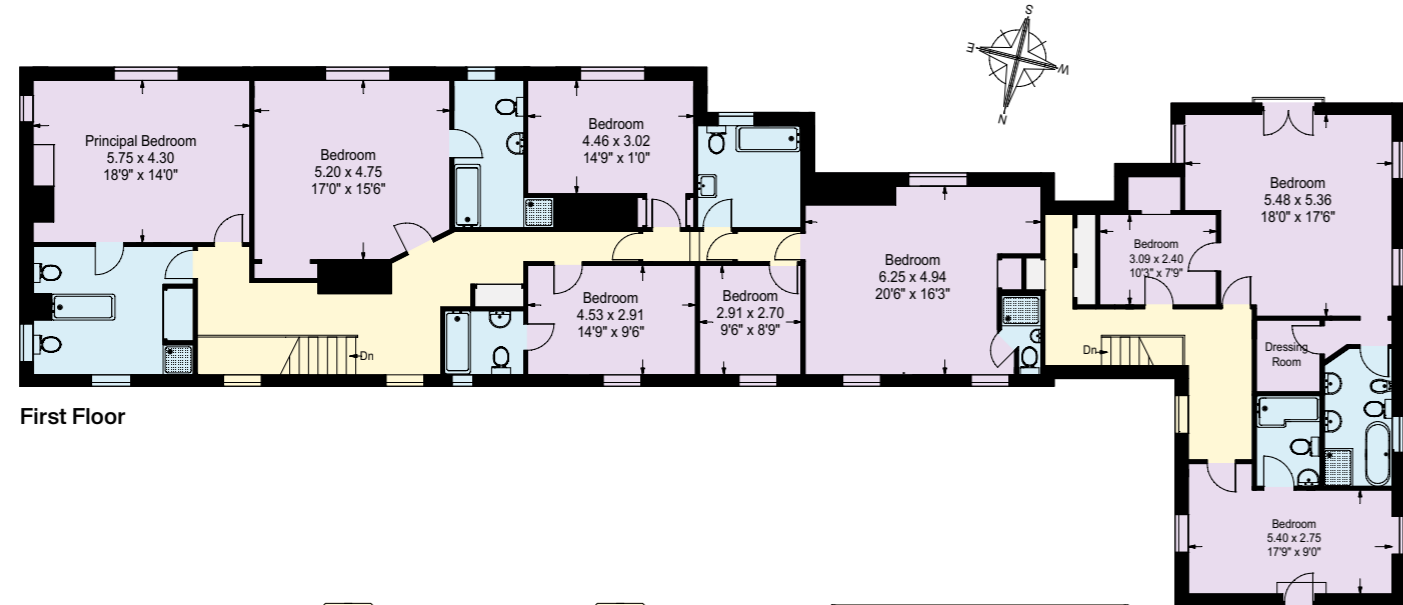


Emmetts Grange House

Approximate Gross Internal Floor Area
638 sq m or 6867 sq ft
(Inc. Cellar)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings

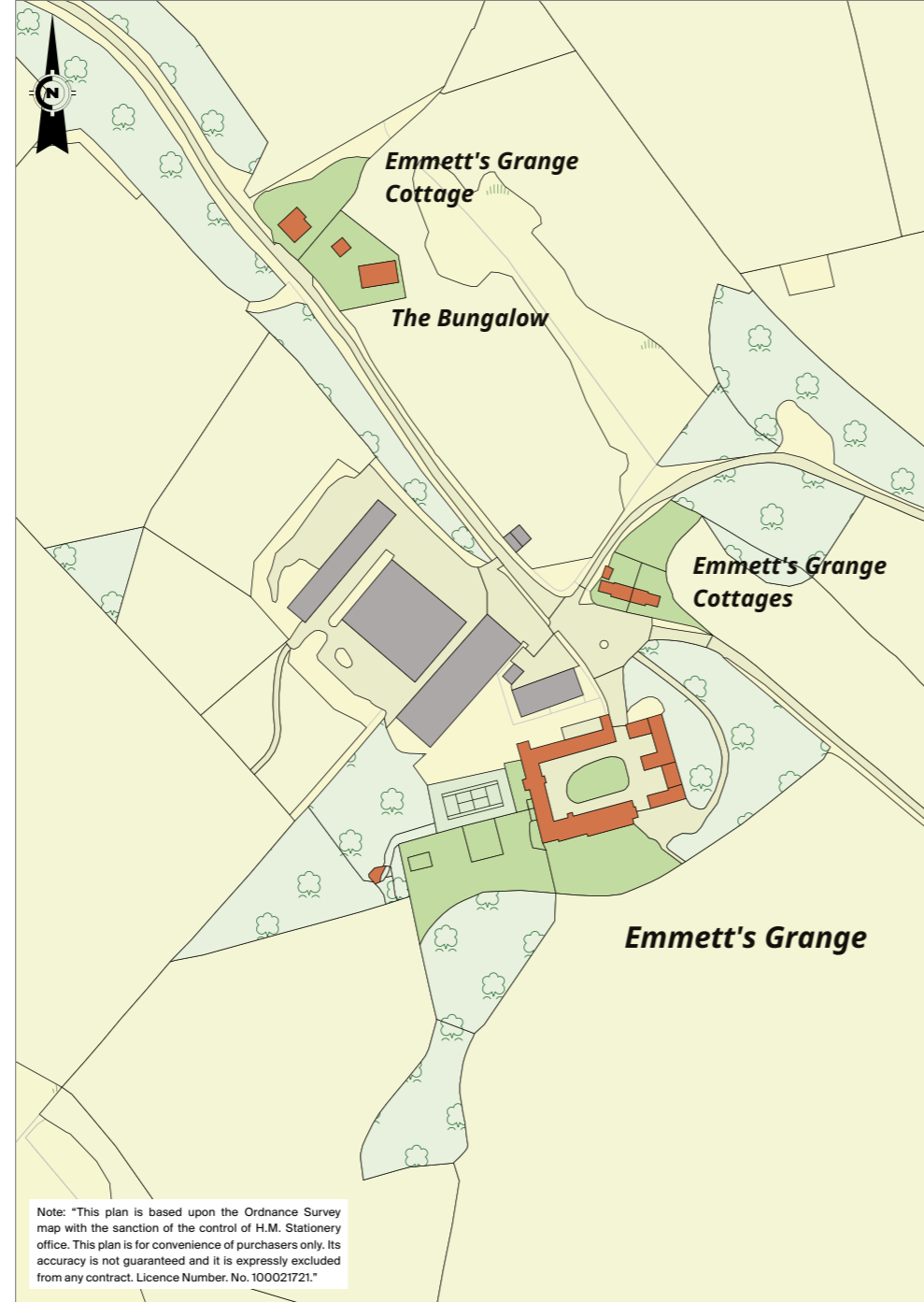
To the north of the house is a Grade II Listed courtyard of traditional stone barns and stables. The Threshing Barn has been converted to provide for a beautiful party/entertaining barn with exposed stone walls, wooden floors and large log burner.

Additional properties

The additional cottages offer flexible accommodation, either linked to the house for guests or staff, or (as currently) for income generation.

All the cottages have three bedrooms. The bungalow and detached cottage sit halfway down the main drive and the pair of semi-detached cottages are





Equestrian facilities

There are a total of 18 stables which are split between the traditional courtyard at the rear of the main house and a brand-new state of the art livery facility with Monarch stables within an American style barn. This includes heated tack room, wash boxes with hot water showers and a feed room. The new 60 x 20m indoor area has an Andrews Bowen ProWax surface.





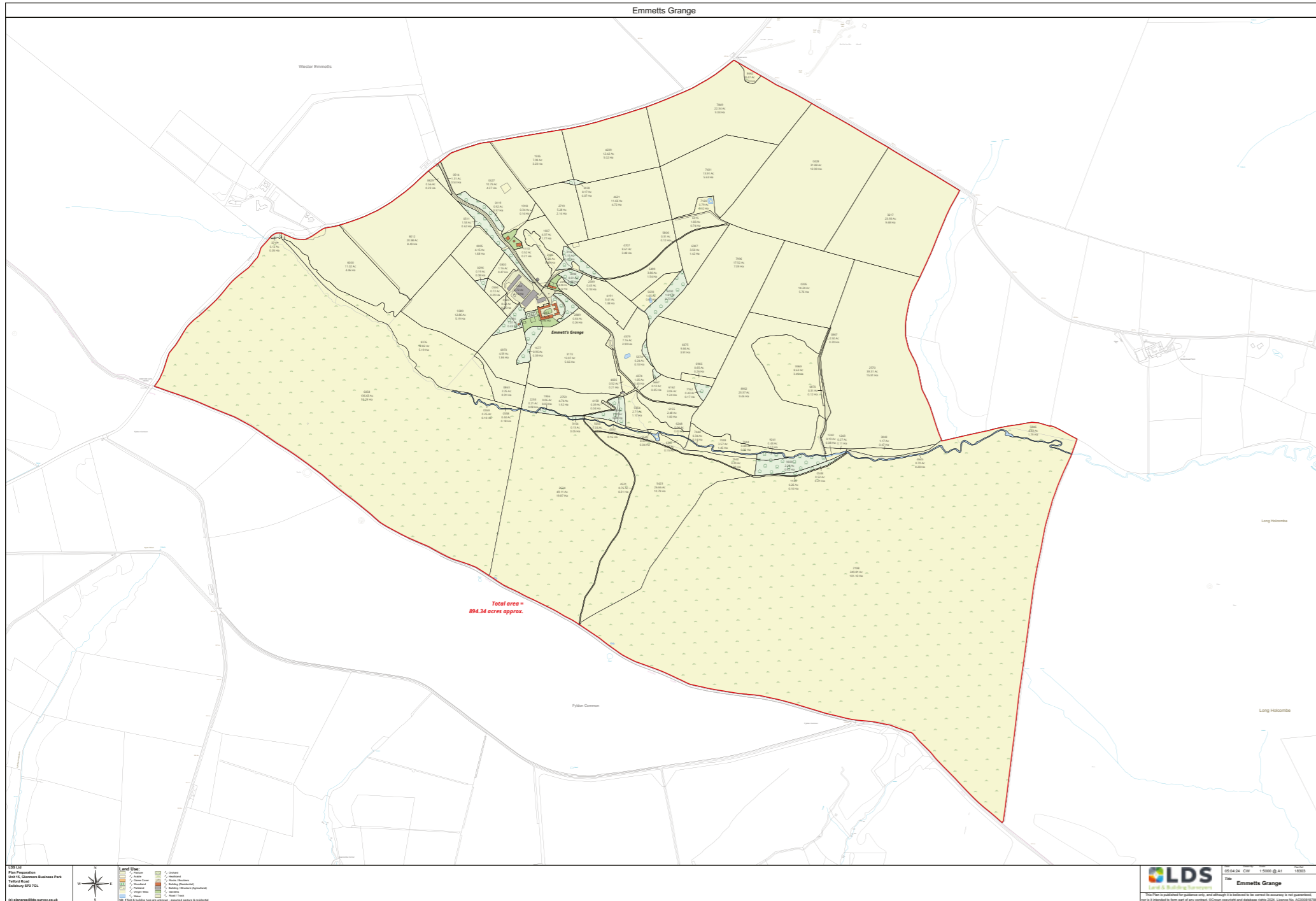
Land

The Estate extends to approximately 894 acres of which 360 acres is south-facing pastureland suitable for sheep and beef farming. There is road or track access to nearly every field and most of the pasture can be mown. The pastureland soils are freely draining, acidic soils and the moorland soils are more permeable, wet upland soils with a peaty surface. There is approximately 11 acres of woodland.

There are 476 acres of enclosed moorland on the south side of the Estate which can be accessed directly from the local road. The moorland is free from any commoners' rights.

The estate offers purchasers the ability to invest in a diverse natural capital asset with high ecological, environmental and social value. There are significant opportunities to further enhance and capitalise on these through various public, private and corporate conservation schemes.

On the north side of the farmstead there is open fronted mono-pitched agricultural barn and a large livestock shed with part concrete floor and feed passages.



General Remarks and Stipulations

Method of Sale: The Estate is offered for sale freehold as a whole subject to the current tenancies and rights by private treaty.

Tenancies: Vacant possession of the residential properties can be obtained upon the correct service of notices. The pastureland land is subject to an annual grazing licence.

Designations: The property 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.

- Emmetts Grange Farmhouse and the barns, outbuildings and stables within the traditional courtyard are all Grade II Listed.
- The Estate is within the Exmoor National Park.
- Part of the Estate is within a Site of Special Scientific Interest (SSSI).
- The Estate is within an Environmentally Sensitive Area (ESA).
- There are Three Scheduled monuments, known as 'Two Barrows and Group of Barrows' located at the highest elevation of Hangley Cleave.

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. There are no public footpaths across the Estate.

Environmental Stewardship and Basic Payment Schemes: The land is subject to a Higher-Level Stewardship Scheme. On completion of the sale this will be transferred to the buyer, as necessary. The Entitlements are excluded from the sale.

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.

Services: There are private water supplies to the houses and buildings, private electricity supply and private drainage to all houses and cottages. All residential properties have oil fired heating.

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.

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 7LD

Viewings

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

Property information

Tenure: Freehold

Local Authority: Exmoor National Park and Somerset West & Taunton

| Property | Council Tax | EPC |
|-------------------------|-------------|-----|
| Farmhouse | G | E |
| Emmetts Grange Cottage | D | E |
| Emmetts Grange Bungalow | C | E |
| No.1 | B | E |
| No.2 | B | E |

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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