‘An immaculate and well laid out livestock, arable and equestrian farm with extensive range of excellent buildings and beautifully maintained land.’
MANOR FARM
MEETH

OKEHAMPTON I DEVON

Hatherleigh 3 miles  |  Okehampton 10 miles  |  Launceston 26 miles  |  Exeter 33 miles
Rail - Exeter to London Paddington 2 hours 5 minutes
(Distances and times approximate)

Principal house with Entrance hall
Sitting room  |  Dining room  |  Garden room
Kitchen/breakfast room  |  Study  |  Utility room
Boot room  |  2 WC’s  |  2 ensuite Bedrooms
2 further Bedrooms  |  Family Bathroom.
3 bedroom Bungalow.

Traditional Yard with Stabling and Workshops
Extensive range of modern Farm Buildings.

Approximately 600 metres of River Torridge
frontage.

Network of immaculate fenced Paddocks,
Pasture, Woodland and Pond.

In all about 259.63 acres.

Available as a whole or in two lots.

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.

Knights Frank
MANOR FARM, MEETH

Manor Farm is a rare property in the farm market, it can truly be described as immaculate throughout. It was bought by the current owners in 2011 when they embarked on constructing, developing and improving the farm to what it is today.

The previous farmhouse was demolished and replaced with the current property that has been built to the highest of specifications and comfort.

Eight new steel framed buildings were designed and constructed to exacting detail and flow perfectly together offering vast space to suit varying enterprises.

The farm has been re-fenced creating a paddock grazing system, a new hard-core road system has been installed throughout along with significant tree and hedge planting.

The farm was previously all in arable having grown maize, wheat, barley and root crops but the current owners have concentrated on breeding pedigree sheep, cattle and Clydesdale horses so the land is currently dedicated to providing high quality grassland.
SITUATION

Situated to the north of Dartmoor National Park, within easy driving distance of Okehampton and Exeter, the Farm is close by the small hamlet of Meeth with a lovely pub and just to the south is the popular village of Hatherleigh with many of the day to day amenities.

The market town of Okehampton is about 10 miles to the south and offers a more extensive range of amenities including schools, shops and leisure facilities. The A30 dual carriageway is close by and provides quick links to the cathedral City of Exeter and the M5 beyond and Launceston to the west which offers a range of shopping and recreational facilities. Exeter is approximately 33 miles away and includes the university as well as excellent shopping and restaurants. Trains to London Paddington take from about 2 hours 5 minutes and Exeter International Airport provides a very good range of flights to both UK and European destinations.

The surrounding area provides an array of good schools and there is a local primary school in Hatherleigh. Private schools include Mount House and Kelly College in Tavistock, St James School in Launceston and a large selection of private schools in Exeter.

There are endless recreational opportunities around the farm with Dartmoor National Park within easy reach along with endless sporting opportunities with racing at Exeter, many golf courses, along with shooting and fishing. Beaches and water sports are all within easy reach as are the wonderful surfing beaches of the north Devon coast.
LOT 1
MANOR FARM HOUSE
174.72 ACRES

The house is approached down the main drive flanked by paddocks to a large gated parking area to the south of the house. It sits in a stunning position with views over the farm, woodland and pond beyond.

The house is beautifully laid out with an excellent flow making it ideal for both entertaining and family life. The impressive front door opens into the entrance hall off which flow the dining room and sitting room which is divided by a double fireplace. Beyond is the garden room which has direct access out to the large terrace with striking views over the farm beyond.

There is a large well equipped kitchen and breakfast room along with a study, utility room, boot room and 2 downstairs loos.

There is also a ground floor bedroom with ensuite bathroom and shower.

The staircase rises up to a large landing off which is the master bedroom with ensuite bathroom with shower and a balcony with wonderful views. In addition are two further bedrooms and a family bathroom.

The house is surrounded by immaculate lawned gardens with specimen trees.
Approximate Gross Internal Area
House: 425.9 sq m (4,585 sq ft)
For identification purposes only. Not to scale.
THE BUNGALOW

A short walk to the east of the main house is the bungalow that is also accessed off the main drive. It has an entrance hall off which is a sitting room, dining room, kitchen, WC along with three bedrooms and a bathroom. In addition there is a garage and private garden.

Approximate Gross Internal Area
The Bungalow: 138.7 sq m (1,494 sq ft)
For identification purposes only. Not to scale.
THE FARM BUILDINGS

Just to the west of the house is the traditional stone build courtyard with a workshop, 3 large loose boxes, further storage and a large garage building.

Beyond are the network of large modern farm buildings which offer a huge range of uses but currently allow for stock handling, grain storage, workshops and extensive machinery storage. There is in excess of 50,000 sq ft of modern farm buildings, many of which have been installed by the current owners.

In addition at the west end of the farm buildings is a large hard-core yard that extends to approximately 1 acre in size.
THE FARM LAND

Close to the house are a network of paddocks in a well thought out interconnecting system that allows easy rotation of the grassland and managing livestock. All of the paddocks and fields beyond have underground water pipes supplying troughs along with hard standing around the gateways.

Beyond the fenced paddocks, the fields are accessed by a network of tracks and bordered with excellent hedging. There is a 7.79 acre wood with a large pond that attracts an abundance of wildlife. There is a further 2.67 acre copse to the north.
LOT 2
EASTERLY LAND
84.91 ACRES
To the east of the road and easily accessed opposite the main drive is a further block of land with approximately 70 acres currently down to grass along with 15 acres of mixed mature woodland. There is a well maintained access track that drops down to the land that has approximately 600 metres of frontage to the River Torridge. Salmon and trout fishing on the river could be available by prior arrangement.
GENERAL REMARKS

METHOD OF SALE
The estate is offered for sale as a whole or in 2 lots by Private Treaty.

SERVICES
- New 25mm mains water supply to new farm house and bungalow.
- 3 phase electricity supply into the property in 2013.
- Installed solar panels system on one building.
- Moved all electricity and telephone cables from above ground to underground.
- Private water supply with new borehole pumping station and water distribution system throughout the premises.
- Private drainage.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The property is being sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

BASIC PAYMENT SCHEME
The land is registered on the Rural Land Register with the entitlements established and claimed under the Basic Payment Scheme. The payment for the current scheme year will be retained by the vendor. The vendor will use all reasonable endeavours to transfer sufficient entitlements to the purchaser.

SHOOTING, TIMBER AND MINERAL RIGHTS
The shooting, timber and mineral rights as far as they are owned are included in the freehold sale.

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 agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

FIXTURES AND FITTINGS
All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. They could however be made available by separate negotiation.

VAT
Any guide price quoted or discussed are exclusive of VAT in the event that the sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

HEALTH & SAFETY
Given the potential hazards of working farms, we would ask you to be as vigilant as possible when making your inspection for your own personal safety and to take particular care in the vicinity of farm buildings.
VIEWINGS
Viewing is strictly by prior appointment with the vendor’s agents, Knight Frank, London or Knight Frank Exeter.

DIRECTIONS
From the M5 and Exeter take the A30 heading west and after approximately 16 miles at the Whiddon Down turning head north on the A3124 to Winkleigh. Continue north for 5 miles turning left on to the A3072 and after half mile turn right staying on the A3072 through Sampford Courtenay and Exbourne. Turn right in Jaconstowe onto the B3216 until you reach the A386 at Basset’s Cross. Head north on the A386 for 3.6 miles and the drive to Manor Farm will be on the left hand side.

POSTCODE
EX20 3QB.

IMPORTANT NOTICE
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement. Particulars dated June 2020. Photographs dated May 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members’ names. If we use the term ‘partner’ when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Viewing is strictly by prior appointment. Please contact:

Knight Frank
Will Matthews
Country Department
+44 (0) 20 7861 1440
55 Baker Street
London W1U 8AN
www.knightfrank.com

Knight Frank
Edward Clarkson
Exeter
+44 (0) 1392 848 824
19 Southernhay East
Devon EX1 1QD
www.knightfrank.com

Connecting people & property, perfectly.

© Designed & produced by Bespoke Brochures | bespokebrochures.co