

Thorne Farm, George Nympton, Devon







A charming **17th century Grade II listed farmhouse**, uniquely situated amidst picturesque countryside, just under a mile from the market town of South Molton.

Summary of accommodation

Porch | Hall | Sitting room | Living room | Snug/playroom | Kitchen/breakfast room | Boot and laundry room | Courtyard | Gardener's WC

Principal bedroom with en suite wet room | Guest bedroom with en suite wet room | Double bedroom with en suite shower room | Two further double bedrooms | Family bathroom

Parking | Range of traditional and modern farm buildings | Garden | Orchard | Two Paddocks

In all about 7.96 acres

Distances

George Nympton 0.9 mile, South Molton town centre 1.1 miles, Umberleigh Station 8.2 miles (Exeter to Barnstaple Tarka Line), Barnstaple 12.6 miles, Tiverton 20.1 miles, J27 M5 25.2 miles, Tiverton Parkway station 26.8 miles (Paddington 1 hour 52 minutes), Exeter City Centre 34.5 miles, Exeter Airport 41.3 miles (London City Airport 1 hour)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Florence Biss
01392 423111
florence.biss@knightfrank.com

Location

Thorne Farm enjoys an ideal location, offering the tranquility of rural living while remaining close to local amenities. Nestled in the North Devon Area of Outstanding Natural Beauty, it is surrounded by open countryside. Additionally, the Exmoor National Park, Europe's first International Dark Sky Reserve, and the North Devon coastline, a World Surfing Reserve, are both within easy driving distance. It lies between the small village of George Nympton and the charming market town of South Molton, which has a wonderful selection of local shops and businesses capable of meeting most day-to-day needs. These include a post office, excellent butchers, bakery and banks, along with medical, dental and veterinary surgeries. About forty minutes away and just outside Tiverton, via the A361 Devon link road, are Junction 27 on the M5 and Tiverton Parkway station, which has a regular service to Paddington (1 hour and 52 minutes). Exeter Airport offers a regular, 1 hour service to London City Airport. The local area also offers a selection of schools from both the state and independent sectors including the local South Molton United CofE Primary School (Ofsted 2 Good), the excellent and renowned West Buckland school is only ten minutes away, Blundells in Tiverton and The Maynard and Exeter Cathedral School in Exeter are also not far and easily accessible.

Thorne Farm

Believed to date from the early 17th century or possibly earlier, Thorne Farm is a charming and characterful farmhouse in an elevated position beside a traditional farmyard of mainly period buildings. One of which benefit from having planning permission for a two-bedroom holiday let. The house is constructed from a mix of local stone and cob, with red brick chimney stacks and a Welsh slate roof, and is thought to have been partially rebuilt in the early 19th century.

All the rooms are well-proportioned with good ceiling height and where necessary have been sympathetically refurbished. It has also retained many of its original architectural fittings including ground and first floor fireplaces and a mix of internal joinery from the 17th through to the 19th centuries. These include chamfered beams, built-in cupboards and shelving, dado panelling in the hall and a fine plank and muntin screen between the sitting and drawing rooms.







The house is south-facing and built to a three room and through passage plan. This is reflected in the two principal reception rooms and the large kitchen/breakfast room, which are separated by a through hall leading to a charming courtyard at the north-facing rear of the house.

The kitchen has an inglenook fireplace fitted with a two-oven electric AGA, bespoke, painted timber units including a central island and Welsh dresser, flagstone floor and original fitted corner bench. Adjacent to the kitchen is the former dairy, which now serves as a laundry and boot room with a door to the rear, brick-paved courtyard.

Three of the house's five double bedrooms face south and both the principal and guest bedrooms have en suite wet rooms. Another with lovely westerly, countryside views has an en suite shower room. The two remaining bedrooms share the family bathroom and it should be noted that one of the bedrooms, which was formerly an apple store has exposed roof timbers that limit the head height in parts of the room.

Outbuildings, garden and grounds

Thorne Farm is approached off a peaceful country lane via a 50 yard long driveway that leads onto a concrete yard in front of the farmhouse. A mix of period traditional farm buildings surround the other three sides of the yard. These include a substantial cob-walled barn with an extensive, lean-to livestock shelter behind, dairy, stable with hayloft above, cider house containing an old cider press and a large, modern livestock barn. Behind the cider house is an apple orchard and adjacent vegetable garden.

Backing onto the garden on the west side of the house is a further concrete yard leading to a livestock shelter and agricultural store which has planning permission for a holiday let if someone wanted that option. The formal garden wraps around three sides of the house. At the front is a part-walled lawn with fringing rose borders.

A paved terrace extends around one side and behind the house with lawn beyond with a far-reaching view of open countryside to the west. The property's pasture is divided into two enclosures. One is a paddock to the rear of the cob barn and the other a gently sloping field, that stretches out to the west. In all the garden, orchard and pasture amount to about 7.96 acres.

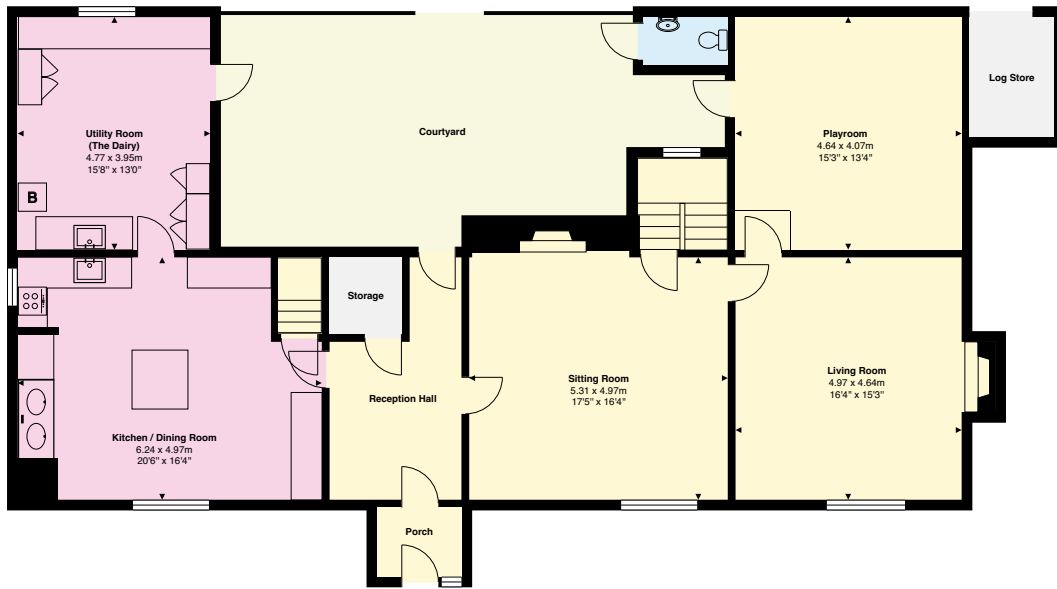
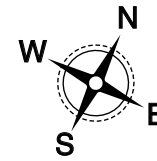




Approximate Gross Internal Floor Area
295.9 sq m / 3185 sq ft
(excluding log store, courtyard)

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





Services

Mains electricity. Private water (spring) & drainage. Oil-fired central heating and electric AGA. 4KW PV solar panels. The property also comes with a feed in tariff creating approx £3000.00 a year index linked until August 2036.

Directions (Postcode EX36 4JF)

what3words:///improving.allows.attitudes)

From the western end of Broad Street/B3226 in South Molton turn left onto South Street/B3226. After about 500 yards, turn slightly left onto George Nympton Road. Follow the road and the entrance to the driveway to the property will be found on the right after just over three quarters of a mile.

Property information

Tenure: Freehold

Local Authority & Council Tax Band: North Devon Council
(www.northdevon.gov.uk). Tax Band F.

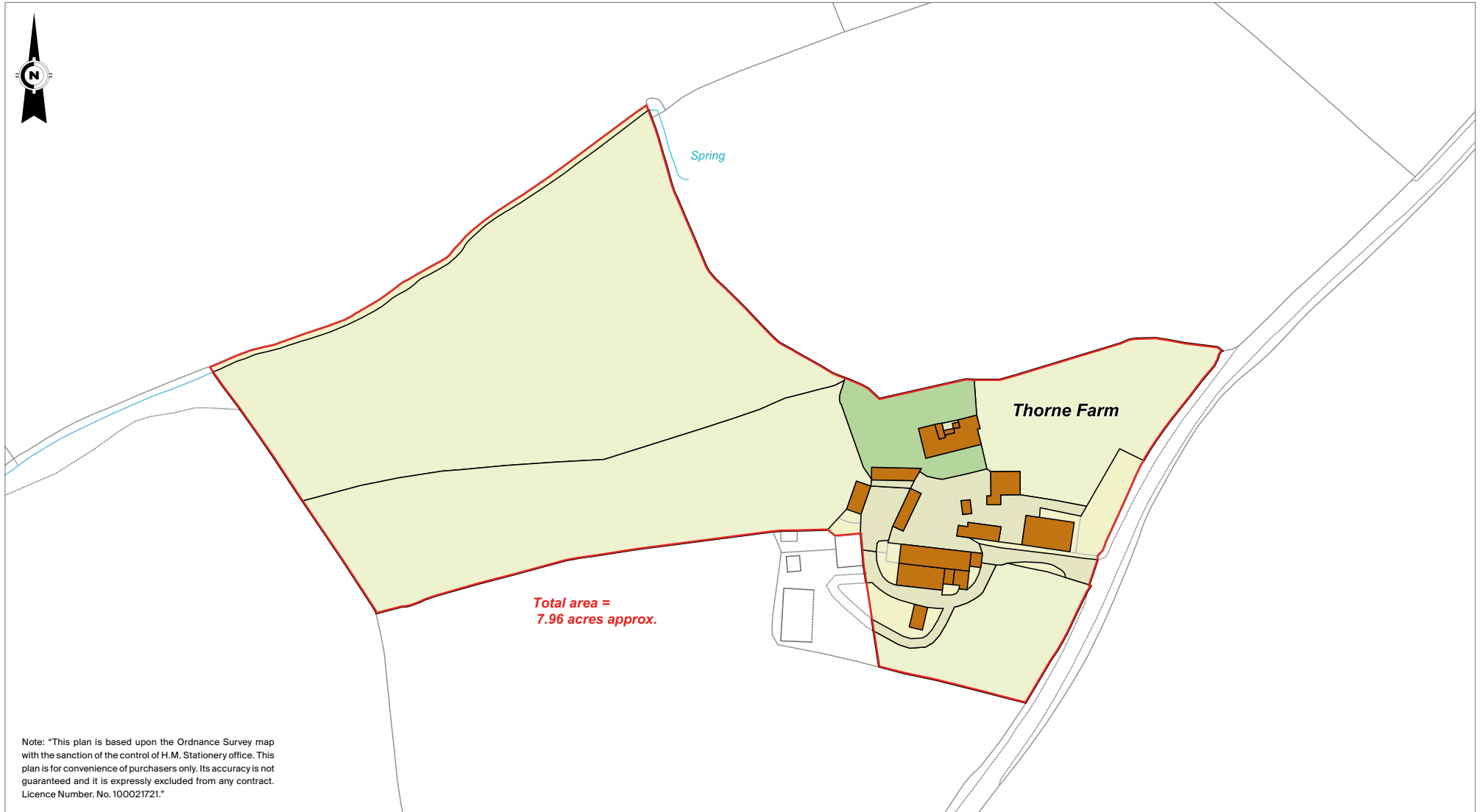
Agent's Notes: Planning permission has been granted to convert an agricultural building that lies to the south-west of the yard to a two bedroom holiday let. Application number 76787.

A separate circa 6 acres is available by separate negotiation.

Agent's Note 1: The owners are currently building a new dwelling at the other side of the yard.

EPC Rating: 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.

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, Videos etc: The photographs, property videos and virtual viewings etc. 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 2024. Photographs and videos dated August 2022 and May 2024.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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. Brochure by wordperfectprint.com

