



Holmingham Farm Bampton, Devon

STRUTT & PARKER

Holmingham Farm

Bampton, Devon EX16 9EF

A delightful sporting farm with prime River Exe Salmon Fishing

Bampton 1.5 miles, Tiverton 8 miles, Exeter 21 miles

Entrance hall | Drawing room | Kitchen/ breakfast room | Dining room | Study Billiard room | Office | 6/7 bedrooms 3 bathrooms | 2 shower rooms

Mature south facing gardens | Swimming pool

4 stables | Feed room | Tack room | Hay barn Various garages and extensive further storage barns including rod room | Pump room | Office

1327 Yards of double bank salmon fishing Fishing lake | Historic quarry | Family shoot Pasture | Woodland

In all about 175 acres (70.82 hectares)

FOR SALE AS A WHOLE OR IN 3 LOTS

Location

Holmingham Farm is located on a bend in the River Exe between Bampton and Tiverton. The Exe Valley is an unspoilt area of countryside with a huge variety of wildlife and great natural beauty.

The River Exe is the main Salmon river in the West Country and one of the most prolific salmon rivers in England, which makes Holmingham Farm ideally situated for fishing in the surrounding waters.

There is a pub within a short distance of the house. For everyday facilities the pretty town of Bampton is about 1.5 miles away and has a range of local shops, public houses, restaurants, doctor's surgery and primary school.

Tiverton 8 miles away has a comprehensive range of shopping facilities including a Marks & Spencer, Tesco and Morrisons, a hospital,

leisure centre and 18-hole golf course. There are schools for all ages including the well-respected Blundell's School and Preparatory School. Tiverton Parkway station provides regular services to London Paddington in a little over 2 hours.

Exeter, approximately 21 miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis. There is also a Waitrose supermarket in the city. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard, whilst Exeter University is recognised as one of the best in the country. The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Totnes and Exeter. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.

Lot 1- Farmhouse, outbuildings, 1327 yards of double bank Salmon fishing and 83.29 acres (33.71 Ha) as shown coloured pink on plan

Holmingham Farm is approached down a long drive and sits in an advantageous position looking across its land down the Exe Valley. Internally the house is well laid out to provide a flexible space for entertaining and family living. The current owners have recently installed a new bespoke kitchen. There are also many attractive features in the house which add to its appeal, such as the inglenook fireplace in the drawing room, and large bay windows with French doors to the terrace. There is a fine dining room, billiard room and a large office adjacent to a courtyard area beyond the swimming pool. The property has six to seven bedrooms, one of which can either be used as a dressing room or as a seventh bedroom, three bathrooms and two shower rooms.

Plans have been drawn up to remodel the house and are available from the agents.









Outside

The majority of the attractive lawned gardens at Holmingham are to the south of the property. The boundary between the formal lawns and the pasture beyond is by way of a ha-ha which allows spectacular views over the surrounding landscape. A large terrace immediately between the garden and the house gives a useful south facing area for entertaining, perfect for evening barbeques and enjoying the gardens and surrounding views of the countryside. This terrace also provides access to the outdoor heated swimming pool which is well enclosed, and has an open fronted entertaining barn surrounding it.

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

The Land

The land at Holmingham Farm provides a beautiful setting for the main house and provides that much sought after seclusion and privacy. The land is mainly laid to pasture, with some areas of woodland. The land in total extends to about 83.29 acres and included some attractive river meadows which run down to the River Exe. The vendor has enhanced the land in recent times, planting woodland and improving the fencing and fishing access points.

Importantly, there is a strip of land included in the sale of lot 1, the opposite side of the river. The local council have agreed to build a high stone wall along this area of land which will in time screen off the traffic from the road in to Bampton, which will only benefit the new owner.

Fishing

There is 1327 yards of double bank Salmon Fishing in a combination of 10 named pools, glides and runs stretching through the majority of the Farm. These are shown on the plan within these details. The season runs from 14th February until 14th October (with the current extension) and normally ends at the end of September. However, Grayling can be taken throughout the year

This stretch has historically been one of the most prolific on the River and for the avid salmon fisherman it represents a remarkable opportunity to fish for salmon within easy reach of London.

Since the current owner purchased the property in 2010, the fishing syndicate has been taken back in hand and has only been fished by the vendor and his close friends. However, during 2010 and 2014, an average of 40-44 salmon has been taken every year. However, the low water levels of 2014 reduced the number of salmon caught. During 2015, the vendor returned to start fishing at the middle of August and 11 salmon have been caught in the last 2 weeks of August, before these details were printed.

Salmon have been caught on this stretch of water, with a weight of up to 14lbs. There are also two fishing lakes stocked with carp.

Wildlife

Apart from the salmon, Holmingham Farm has a great deal of wildlife including a large resident herd of Red deer. There is a wide selection of bird life which is seen regularly at Holmingham including an Eagle Owl, Rough Legged Buzzard, and a large seasonal influx of Woodcock. For those interested in shooting there is the potential for an exciting and challenging family shoot.



Lot 2- A block of land, former quarry with ponds and woodland, extending to about 56.78 acres (22.96 Ha) as shown coloured green on plan

This block of land and former quarry is a most beautiful area of woodland interspersed with remarkable cliff faces and is accessed from a gateway in the northern end of OS 6906 or from a long access track which leads up from the south eastern corner, running parallel with the River Exe. The vendor is about to put in for planning permission for a number of timber holiday chalets. If granted, these chalets could be let out to develop a significant business from letting them for fishing holidays.

Lot 3- A block of woodland, extending to 34.98 acres (14.15 Ha) as coloured blue on plan

Situated opposite the main farm on the other side of the road is a block of mature woodland with various access points along the road. This block should ideally be purchased by the buyer of Lot 1, as the view would then be protected from the house; alternatively a sporting purchaser may wish to purchase for the stalking, as often Red Deer are found in this block.

General

Services: Mains water to the house, buildings and stables. Stock can take water from the River in places. Mains electricity and private drainage. Heating by an oil fired central heating system. Swimming pool is heated by an electric system.

EPC rating: F

Tenure: The agricultural land is let out to two local farmers on two different grazing licences, both ending in January. The farm will be sold subject to these licences.

Single Payment Scheme: The current owners currently claim for the BPS entitlements. The vendors will use their reasonable endeavours to transfer these payments to the purchaser(s) following completion of the sale.

Hunting & Shooting & Fishing Rights: Are all in hand and included within the sale.

Local Authority: Mid Devon District Council.

Tel: 01884 255255

Health & Safety: Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings.

Listing: The property being sold is confirmed not to be Listed.

Directions

From the M5 (Jct 27) 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 onto the A396. After about 50 yards take the first left, continuing ahead over a bridge crossing the river. Continue up the hill and the entrance to Holmingham Farm can be found on the left down a long drive behind a five barred gate.



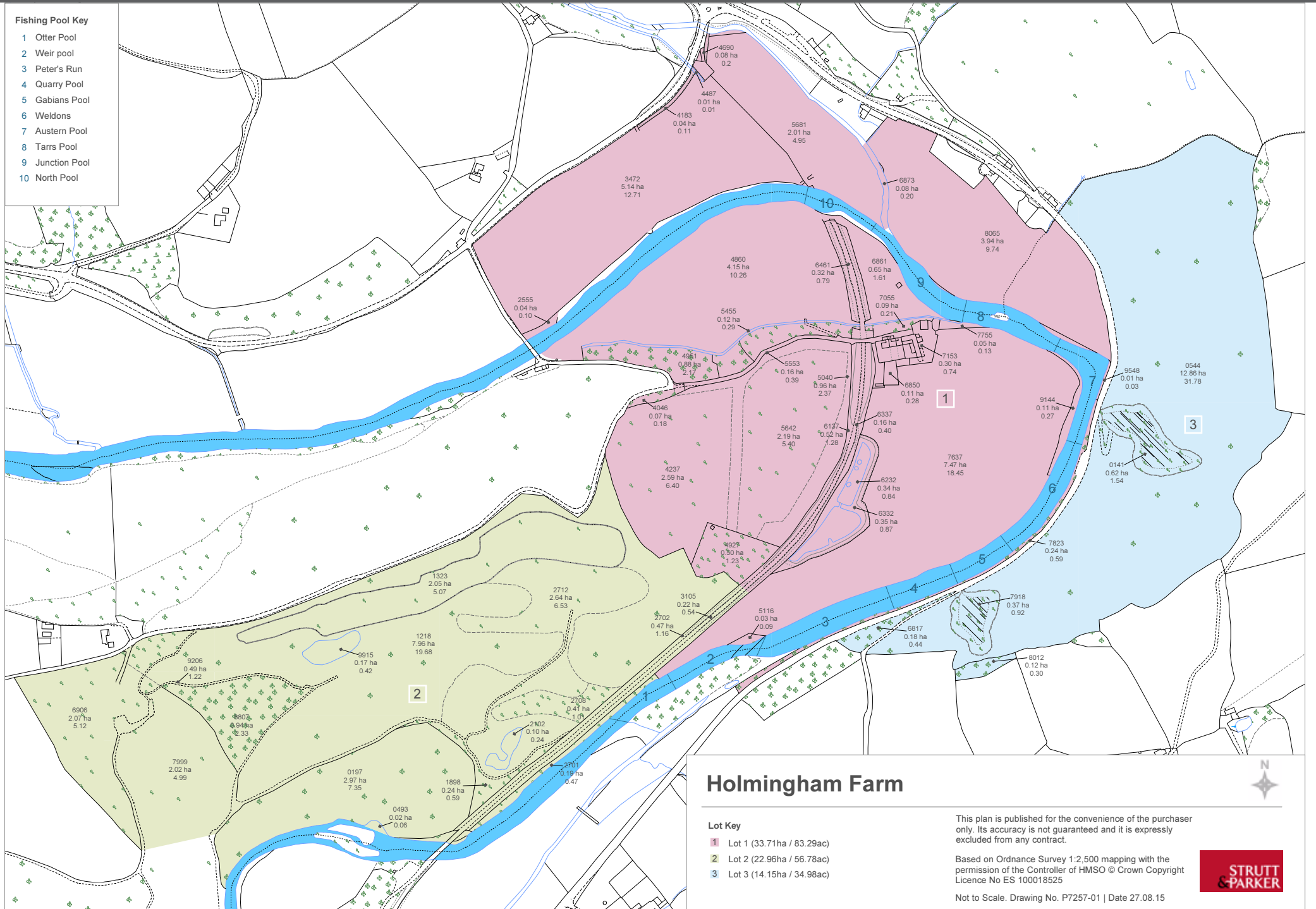






Fishing Pool Key

- 1 Otter Pool
- 2 Weir pool
- 3 Peter's Run
- 4 Quarry Pool
- 5 Gabians Pool
- 6 Weldons
- 7 Austern Pool
- 8 Tarrs Pool
- 9 Junction Pool
- 10 North Pool



Holmingham Farm

Lot Key

- 1 Lot 1 (33.71ha / 83.29ac)
- 2 Lot 2 (22.96ha / 56.78ac)
- 3 Lot 3 (14.15ha / 34.98ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

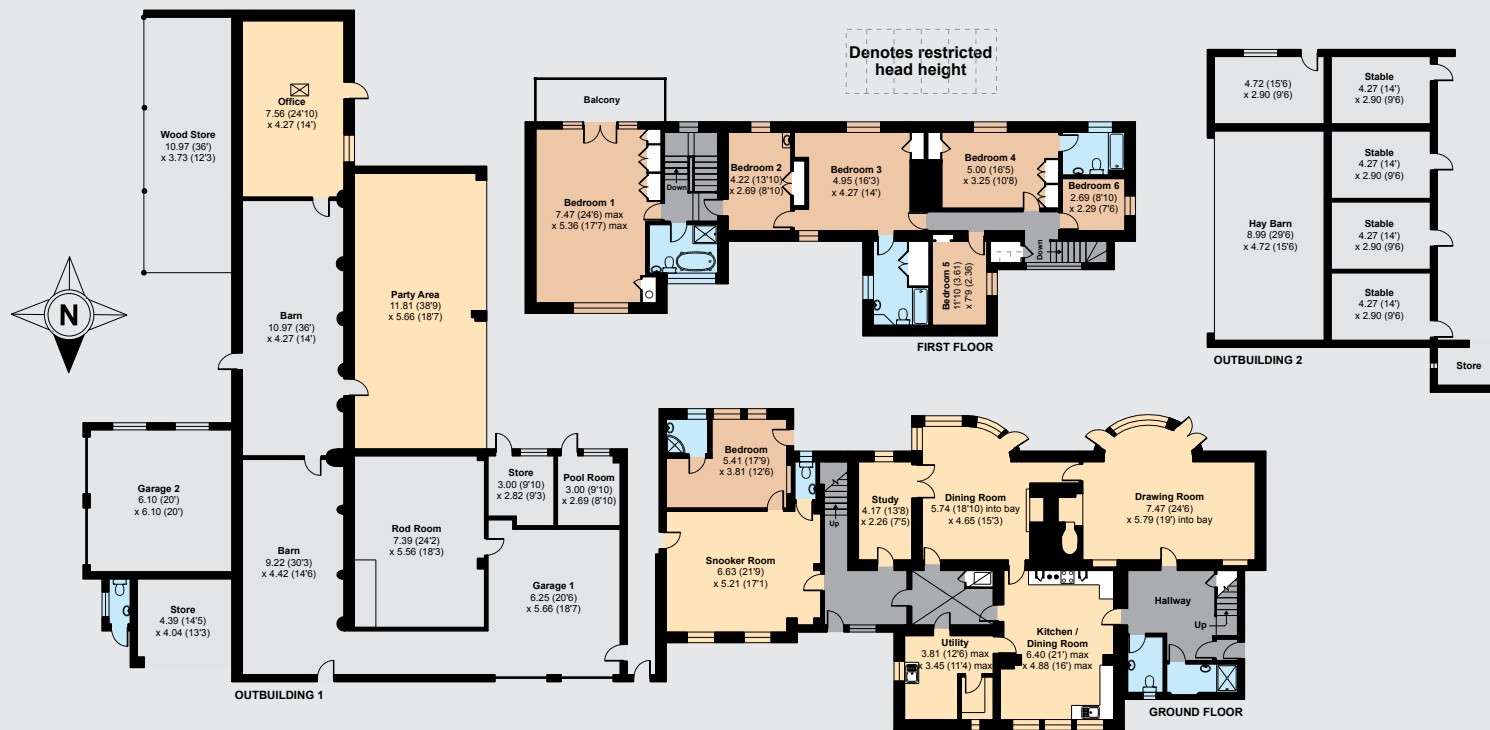
Not to Scale. Drawing No. P7257-01 | Date 27.08.15





Floorplans

Gross internal area 476.6 sq metres 5131 sq ft
(excludes restricted head height, outbuildings & includes garage)
For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2015 Produced for Strutt & Parker REF : 53469

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com

struttandparker.com

50 offices across England and Scotland,
including 10 offices in Central London

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2015. Particulars prepared August 2015.