Lower North Coombe Farm

Mid Devon





Lower North Coombe Farm

Stockleigh Pomeroy ▮ Crediton ▮ Devon ▮ EX17 4BH

A versatile 131 acre mixed farm in the heart of Mid Devon with a substantial farmhouse and an extensive collection of outbuildings

Grade II listed, five bedroom farmhouse with three bedroom annexe

Adjoining barn and stores, together with a large garage

Impressive range of traditional and modern farm buildings

Sought after, Mid Devon location with easy access to Crediton and Exeter

Freehold with vacant possession available

In all about 131.38 acres

KIVELLS

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SITUATION

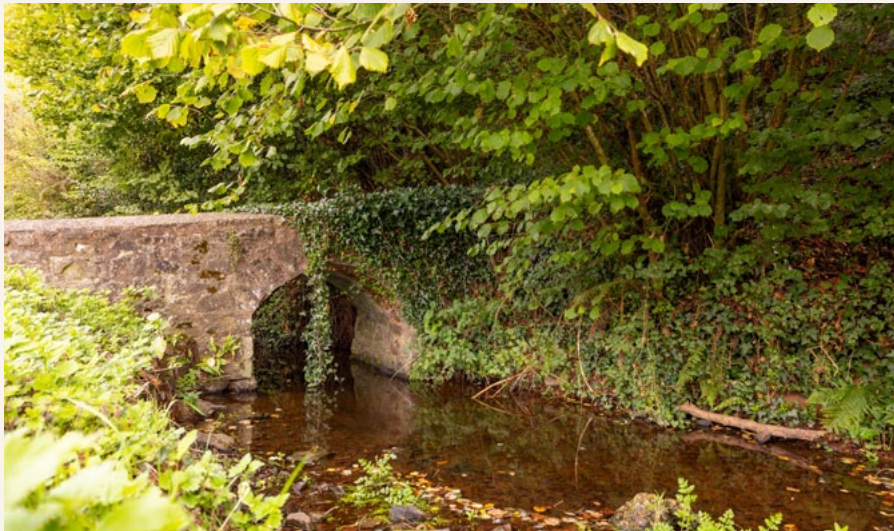
Lower North Coombe Farm is situated in the parish of Stockleigh Pomeroy, close to the village of Cheriton Fitzpaine, in the heart of Mid Devon. Approximately 4 miles from Crediton and 7 miles from Exeter, the holding is well placed for access to local amenities. The nearby market town of Crediton provides a good range of everyday shops including supermarkets and further services supporting the farming community, while Exeter offers a more comprehensive range of retail and commercial facilities.

Communications are good, with access to the M5 motorway at Exeter and Junction 27 near Tiverton, providing connections to the wider motorway network. Exeter St Davids and Tiverton Parkway railway stations offer direct services to London Paddington, while Exeter Airport provides a range of domestic and international flights.

OVERVIEW

Lower North Coombe Farm is a mixed agricultural holding extending to approximately 131 acres in all, having remained in the same family ownership for some 50 years. The farm comprises an attractive, Grade II listed farmhouse, a collection of versatile farm buildings and a highly productive run of arable and pasture land. The holding has been farmed in recent years as a mixed livestock and arable unit, with beef cattle and sheep enterprises complemented by an arable rotation.







LOWER NORTH COOMBE FARMHOUSE

The Grade II listed farmhouse is believed to date from the 16th century, with subsequent alterations including remodelling in the mid-19th century. Constructed of rendered cob beneath a slate roof, the house retains a distinctive character including traditional multi-pane windows and a moulded plaster eaves cornice. The accommodation is arranged over two floors and has been occupied in recent years as a five-bedroom farmhouse with an adjoining three-bedroom annexe, although the interconnecting layout lends itself to reinstatement as a single eight-bedroom farmhouse. The ground floor comprises an entrance hall, two sitting rooms, two kitchen/dining rooms, an office, utility room, porch and two bathrooms, together with a side lobby and ancillary storage. Two staircases lead to the first floor, which provides eight bedrooms and a study, with connecting landings serving the two parts of the house. Adjoining barns and stores provide further space ancillary to the farmhouse.

To the front of the farmhouse is a lawned garden interspersed with established shrubs and planted borders. The garden extends down to a brook which provides an attractive natural feature.





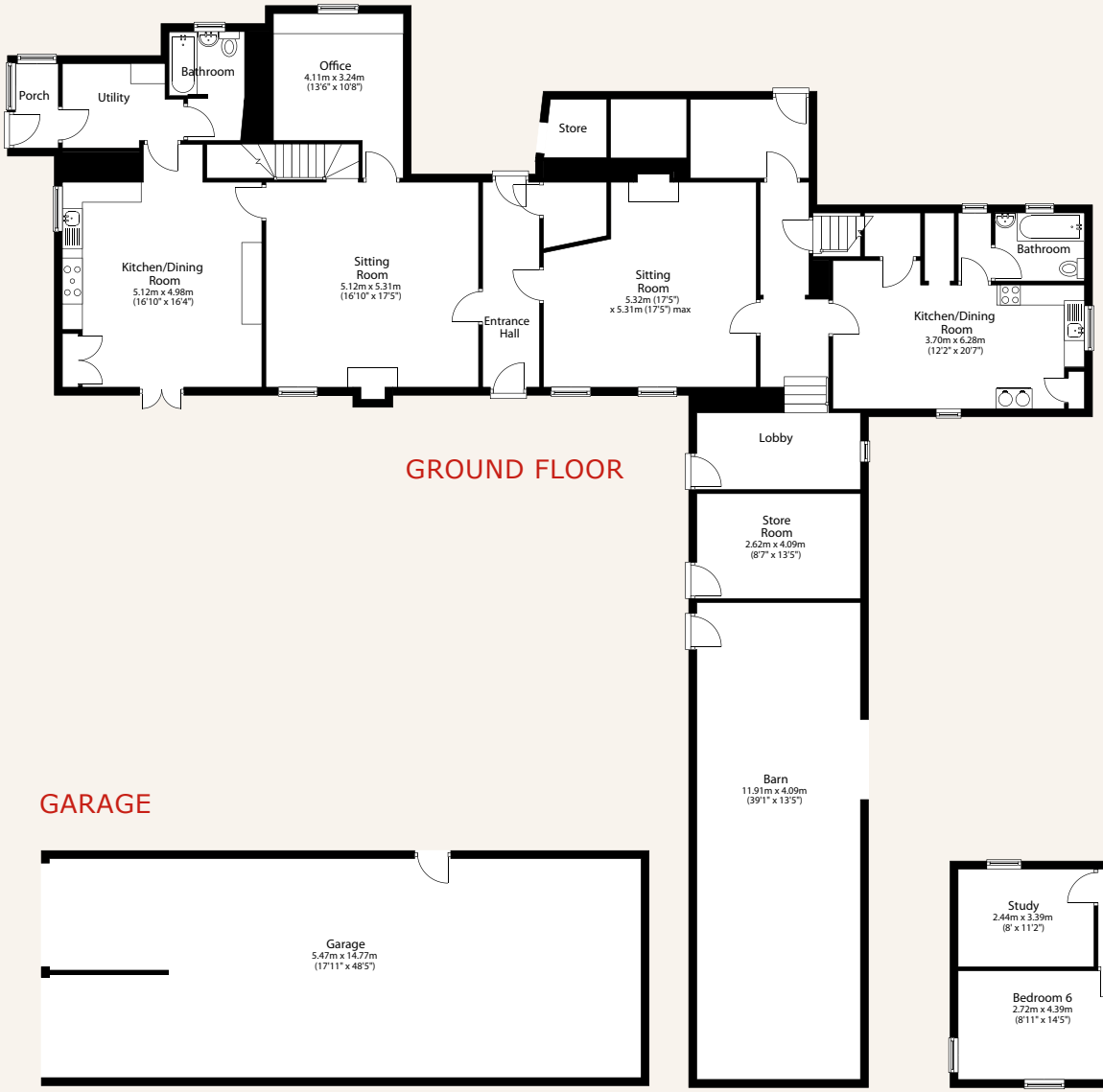


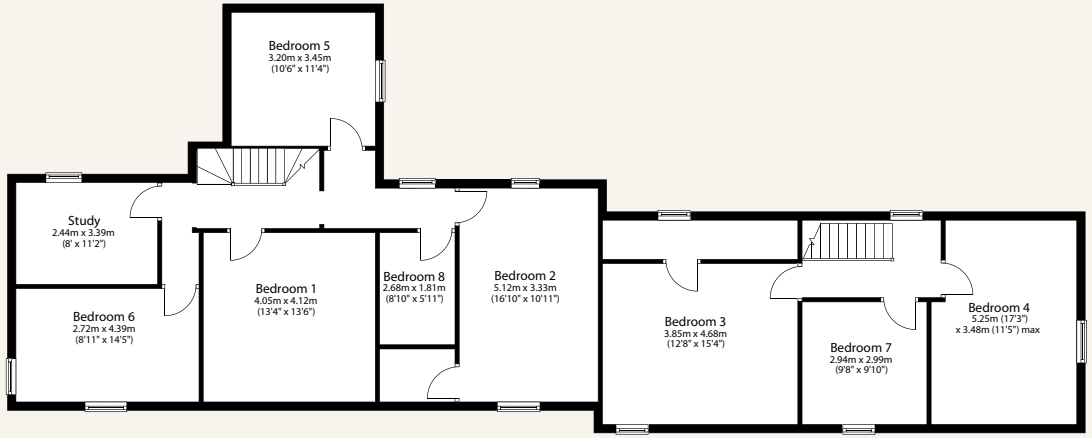


LOWER NORTH COOMBE FARMHOUSE
FLOOR PLANS

Main area: Approx. 411.0 sq. metres (4424.4 sq. feet)

Plus Outbuildings: Approx. 59.8 sq. metres (643.4 sq. feet)





Not to Scale

For Identification Purposes Only

















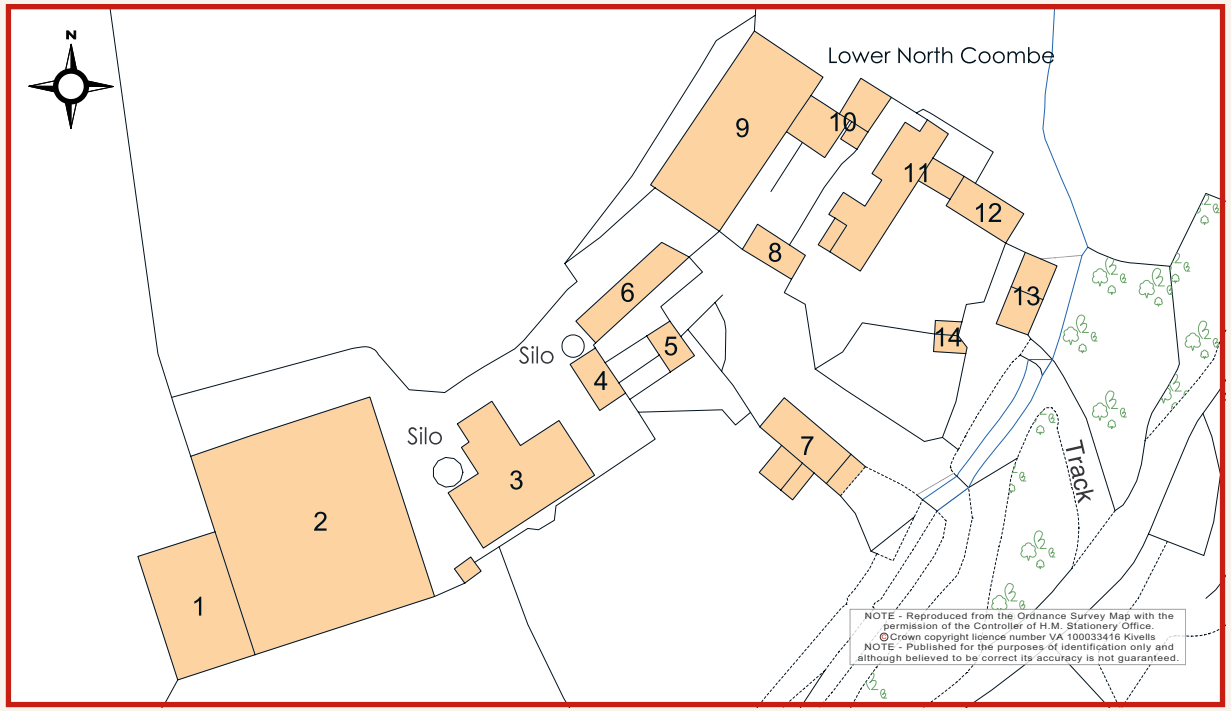




FARM BUILDINGS

The farm buildings comprise a range of traditional barns and later agricultural buildings, grouped around yards adjoining the farmhouse. Used throughout their history for agricultural purposes, they provide a combination of livestock accommodation and storage for crops, fodder and machinery, supporting the holding's mixed farming operations. Of particular interest is the old waterwheel house, which forms a distinctive feature of the farmstead and reflects its agricultural heritage. The buildings comprise the following;

1) Former silage pit. Steel framed with sheeted roof.
2) Livestock housing/general purpose store. Block built with steel frame. Sheeted roof.
3) Former piggery. Block built with rendered elevations and sheeted roof.
4) General purpose store. Block built with rendered elevations and sheeted roof.
5) General purpose store. Block built with rendered elevations and sheeted roof.
6) Traditionally built two storey building of part cob, block and timber frame. General purpose store.
7) 'Waterwheel House'. Traditional, two storey building. General purpose storage.
8) General purpose, two storey store. Block built with rendered elevations and sheeted roof.
9) Livestock housing. Steel frame with block and timber elevations. Sheeted roof.
10) Lean to stores.
11) Farmhouse.
12) Single storey, general purpose store.















THE LAND

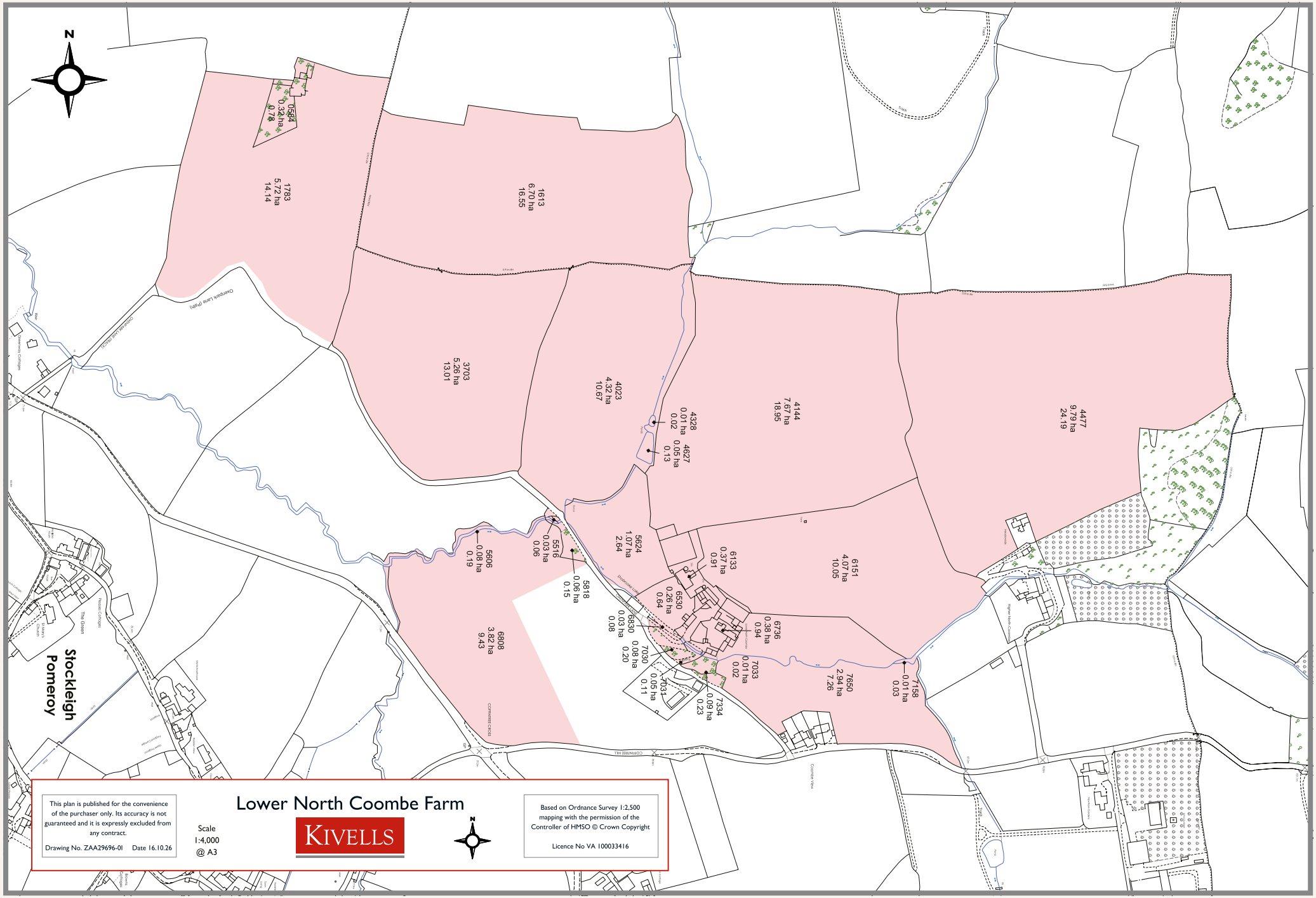
The land extends to approximately 131.38 acres in all, comprising good quality grade 2 and 3 arable and pasture land. The majority of which benefits from Devons sought after red soils, described as freely draining and slightly acidic which have supported the successful production of a wide range of cereal and fodder crops. Part of the land has been managed within an arable rotation, with the remaining grassland used for grazing and forage production. The quality and versatility of the land offers capability to support a broad range of farming systems. One field adjoins the A3072 providing a useful means of access to the holding and facilitating access for larger agricultural machinery.










N
1783
5.72 ha
14.14
0.32 ha
0.78
1613
6.70 ha
16.55
3703
5.26 ha
13.01
4023
4.32 ha
10.67
4328
0.01 ha
0.02
4627
0.05 ha
0.13
4144
7.67 ha
18.95
4477
9.79 ha
24.19
6151
4.07 ha
10.05
6133
0.37 ha
0.91
6736
0.38 ha
0.94
7033
0.01 ha
0.02
7650
2.94 ha
7.26
7158
0.01 ha
0.03
5624
1.07 ha
2.64
5516
0.03 ha
0.06
5606
0.08 ha
0.19
5818
0.06 ha
0.15
6530
0.26 ha
0.64
6830
0.03 ha
0.08
7030
0.08 ha
0.20
7031
0.05 ha
0.11
7334
0.09 ha
0.23
6808
3.82 ha
9.43
Stockleigh Pomeroy
Overgate Lane (Path)
Coombe View
Higher North Coombe
Coombe Cross
Coombe Hall
Church
The Green
Rosaic Cottages
Stockleigh Court
Lower Hallsford
Brooks Cottages
Lower North Coombe Farm
KIVELLS
Scale
1:4,000
@ A3
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. ZAA29696-01 Date 16.10.26
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IMPORTANT INFORMATION

Method of Sale

The property will be offered for sale by private treaty.

Tenure

The farm is freehold with vacant possession upon completion.

Services

Mains water.

Mains electricity, including a three phase supply.

Private drainage.

Oil fired central heating.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all existing rights of way, easements, wayleaves, covenants and other rights and obligations, whether public or private, including rights relating to light, support, drainage, water, electricity and other services, whether or not specifically referred to in these particulars. There is a public right of way crossing the farm.

EPC Rating

E

Local Authority

Mid Devon District Council

Council Tax Band

E

Directions

Postcode = EX17 4BH

What3Words = ///tripped.eyeliner.mostly

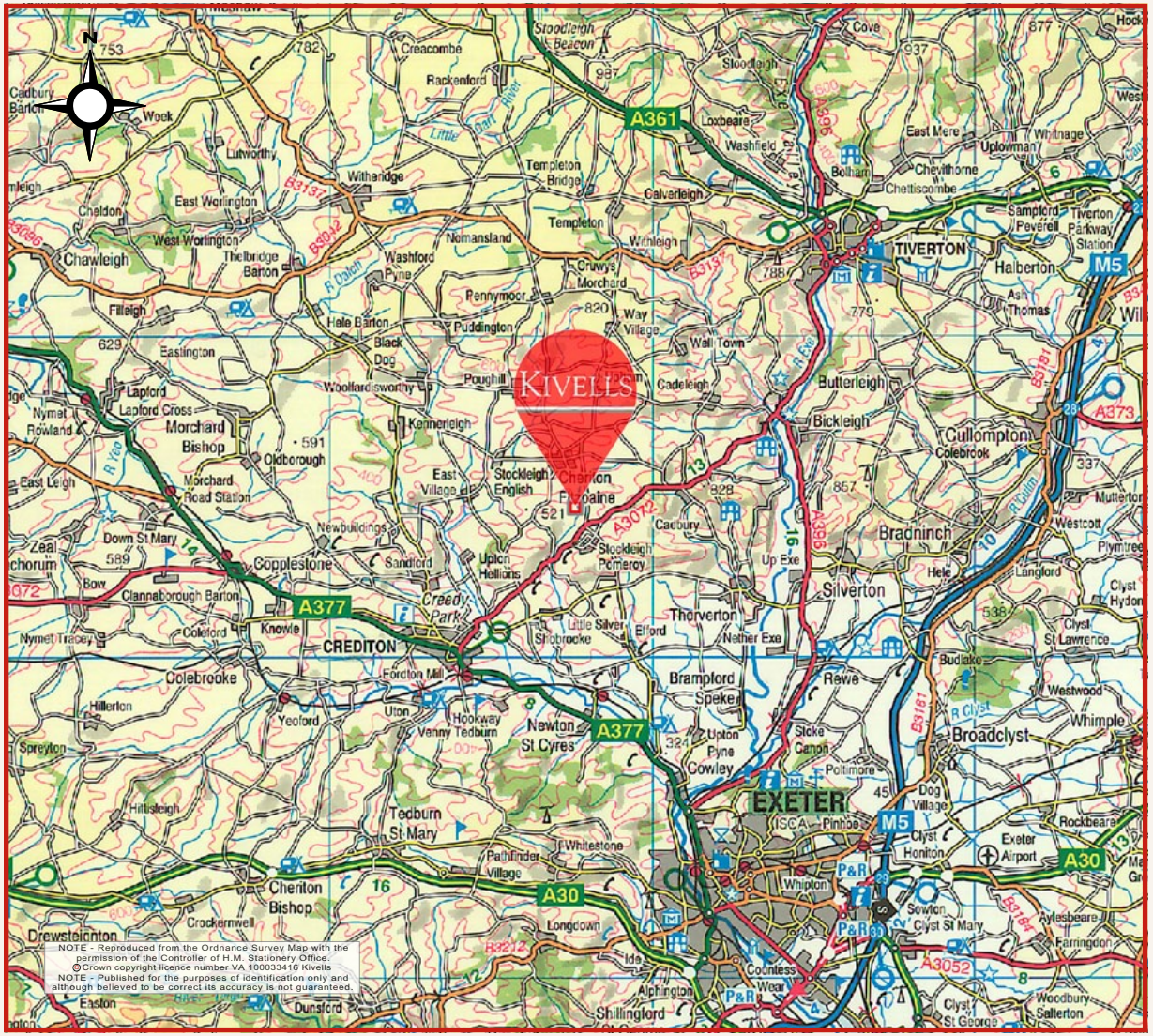
Viewings

Strictly by appointment only.

Full details of all our properties are available on our website www.kivells.com

Brochure Oct 2026

Photographs Oct 2026



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