



South Farm Cottages and Fishery

Blackborough | Cullompton | Devon | EX15 2JE

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SOUTH FARM COTTAGES & FISHERY

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A stunning leisure facility offering a handsome period farmhouse, 6-bedroom eco residence, 7 letting cottages and 4 fishing lakes, nestled in over 40 acres within the Blackdown Hills Area of Outstanding Natural Beauty

Kentisbeare 4 miles | M5 (junct 28) 7.5 miles | Cullompton 8 miles
Tiverton Parkway 8 miles | Taunton 14 miles | Exeter 19 miles & Airport 16.5 miles

- Stunning country position with magnificent views
 - Well-established letting and fishing business
- 5-bedroom 17th century Devon Longhouse with full residential use
 - 6-bedroom eco house (with full residential use)
- 7 letting cottages (two with full residential use) offering 15 bedrooms
 - 2/3-bedroom managers accommodation
- Various buildings including games room, laundry, office and gym
 - Modern agricultural buildings for parking and storage
 - Swimming pool, tennis court and children's play area
 - 4 lakes offering mixed course fishing
 - Paddocks, grounds and woodland
 - In all set in circa 40.6 acres
- Sporting rights over a further 30 acres of adjoining woodland
- Planning approval for a further four chalets within the grounds
 - Available as a whole or in two lots

Guide Price £3,450,000

INTRODUCTION

South Farm Cottages and Fishery comprises a handsome period farmhouse and range of holiday cottages located in an idyllic setting within the Blackdown Hills Area of Outstanding Natural Beauty. It sits at the head of a long private driveway which offers a picturesque approach and breath-taking views which stretch over a typical rolling Devon landscape to Exmoor in the distance.

The site also includes Blackdown Views, a simply stunning detached 6-bedroom contemporary residence (which has full residential planning consent) which was built about 6 years ago. This is currently let for luxury holidays, however alternatively could provide exceptional owners accommodation. It is set at the head of its own private driveway and has further unimplemented planning approval to redevelop a barn into garaging and stabling with further accommodation above.

The property offers mixed course fishing over four lakes which include the 'specimen' Home Lake which holds carp at 20lb+, the huge Lower Ram Lake, and Upper Ram, the perfect small lake for children. Species include Mirror, Koi, Ghost, Crucian and Common Carp, Rudd, Perch, Tench, Roach and Bream.

South Farm Cottages and fishery is set in circa 40.6 acres which offer beautiful seclusion and privacy, and the land, houses and cottages afford spectacular views over the grounds and pasture to the adjoining countryside. The fields are in good heart and are currently tenanted to a local farmer for grazing sheep. The complex also benefits from facilities including a large solar heated outdoor swimming pool, outdoor play area, tennis court, party/games barn, gym with hot tub and sauna, office, a detached 2/3 bedroom managers chalet known as Perch Lodge, and range of modern agricultural buildings which are used for parking and provide excellent storage.



Whilst there has been a continued programme of investment and improvement by the current owners over the last 10 years, there is clearly scope for a new owner to take advantage of the many opportunities that South Farm still offers. This is currently being explored with an application for two new 5/6 bedroom lakeside eco houses (where there is previous approval for 4 chalets), as well as a pending application for solar panels in the field above the tennis court. This would bring South Farm up to an excellent level of sustainability.





THE FARMHOUSE

The farmhouse comprises a particularly handsome and spacious Devon Longhouse which has origins dating back to the 17th century. It has accommodation of great character and retains many period features including several inglenook fireplaces, ceiling beams and exposed stone walls. It is beautifully presented with all the principal rooms taking advantage of the glorious views. Worthy of mention is the large sitting room with its wood burning stove, and the dining room which features an Aga in the large stone fireplace.

On the ground floor there is a double bedroom with adjoining shower room, whilst to the first floor there are a further 4 bedrooms, a great galleried landing, and a family bathroom. The principal suite is a large room with spectacular views and an en-suite bathroom.

The farmhouse would provide comfortable owners accommodation however is currently let for holidays sleeping up to 10 guests. For larger groups, there is an interconnecting door through to Oaktree Cottage which provides a further 3 bedrooms and two bathrooms, so the two combined can accommodate up to 16 guests, perfect for family gatherings and celebrations.





BLACKDOWN VIEWS

To the south-west of South Farm and sitting at the head of its own private driveway is Blackdown Views, a substantial 5/6 bedroom detached house which was constructed about 6 years ago. This highly efficient 'eco' house has full residential planning and is of traditional block construction with cedar clad elevations under a slated roof. It benefits from a high level of insulation, PV panels and under floor heating. The accommodation is contemporary with all rooms taking advantage of spectacular views and at the heart of the house is a magnificent vaulted sitting room with bi-fold doors and glazing into the gable. These doors open onto a large decked terrace with integral hot tub, the perfect spot to relax and take in the breath-taking panoramic views. The property also has a Shepherds Hut in the grounds which can be hired as overflow accommodation.

Blackdown Views has planning approval for a large triple garage, stabling and a studio, and could be combined with the land (the land above and below extends to about 14 acres) to provide exceptional owners accommodation. Surrounding the house is a lawned garden and decked terrace and the property also benefits from its own private fishing lake (Marlpit Lake) and wildlife pond. It is currently a lucrative holiday let and grossed circa £114,000 in 2021/2022.





Oaktree Cottage is a three-bedroom, house with magnificent distant views. Downstairs, there is a fully fitted kitchen, a dining area that opens out onto a patio and a twin bedroom with en- suite. The lounge has a wood burning stove and large windows overlooking its garden with stunning views beyond. Upstairs there are two bedrooms and a jack and jill bathroom. The property has its own private garden.



Coshes Garden Cottage is a single storey, two-bedroom cottage retaining beamed ceilings and part stone walls. Double patio doors open to a lawned garden with magnificent views. The sitting/dining room includes a wood burning stove and fitted open plan kitchen. Coshes has a double bedroom and a second bedroom with a set of bunk beds and a single bed. Coshes Garden Cottage has full residential consent and has been let off season as a long term let.



Cinders Cottage is a three-bedroom, single storey cottage retaining beamed ceilings and part stone walls. Double patio doors open to a lawn with magnificent views. The large sitting/dining room includes a wood burner and there is a fitted open plan kitchen. Cinders has a double bedroom, a twin bedroom and a small third bedroom with full size bunk beds. The property has its own private garden. Cinders Cottage has full residential consent and has been let off season as a long term let.



Swallow Cottage is a single storey, one-bedroom cottage. It has an entrance porch opening onto the courtyard and backdoor which opens onto a verandah. This property has a separate fitted kitchen and a good sized dining/living room. The large bedroom has a double bed and adjoins the bathroom.



Stable Cottage is a three-bedroom single storey cottage with its own garden with superb views over farmland and distant woods. The lounge/diner with wood burner and large glass conservatory makes this a lovely roomy cottage with lots of space for the family. There is a separate kitchen. The double bedroom is off the living room and there are 2 further twin bedrooms and a large bathroom.



Lake Cottage is a small, charming cottage with lake views. Ideal for fishermen being only 30 meters from Home Lake, the cottage has an entrance with steps down into a fitted open plan kitchen and dining/living room with wood burner. There is a main bedroom and a further bedroom and bathroom which is accessed from a door off the main bedroom



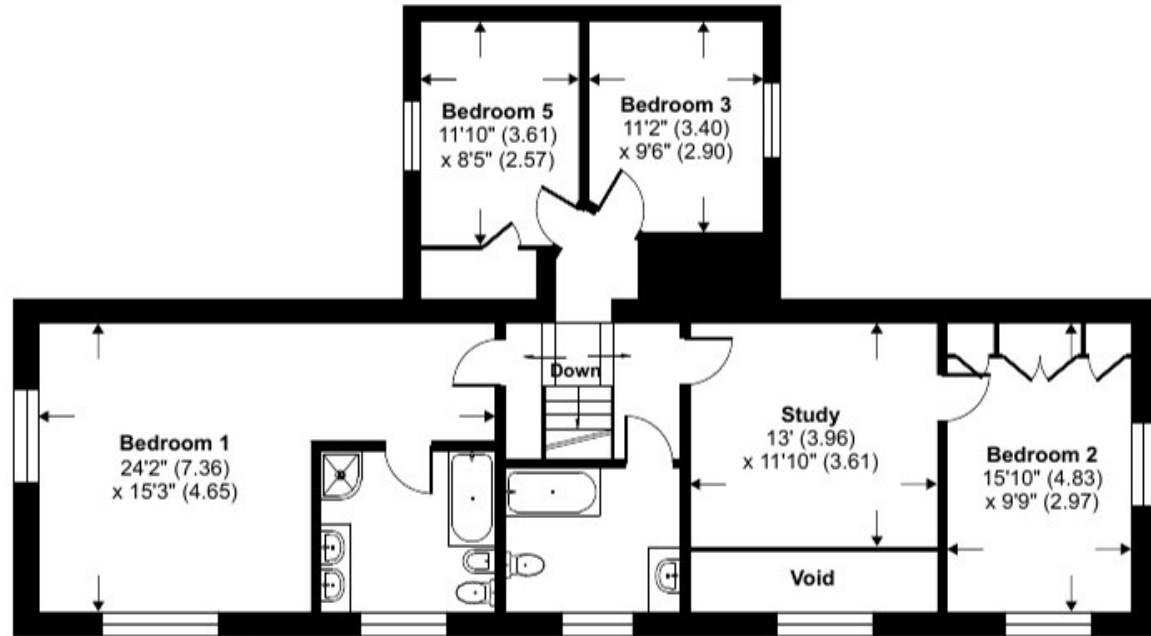
Carp Lodge is a spacious, two bedroom wooden lodge with a large kitchen and a large lounge/dining area. It sleeps 6 in a double room and room with 2 single beds and a set of bunk beds. It has night storage heating, a large covered veranda and lovely views over Home Lake and the woodland. Carp Lodge has in the past been used as an activity centre and offers an excellent space for group workshops.



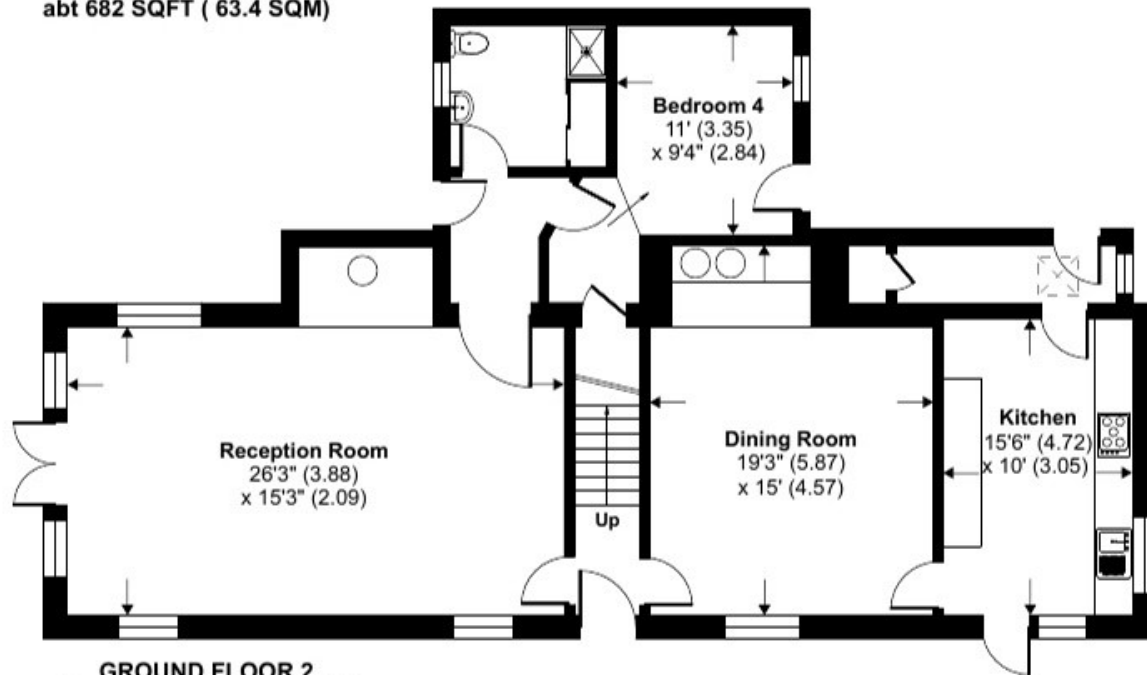
Perch Lodge (current Managers Accommodation) provides a comfortable 2/3 bedroom self-contained chalet. It has a large open plan sitting/dining/kitchen area, its own private garden and takes advantage of the glorious outlook.



SOUTH FARM

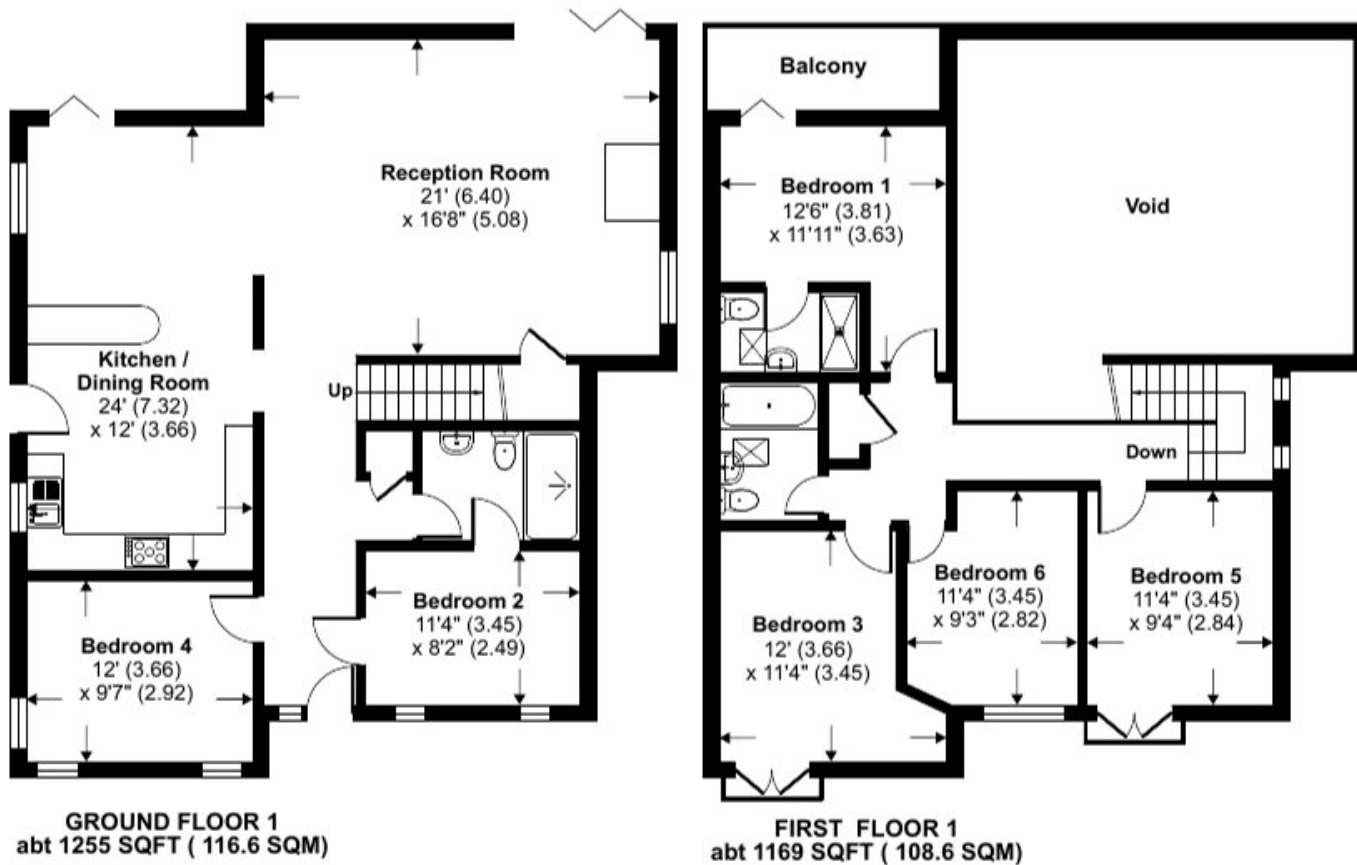


FIRST FLOOR 2
abt 682 SQFT (63.4 SQM)



GROUND FLOOR 2
abt 1078 SQFT (100.2 SQM)

BLACKDOWN VIEWS



For identification only - Not to scale

GARDENS, GROUNDS & OUTBUILDINGS

South Farm is approached over a long driveway which meanders past the paddocks and the Upper and Lower Ram Lakes to the south, to the properties and outbuilding. These lakes form a stunning nature reserve and are semi enclosed by woodland, as well as containing many specimen and beautifully established trees. A truly magical spot and a space to get lost in the stunning views, wildlife, peace and quiet.

The driveway splits to South Farm which has its own exclusive parking area and a detached double garage. Its gardens lie to the front and comprise a large area of lawn which takes full advantage of the glorious views. Beyond this is the solar heated swimming pool and a children's play area. Behind the farmhouse is an attractive gravelled courtyard around which sits five of the cottages.

The former farm buildings have been converted to provide an office, small gymnasium, sauna and hot tub, and a large play barn with badminton court. There are also two agricultural buildings which are used for parking and an implement/general store. To the other side of this yard is Perch Cottage, a detached 2/3 bedroom chalet where the current managers reside.

To the west of the complex is the picturesque Home Lake, above which are two large fields and a tennis court. To the north are a further four fields, one of which runs down to a beautiful natural area alongside the stream. Blackdown Views is set within these paddocks where there is a further wildlife pond and Marlpit Lake. Blackdown Views has a large area for parking and a timber barn which has planning approval for conversion into stabling and garaging. There is a lawned garden with shepherds hut and a deck with hot tub gaining the most spectacular outlook.





THE BUSINESS

South Farm Cottages and Fishery has been well established for over 25 years and has a high level of repeat business. The whole complex can accommodate up to 57 guests ((45 guests excluding Blackdown Views), making it the perfect venue for large family gatherings and celebrations. South Farm has its own dedicated web site -www.southfarm.co.uk and Blackdown Views can be found under Devon Properties at - www.shortstayhomes.co.uk. The gross turnover for South Farm for 21/22 was £ 186,570 and for Blackdown Views it was £114,000. There are currently two employees and the purchaser will have to comply with the relevant TUPE regulations in respect of them. Fixtures, fittings, plant, machinery and stock are available by separate negotiation.

DIRECTIONS

From Junction 28 on the M5 at Cullompton, take the A373 towards Honiton. After two and a half miles you will pass a pub on the right hand side called 'Keepers Cottage'. 300 yards past the pub turn left signed Sheldon 4. Proceed for 3 miles up a long hill, straight on at every junction following the signs to Sheldon to a T-junction. Turn right and then turn left almost immediately signed Sheldon. You will pass Westcott Farm on your left hand side, then after another 100 yards fork left (i.e. do not take this Sheldon sign). South Farm is signed one mile further on, on the left.

LOCAL AUTHORITY

Mid Devon District Council - 01884 255255.
Rateable Value- £16,500 for 8 self-catering holiday units and premises.
Council Tax Bands – Perch Lodge: Band A.
Coshes Garden Cottage: Band A.

SERVICES

Mains electricity. Private water and drainage. Oil fired heating for the farmhouse and Blackdown Views.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

01404 42456

devon@humberts.com

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