

## Hawkridge

📍 Hawkridge, South West

£ 3,250,000

### Description

The sale of Zeal Farm and Humber's Ball offers a rare investment opportunity to purchase a spectacular upland farm in a favoured location in the heart of Exmoor National Park. In the short term the farm provides a secure income from letting together with potential for capital enhancement. Vacant possession of the farm will arise on the expiration of the Farm Business Tenancy providing further uplift in capital value, the opportunity to occupy Zeal farmhouse and boundless opportunities for the future management of the farm. Zeal Farm and Humber's Ball comprise an extensive, productive, well maintained farm which the tenants currently operate in a traditional upland manner supporting beef and sheep enterprises. There is a good range of modern farm buildings together with attractive traditional stone buildings which (subject to planning) offer potential for alternative use.

Zeal Farm and Humber's Ball are let under two separate 1995 Farm Business Tenancies which are due to expire co-terminously on the 28th September 2033. (further details are available from the agents).

#### ZEAL FARMHOUSE

Approached from a private drive, Zeal Farmhouse occupies a stunning, sheltered, south facing position with fantastic views.

Set at the heart of this stunning farm is a highly attractive substantial and well proportioned non-listed family home laid out over two floors. The ground floor comprises an entrance hall, south and west facing dining room with a stone fireplace inset with log burner. South and east facing drawing room with large fireplace fitted with log burner. Door through to a large well appointed farmhouse kitchen with ceramic tiled floor, well fitted kitchen units and a Rayburn cooker inset into fireplace. Off the kitchen, there is a pantry with slate shelving and cloakroom with WC and wash hand-basin. Door from kitchen to conservatory style porch leading to utility room with flagstone floor and Belfast sink with slate worktop and plumbing for washing machine. Central heating boiler. The main and secondary staircases lead to the first floor where there are three en-suite double bedrooms, a further three double bedrooms and a family bathroom.

#### THE LAND

Immediately surrounding Zeal farmhouse is approximately 345.97 acres of predominantly level and gently sloping productive pasture, divided by well maintained fences and hedge banks into good sized enclosures and used for grazing and forage. Whilst most of the land is productive rolling pasture, there are steeper cleaves and areas of woodland high in amenity value. Humber's Ball extends to 1019.06 acres and is located approximately 2 miles to the north of Zeal Farm. The land has excellent road frontage and predominantly comprises enclosed moorland, free from common grazing rights, together with areas of improved pasture.

#### VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey. View payable Stamp Duty for this property

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**Category** Farm Property and Land

**price** £ 3,250,000

**Sale type** Trade

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