



Halsgrove Farm  
Withypool | Minehead | Somerset | TA24 7RX

# HALSGROVE FARM



*Lot 1- The whole: Farmhouse, cottage, stables, outbuildings and 162 acres.*

*Lot 2 – House, cottage, stables, outbuildings, and 76.025 acres.*

*Lot 3 – Land on the East side of the farm, 86.69 acres.*

*Our clients ideally wish to sell the property as a whole; however, they recognise there may be genuine interest in purchasing in various lots. The lots indicated have been selected as the most practical divisions available, but our clients remain open to considering alternative lotting arrangements depending on the level and nature of interest expressed. They reserve the right to alter the individual lotting accordingly, subject to negotiation.*



# KEY FEATURES

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## The Property

Situated in the heart of Exmoor National Park, this traditional 162-acre holding presents a rare and versatile opportunity for discerning buyers, whether seeking a working farm, an equestrian haven, or a peaceful rural lifestyle immersed in nature. Accessed via a private drive, the property enjoys a wonderfully secluded and tranquil position, surrounded by gently rolling countryside and the timeless beauty of the Exmoor landscape.

Despite its privacy, it remains conveniently close to the village of Withypool and its local amenities. At the heart of the holding lies a characterful five-bedroom farmhouse, full of warmth and original features. Accompanying this is a delightful three-bedroom cottage, ideal for extended family, guests, or holiday let potential (subject to necessary planning permissions). The land itself is a patchwork of gently sloping pasture, moorland fringe, mature woodland, and the meandering Pennycombe Water, providing excellent grazing and a rich natural environment.

A range of modern agricultural buildings, including barns and stabling, support a variety of uses—ideal for livestock, horses, machinery, or storage. With access to Exmoor's open moorland, riders can explore miles of spectacular countryside straight from the doorstep.

Offered for sale for the first time in over 30 years, this substantial holding is suited to a range of uses—agricultural, equestrian, residential, or conservation. Available as a whole or in lots, it combines flexibility with an unrivalled location in one of the West Country's most unspoilt and sought-after areas. This is more than a farm—it's a way of life. A property steeped in natural beauty and rural tradition, offering peace and tranquility in the heart of Exmoor.

## Lifestyle

Exmoor offers an exceptional rural lifestyle, combining natural beauty with a genuine sense of place. For lovers of the outdoors, the opportunities are endless—horse riding across open moorland, walking through ancient oak woodlands and deep river valleys, fly fishing on the River Barle or Exe, or simply observing the abundant wildlife, including red deer and Exmoor ponies.

The area is also renowned for its field sports, with nearby estates offering excellent shooting. Exmoor's Dark Sky Reserve status also makes it a destination for stargazing, with some of the clearest night skies in the country.

Life here moves at a gentler pace—rooted in community, tradition, and the changing seasons—yet remains within reach of excellent schools, transport links, and market towns. Whether you are looking for a working farm, an equestrian base, or a peaceful country retreat, this property offers a rare chance to become part of the fabric of Exmoor.













# MAIN HOUSE

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The property is approached via the front door into a welcoming entrance porch, which opens into a generous entrance hall. From here, there is access to a downstairs W.C. and the well-proportioned ground floor accommodation.

At the rear of the house, the snug offers a particularly cosy and inviting retreat, featuring a charming stone-pointed fireplace with an inset wood-burning stove. Rich in character, this room is ideally suited for quiet winter evenings or as a peaceful daytime escape, full of warmth and traditional charm.

Leading from the entrance hall, the traditional farmhouse kitchen enjoys views over the beautifully maintained gardens to the rear. Full of rustic character, the kitchen is equipped with an oil-fired AGA, which provides both cooking and hot water for Bedroom 1. Bright and welcoming, it offers a comfortable and practical space that perfectly reflects the essence of country living, with a strong connection to the surrounding landscape.

Off the kitchen is a useful walk-in pantry, ideal for additional storage. The kitchen also provides access to the conservatory, a peaceful and light-filled space with lovely views over the garden. It offers an ideal spot to enjoy the surrounding nature in comfort throughout the seasons.

To the rear of the kitchen is a highly practical utility room, well suited to a countryside lifestyle. There is also a sink and an external door providing convenient access to the front of the property. Off from the utility room is a smaller room housing the boiler with ample space for coats and boots.

Adjacent to the kitchen is a versatile office or study with its own external door, ideal for home working or as a quiet reading space.

On the opposite side of the house, and accessed from the main entrance hall, is a particularly spacious and elegant dining room. This grand room features a staircase rising to the first floor and offers excellent space for entertaining. A door leads through to the double-aspect sitting room, which enjoys an open fireplace and sliding doors to the garden. This wing of the house is ideally suited for entertaining or relaxed family gatherings, combining generous proportions with a warm and welcoming atmosphere.

The staircase rises from the dining room to a large and airy landing, which serves the first-floor accommodation. The principal bedroom suite is particularly generous, enjoying wonderful views over the gardens and the valley beyond. It is well appointed with its own dressing room, an en suite shower room with bath, and a separate W.C., offering privacy and comfort in equal measure.

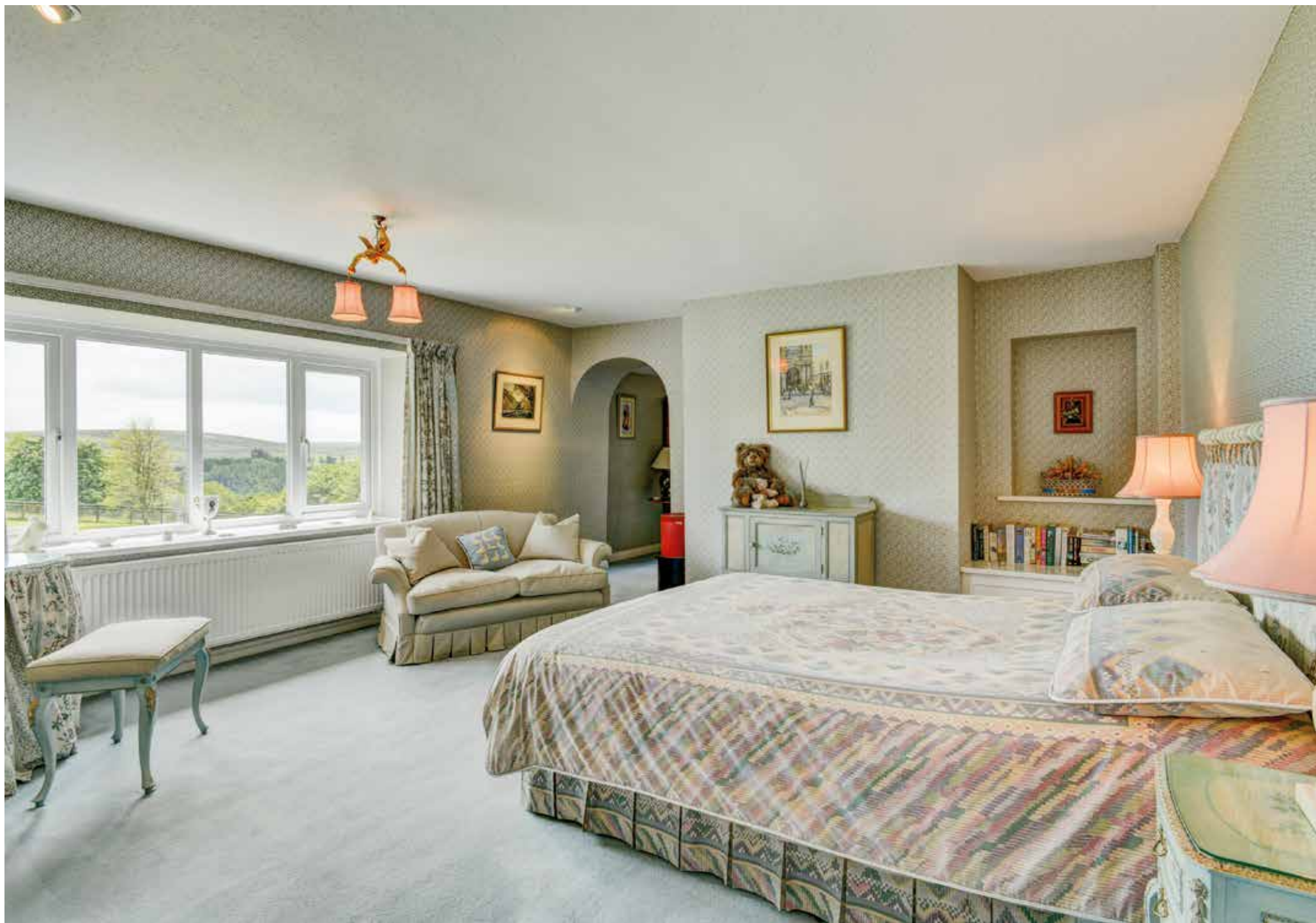
Also accessed from the landing is Bedroom 5, a comfortable room with built-in wardrobes, ideal as a guest room or additional family bedroom. Adjacent to this is a well-fitted family bathroom.

A corridor leads from the main landing to Bedrooms 3 and 4, both of which are light and well-proportioned, with views across the village and towards Withypool Hill, capturing the charm of the Exmoor landscape.

At the far end of the corridor is Bedroom 2, forming a second suite with its own dressing room, en suite bathroom, and elevated views over the surrounding countryside. This second suite provides an ideal arrangement for multi-generational living, guests, or older children seeking a little more privacy.









# THE COTTAGE

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Adjoining the main house is a charming and well-proportioned three-bedroom cottage, offering generous single-storey accommodation. With its own private entrance and a sense of separation from the main residence, the cottage provides excellent versatility—ideal for multi-generational living, guest accommodation, staff housing, or as a holiday let subject to the necessary consents.

The cottage is thoughtfully laid out with a comfortable sitting room, a well-sized kitchen, and three bedrooms, all arranged on one level for ease of access. A private garage and dedicated parking area enhance its independence.

This additional accommodation not only extends the flexibility of the overall property but also offers potential for supplementary income or a secure base for extended family in this sought-after Exmoor setting.





# OUTSIDE

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## Stables and Outbuildings

Halsgrove benefits from an excellent and well-balanced range of outbuildings, combining both modern and traditional structures to serve a variety of agricultural and equestrian needs. A charming stable yard forms part of a courtyard arrangement and includes six loose boxes, a tack room, and a feed room, all thoughtfully laid out for ease of use and management. The stables are easily accessible from both the farmhouse and surrounding paddocks, making them ideal for private equestrian use. The courtyard layout creates a sheltered and practical environment, enhancing day-to-day functionality throughout the seasons.

In addition to the main stables, there are several smaller outbuildings providing useful storage for tools, equipment, or garden machinery, along with potential scope for workshop space or conversion to further ancillary uses (subject to planning). These outbuildings reflect the property's adaptability and capacity to accommodate a wide range of rural pursuits.

Two larger modern agricultural buildings are discreetly positioned away from the main house to preserve the peaceful setting. One of these is a spacious Dutch barn, offering ample room for machinery, or livestock, while the second is a steel-framed general-purpose building suitable for a variety of farming operations. These buildings are robust, well-maintained, and serviced by good vehicular access, enabling smooth operation for both small-scale and more commercial agricultural enterprises.

Together, the stables and outbuildings at Halsgrove provide a comprehensive and highly versatile infrastructure, supporting everything from private equestrian use and smallholding activities to larger-scale farming or diversification projects, all set within a beautifully unspoilt Exmoor landscape.

## Gardens and Grounds

Mature hedging borders the private drive, creating a welcoming and secluded approach to Halsgrove Farm. A particularly appealing feature of the property is its beautifully established and well-maintained gardens, which provide a tranquil and picturesque setting around the house. Thoughtfully landscaped, the gardens are laid predominantly to lawn and interspersed with a rich variety of mature trees, seasonal shrubs, and flowering plants that offer interest and colour throughout the year.

Sheltered seating areas are carefully positioned to enjoy the sun at different times of the day, creating ideal spots for outdoor dining or quiet reflection. A paved patio lies adjacent to the house, offering a perfect place to relax while taking in the views over the garden and beyond.

A natural pond, fed by surface water run-off, adds further charm and biodiversity, attracting a range of wildlife and enhancing the peaceful atmosphere. Additionally, a timber cabin tucked away within the garden provides a delightful retreat, suitable for use as a summerhouse, studio, or home office.





# OUTSIDE

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## Land and woodland

In total, Halsgrove extends to approximately 162 acres, comprising a delightful mixture of gardens, pasture, and mature woodland. The land has predominantly been used for livestock grazing, with around 76 acres on the western side, including sloping meadows and a beautiful valley that leads to Pennycombe Water—a haven for wildlife and a place of peaceful serenity.

The majority of the woodland within the valley leading towards the village is designated as ‘Priority Habitat,’ with areas identified by Natural England as Ancient and Semi-Natural Woodland.

On the adjoining side of the road lies a separate parcel of 86 acres, all pasture, with separate access via good road links. Offered as Lot 3, this sizeable block of land presents excellent potential for grazing or other agricultural uses. Its convenient access and well-maintained boundaries make it a versatile holding, suitable for those looking to expand their existing farm or invest in productive countryside acreage within this highly sought-after part of Exmoor.

The property includes grazing rights on Withypool Common.

The Delinked Payment (formerly known as the Basic Payment Scheme) is retained with the farm, and there are no other environmental stewardship or woodland schemes currently in place.

The land plan has been provided by our vendor’s independent agent and is for identification and reference purposes only. It is not guaranteed and should not be relied upon as a statement of fact. Prospective buyers must satisfy themselves as to the accuracy of the boundaries and the description of the property. Any error or misstatement shall not annul the sale, nor shall it entitle either party to compensation in respect thereof.

## Location

The farm is superbly positioned on the edge of the popular and unspoilt village of Withypool, at the very heart of Exmoor National Park—a designated International Dark Sky Reserve and one of the UK’s most treasured landscapes. Exmoor is known for its sweeping moorlands, deep wooded valleys, clear rivers, and dramatic coastline, offering a rare combination of wild beauty and timeless charm. The area is deeply rooted in rural tradition, yet offers a thriving community and a slower pace of life.

Nearby villages such as Exford and Winsford are quintessentially Exmoor, with welcoming inns, historic churches, and vibrant local life. The charming market town of Dulverton, considered the southern gateway to Exmoor, offers a good range of independent shops, cafés, a Co-op, doctor’s surgery, and a strong community spirit.

Despite its rural setting, the farm remains well connected. Tiverton, accessible via the scenic A396, offers rail links to London and is home to Blundell’s School. To the north, North Devon boasts some of the best beaches in the region, including Woolacombe, Saunton, and Croyde, and is also home to West Buckland School. The county town of Taunton lies to the southeast, providing access to Taunton School, Queen’s College, King’s College, and the M5 motorway.

## Fixtures and Fittings

All fixtures and fittings unless specifically referred to in this document are otherwise expressly excluded from the sale





# INFORMATION

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of the freehold.

## Sporting, Hunting and Public Rights

The hunting rights across the entire property are held by the Badgworthy Land Company. However, sporting, timber, and mineral rights are included with the sale.

A public footpath runs along the lower section of the southern boundary, on the opposite side of the river closest to the village, and does not directly interfere with the house.

## Tenure

The property is Freehold with the benefit of vacant possession (subject to any rights of holdover which may be required dependent on the completion date).

## Utilities and Services

House: Private water, private drainage and mains electric plus generator, oil fired central heating.

Cottage: Private water, private drainage, mains electric and Sandyford oil stove.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

## Directions

From Dulverton proceed out of the town along Northmoor Road and follow this road onto Winsford Hill towards Exford. Continue over the moor and after passing over the last cattle grid known as Comers Gate, IGNORE the left turning to Withypool and continue along the B3223, take the turning on your left before Chibbett Post, into Sparrow Lane, proceed along and Halsgrove Farm will be found shortly on the right hand side.

What3words ///spins.songbook.drilled

## Viewings

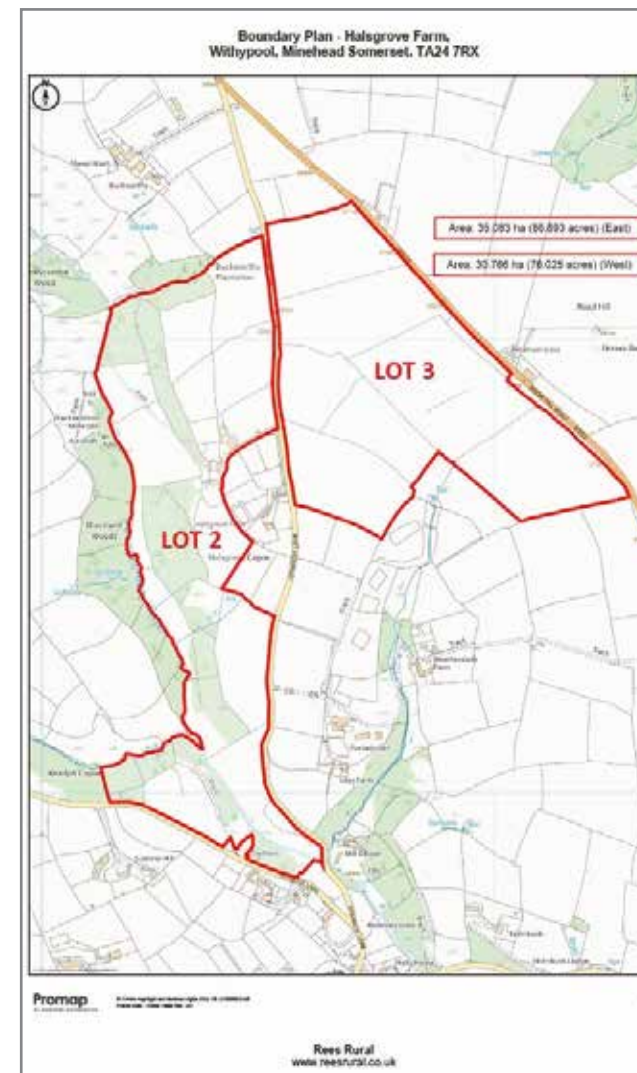
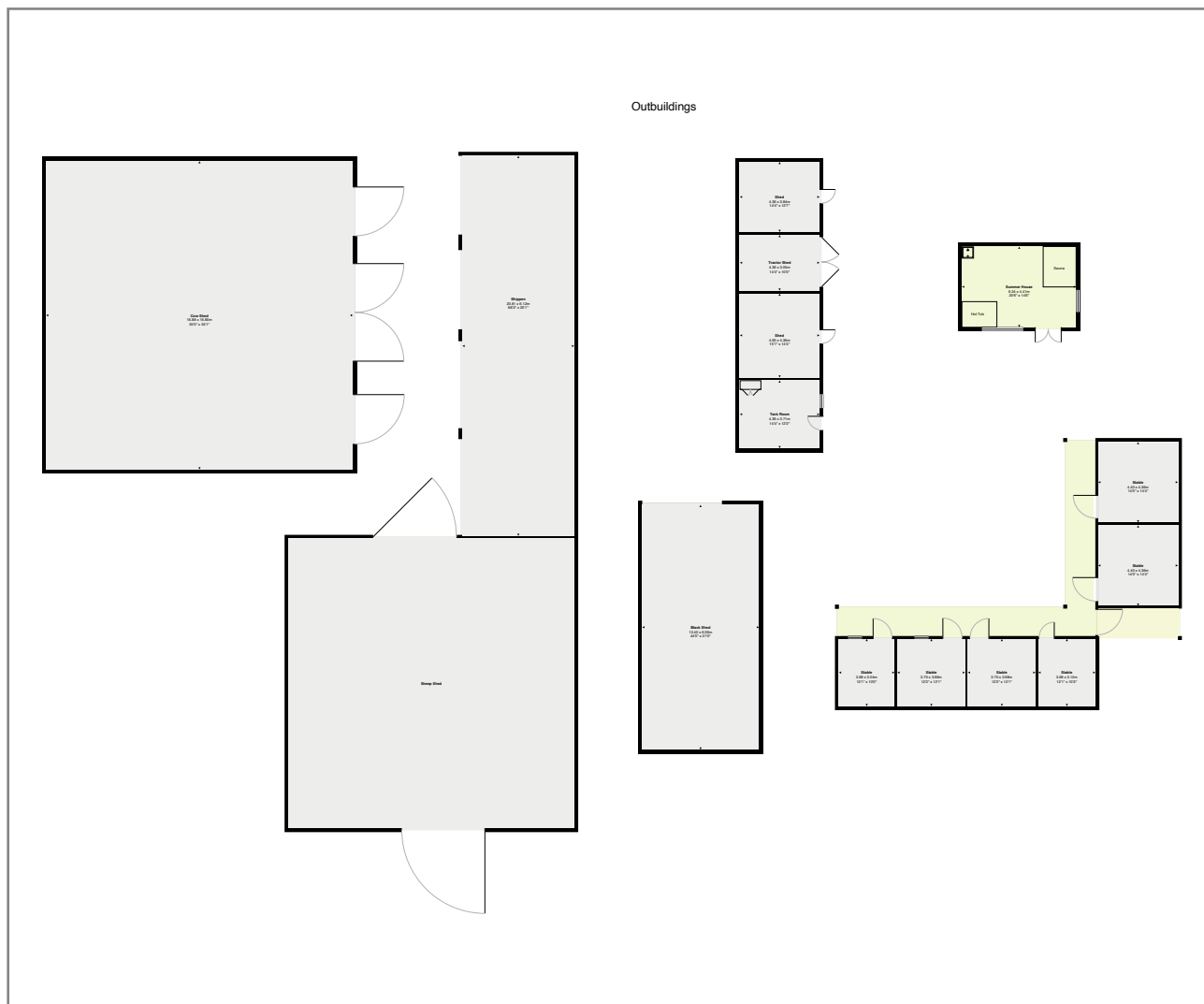
Strictly via the selling agent

## Wayleaves, Rights of Way and Easements

The property is being sold subject to and with the benefits of all rights including right of way (whether public or private) light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not.

## VAT

Any guide price quoted is exclusive of VAT. In the event that the sale of the property, or any part thereof, or any rights attached to it, becomes a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to the purchase price.



## Lots

Lot 1- The whole: Farmhouse, cottage, stables, outbuildings and 162 acres.

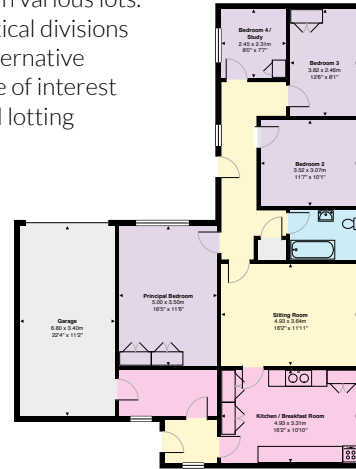
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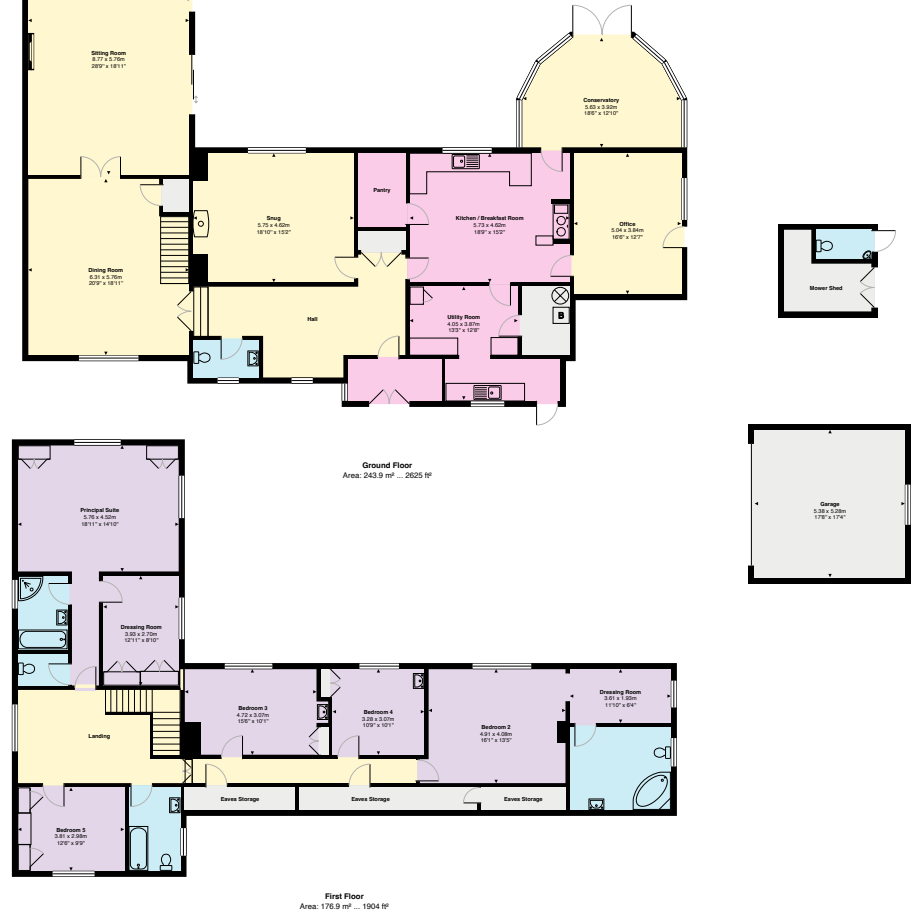
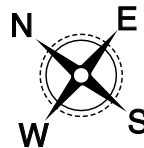
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The Cottage



Total Area: 553.3 m<sup>2</sup> ... 5955 ft<sup>2</sup> (including The Cottage, excluding outbuildings)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

## Cottage

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Main House

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Council Tax Band: G

Tenure: Freehold

£2,800,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.06.2025





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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