



Perry Farm

Dulverton, Somerset

Carter Jonas

Perry Farm Brushford Dulverton Somerset TA22 9LN

A most attractive livestock, equestrian and sporting farm in a sought-after location within the Exmoor National Park between the Rivers Exe and Barle, all offered together with up to 163 acres of land.

Comprising a 4-bedroom detached farmhouse providing spacious, well laid out family accommodation with an attractive courtyard of traditional barns suitable for a range of uses.

In addition, a large agricultural building suitable for a number of agricultural and/or equestrian uses.

Further 2-bedroom, let cottage and a building plot with planning consent for a 3-bedroom agricultural workers dwelling.

The land comprises productive, gently south facing pasture and level meadowland extending in all to about 163.92 acres.

Single bank fishing along the River Exe.

Offered for sale as a whole or in up to seven separate lots by private treaty.





Location

Perry Farm is located on the southern edge of the Exmoor National Park between the Rivers Exe and Barle, a short distance from the village of Brushford. The farm is therefore very well located to take advantage of the wonderful riding, shooting and wider sporting opportunities offered by Exmoor, whilst also benefiting from easy access to the south west's main road and rail links.

The nearby town of Dulverton, located about two miles to the north, provides day to day shopping facilities together with a post office, primary and middle school, health centre along with a dental practice and veterinary surgery.

Tiverton, which is located about 12 miles to the south, offers a further range of facilities together with access to the M5 Motorway at Junction 27 via the A361 North Devon Link Road. Tiverton Parkway Railway Station (with trains to London Paddington in just over two hours) and Blundell's School are easily accessible.

The Cathedral and University City of Exeter is about 28 miles away and offers a further range of shops together with premiership rugby and an international airport.

Lot 1

Comprising the farmhouse, courtyard of traditional farm buildings, modern farm building and some 95.63 acres.

The Farmhouse

Converted to a very high standard from a former granary in around 2005, Perry Farmhouse retains many of the fine features and character of the

traditional barn, whilst also incorporating double glazing and oil-fired central heating, and now offers excellent family accommodation extending to in excess of 4,300sqft, divided between well-proportioned rooms ideal for entertaining, and positioned to take full advantage of the southerly views.

The accommodation provides on the ground floor of entrance hall with stairs off and cloakroom, sitting room, triple aspect drawing room with imposing fireplace, dining room, a good-sized farmhouse kitchen with fully fitted units, four oven Aga and door leading to utility room with boiler room, office, larder and further shower room off.

On the first floor there are four double bedrooms, three of which have the benefit of en-suite bathrooms, with the fourth bedroom enjoying the benefit of an adjoining family bathroom.







Floor plan

Perry Farm
Brushford
Dulverton
Somerset
TA22 9LN

Approximate Area:
4322 Sq ft / 401.5 Sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Farm Buildings

Located to the west of the farmhouse is a range of very attractive traditional stone farm buildings which offer privacy and seclusion to the farmhouse whilst also providing excellent stabling and further storage facilities. These buildings may also be suitable for alternative uses, subject to obtaining the necessary consents.

In addition to the traditional buildings, to the east of the farmhouse is a covered yard suitable for a range of equestrian, beef or sheep enterprises.

The buildings more specifically comprise as follows:

1. Stone, slate and fibre cement stable building providing three stables and foaling box with loft over (5.5m x 15.6m).
2. Stone, slate and fibre cement stable and storage building with three loose boxes, washroom and storage areas (4.3m x 7.6m and 24.9m x 5.3m).
3. Block, timber and fibre cement store (12.2m x 4.7m).
4. Brick, timber and slate Granary on staddle stones (5.2m x 3.3m).
5. Timber and galvanise livestock and storage building (36.6m x 18.3m).





Land

Lot 1 extends in all to about 95.63 acres, all of which slopes gently up from the farmstead with a southerly aspect. The land is divided between a number of conveniently shaped and sized enclosures, all of which are suitable for mowing and and/or grazing purposes.

At the top of Pixton Hill, which forms the highest point on the holding at about 239m/1,079ft, Perry Farm benefits from outstanding, far reaching southerly views over the Exe Valley and beyond.



Lot 2: Perry Cart House in 0.12 acres

Located off Perry New Road, a short distance to the west of the farmstead is Perry Cart House, a most attractive, single storey cottage constructed of stone elevations under a slate roof. The property is currently let under an Assured Periodic Tenancy.

The accommodation comprises an entrance hall, living room with open plan kitchen and exposed beams, hall, utility room, cloakroom, bathroom and two double bedrooms.

Outside, the property sits within a gravelled hardstanding area and is serviced by a log store abutting the southern and eastern boundaries.



Lot 3: Land and building plot

The lot has the benefit of an established hardstanding adjoining the road with planning permission for a single storey, 3-bedroom agricultural workers dwelling with a detached garage. The proposed size of the dwelling is to be 154 Sqm (1,658 Sqft).

Planning permission was granted by Somerset Council in July 2025 under planning reference: 3/09/25/004.

The land comprises a most attractive parcel of generally level pastureland which is located to the south of the Perry New Road and is bordered along its eastern boundary by the River Exe, with the River Barle on the western boundary, and the meeting of the waters at the southern end of this parcel. Lot 3 extends to 48.58 acres in all.





Proposed elevations

Lot 4: Land extending to 5.86 acres

Comprising a level and gently sloping pasture paddock adjoining the River Barle, together with a most attractive parcel of amenity woodland, extending in total to 5.86 acres.

The land has the benefit of direct road access from Perry New Road together with a natural water supply.



**Lot 5: 10.28 acres to the east of
Brushford**

A level pasture enclosure extending in all to about 10.28 acres which is well suited to service a range of equestrian and/or other livestock enterprises. The land has the benefit of direct access from Perry New Road and a natural water supply.



Lot 6: Land extending to 3.45 acres

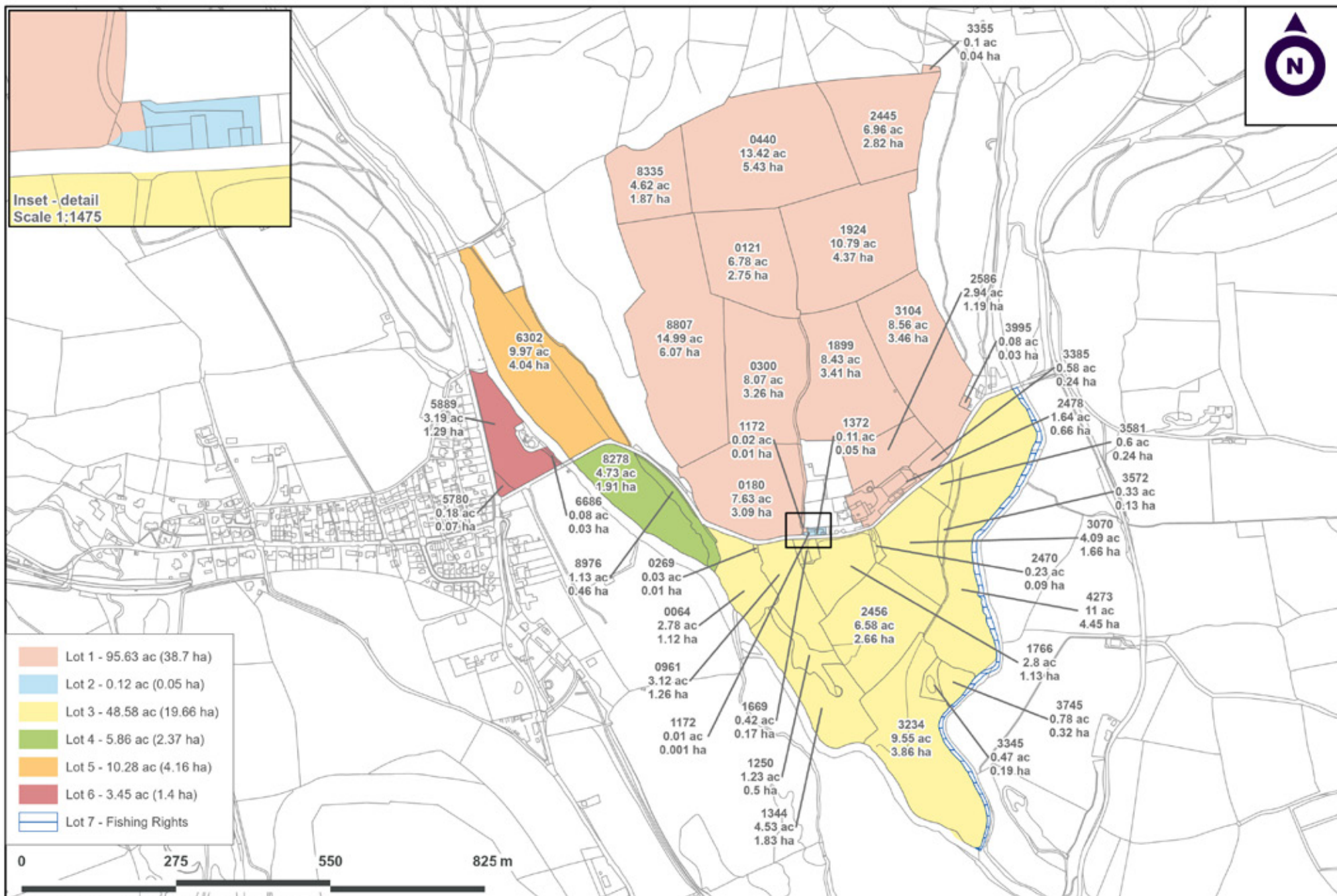
A single enclosure of level pasture located on the village edge, extending in total to 3.45 acres, enjoying direct access of Perry New Road, shared with the treatment works.

Lot 7: Single Bank Fishing

Lot 7 comprises a substantial length of single bank fishing on the western bank of the River Exe adjoining Lot 3, running from Perry New Road in a southerly direction, to the meeting

of the waters on the southern boundary. This stretch of river provides excellent trout fishing with occasional salmon.







Method of Sale

The farm is offered for sale by private treaty as a whole or in up to 7 separate lots.

Tenure & Possession

The property is offered freehold with vacant possession available upon completion of the majority of the lots, with the exception of Lot 2, Perry Cart House, which is subject to the terms of an Assured Periodic Tenancy.

Designations

The farmhouse, farm buildings, Perry Cart House and land to the north of the house are located within Exmoor National Park. The land to the south of Perry New Road is outside of the National Park.

Services

The farm is serviced by mains electricity, a private water supply and private drainage. Both the Farmhouse and Perry Cart House are serviced by oil-fired central heating.

Health & Safety

Potential purchasers are requested to take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from livestock on the land, together with machinery which may be working at the time of inspection. Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of potentially uneven, steep and slippery ground surfaces.

Sporting, Timber & Mineral Rights

Shooting rights are in hand whilst the hunting rights are vested in the Badgworthy Land Company.

Environmental Schemes

The land is currently within a Mid-Tier Countryside Stewardship agreement.

Listing Status

Neither the farmhouse nor farm buildings are listed.

Wayleaves, Easements & Rights of Way

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

Should Lot 2 be sold separately to Lot 1, an easement in respect of the water supply to Lot 2 will be granted. The purchaser of Lot 2 will be required to install a sub-meter in respect of the water supply from Lot 1.

The private farm water supply is also connected to Nos.1 and 2 Perry Cottages for which there is an established easement.

There is a public footpath crossing Lot 5 only.

EPC Rating

Perry Farm has an EPC rating of C. Perry Cart House has an EPC rating of E.

Planning

Planning permission was granted for the Erection of 1 No. agriculturally tied workers dwelling and detached garage by Somerset Council on 02.07.2025. Planning reference: 3/09/25/004.

Council Tax

Perry Farm has a council tax band of G. Perry Cart House has a council tax band of C.

Local Authority

Exmoor National Park Authority
www.exmoor-nationalpark.gov.uk

Somerset Council
www.somerset.gov.uk

Viewings

Strictly by prior appointment with the Vendors' agents, Carter Jonas
01823 428 590.

Directions

From Junction 27 of the M5 motorway, follow the A361 towards Tiverton. Upon reaching the roundabout at the end of the dual carriageway, take the third exit onto the A396 towards Dulverton. Pass through Bolham on the A396 and shortly after passing through Cove, and upon reaching the Exeter Inn, turn left and continue towards Dulverton on the A396. At the crossroads turn right and immediately then go straight across (taking the lower of the two roads) and continue along the A396 towards Dulverton. Keep following the A396, passing the Exebridge Lakeside Caravan Club site on your left, and the turning to Brushford. About $\frac{3}{4}$ of a mile after passing Masons Kings Farm Machinery on your left and passing under the bridge, turn left onto Perry New Road at Snapbox Cross (signed Dulverton 2½). The farmstead of Perry Farm will be found on your right after about $\frac{1}{4}$ of a mile.



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