



Symonds
& Sampson

Knapp Farm

Whitestaunton, Chard, Somerset





Knapp Farm

Whitestaunton, Chard, Somerset TA20 3DS

An attractive 81.13 acre residential/stock farm, located in the Blackdown Hills, on the Devon/Somerset border. Period farmhouse with annexe for improvement, range of farm buildings, ring fenced by pastureland and woodland, with frontage to the River Yarty.

 6  2  3  81.13 acres (32.83 ha)

- Substantial, unlisted farmhouse with annexe for restoration
- Range of farm buildings
- Excellent pastureland in a ring fence
 - Native woodland
 - River frontage

Freehold

For Sale by Private Treaty as a Whole or in up to Four Lots. (Further lotting considered)

Lot 1 - Farmhouse, farm buildings and 16.24 acres

Lot 2 - 11.12 acres of pastureland

Lot 3 - 42.14 acres of pastureland with a range of farm buildings

Lot 4 - 11.63 acres of pasture and woodland

The London Office,
40 St James's Place, London SW1A 1NS
020 7839 0888
enquiries@tlo.co.uk

Symonds & Sampson LLP,
Trinity Square, Axminster, Devon EX13 5AW
01297 33122
rwillmington@symondsandsampson.co.uk



SITUATION

Knapp Farm occupies a secluded but accessible position in the heart of the Blackdown Hills National Landscape (AONB). The small village of Marsh is less than a mile away and has access to the A303 providing excellent links to London and Exeter. The market towns of Honiton and Chard (9 and 5 miles respectively), which cater for daily needs, including shops, schools and recreational facilities. Honiton has a mainline rail link to London Waterloo (2 hours 50 minutes). Taunton the county town of Somerset (12 miles) offers excellent retail, commercial and educational opportunities. Equestrian facilities at Chard Equestrian Centre & Bicton Park are within easy reach.

THE PROPERTY

Knapp Farm comes to the open market for the first time since 1928 and was formerly part of the Whitestaunton Estate. It was a dairy farm until the late 1980's and in recent years has been a beef unit. Its sale now offers purchasers the opportunity to acquire a substantial period farmhouse for renovation with annexe, a range of traditional and modern farm buildings and about 81.13 acres of very attractive pasture and woodland in a ring fence.

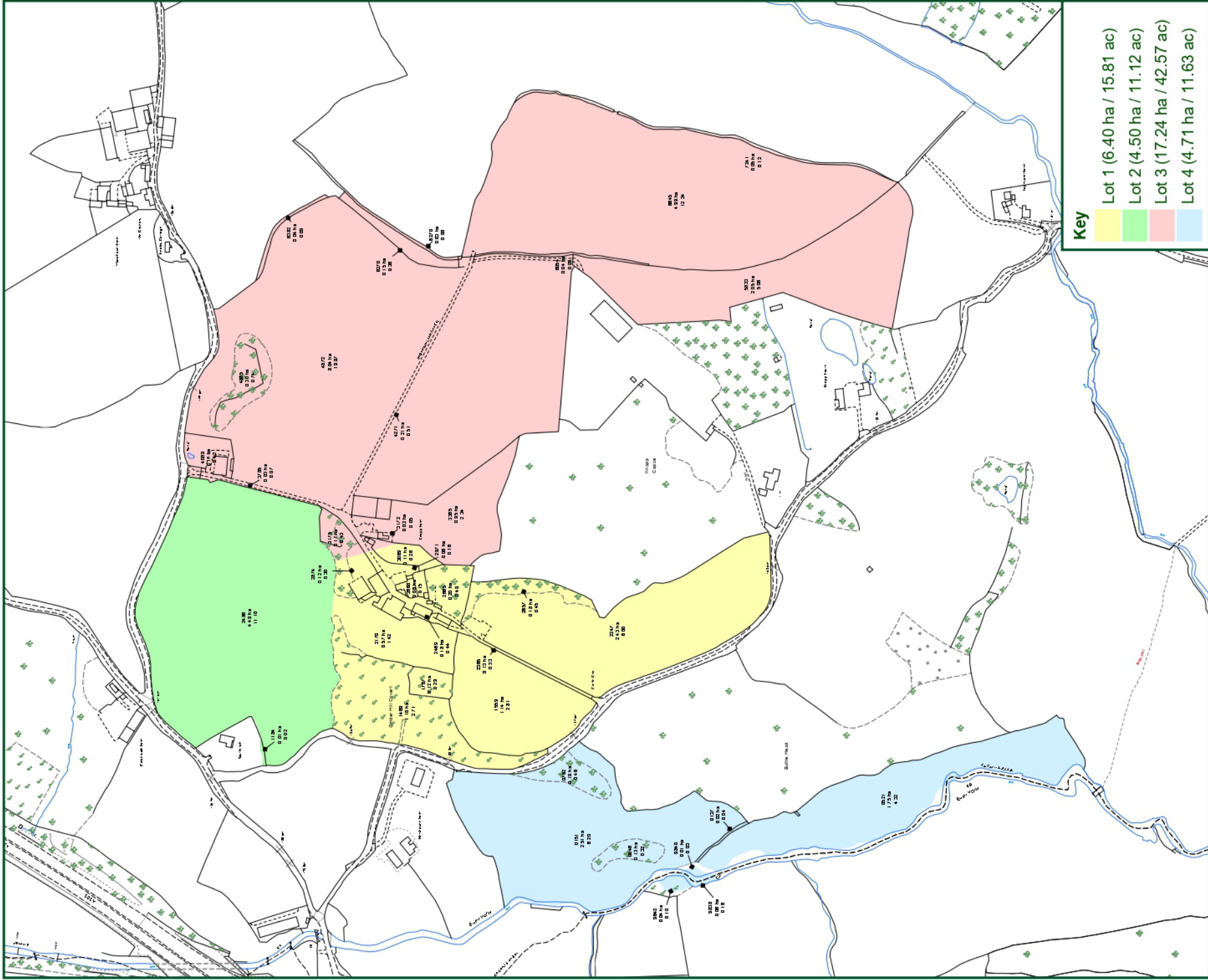
LOT ONE

Farmhouse, farm buildings and 16.24 acres (6.57 ha)

The period farmhouse is built of mellow local stone with brick quoins and dressings under a pantile roof. The front façade is rendered and faces the garden. The original farmhouse has had several extensions added, to create the kitchen and the two-bedroom annexe. The core of the property epitomises the style of the Victorian era with generous sized rooms, high ceilings and period features such as picture rails and fireplaces. The farmhouse is spacious and light-filled but is now in need of modernisation and renovation. There is potential to extend the accommodation into the adjacent stone buildings (STPP). The annexe, which has a more cottagey feel, could provide separate accommodation for multi-generational living or rental income, equally it could be reintegrated into the farmhouse.

Please see floorplan for accommodation and measurements.





Key

- Lot 1 (6.40 ha / 15.81 ac)
- Lot 2 (4.50 ha / 11.12 ac)
- Lot 3 (17.24 ha / 42.57 ac)
- Lot 4 (4.71 ha / 11.63 ac)

Knapp Farm, Whitestaunton

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. ZAA28065-01 Date 30.04.26



Scale 1:5,000
@ A4

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
Crown Copyright
Licence No VA 100033416



OUTSIDE

The farmstead is accessed from the farm drive which is flanked by pastureland and rises up to the farmhouse, passing by some of the farm buildings which could have potential for development (STPP). To the south of the farmhouse is a largely level garden laid to lawn with attractive stone walls providing the boundary.

FARM BUILDINGS

In the lower yard to the left of the farm drive:

Block built former **Dairy** (14.98m x 5.91m) with a profile roof
 Stone and block **Barn** (18.93m x 9.22m) with a profile and tiled roof
 Lean-to

Traditional **Stone Barn** (22.56m x 7.11m) with profile roof and rear Lean-to (18.28m x 11.06)

Concrete portal **Silage Shed** with **side Lean-to** (22m x 11.46m) in a poor state of repair

Adjacent steel framed former **Silage Shed** (22.93m x 15.30m) with a box profile roof

THE LAND

Lot One comprises three main enclosures of mainly gently

sloping pasture, lying either side of the farm driveway extending to some 10.23 acres. The remainder is the farmstead and areas of native woodland with a pond and natural water supplies, the main part known as Cinder Hill Covert. In all about 16.24 acres (6.57 ha).

LOT TWO

11.12 acres of pastureland

Adjoining Lot One to the north is an excellent pasture field suitable for mowing or grazing, with good access and road frontage. A bore hole for a neighbouring property is located in Lot Two.

LOT THREE

42.14 acres of pastureland with a range of farm buildings

A useful and adaptable block of gently sloping pasture, accommodation land suitable for mowing or grazing, divided into three main enclosures. Hard tracks provide good access to the buildings and all fields. The range of farm buildings are set around hardcore yards include:
 Located close to the lane: Steel framed **Dutch Barn** with GI cladding with two Lean-to's (18.53m x 12.65m). In the upper yard nearer the main farmstead: Steel frame **Cattle**

Building (14.01m x 20.05m) with block and Yorkshire boarding and adjoining steel framed **Cattle Building** (24.41m x 20.05m) with block and GI cladding. This lot would make an excellent youngstock unit for a local farmer or could become a small start up farm for a new entrant.

LOT FOUR

11.63 acres of pasture and woodland

A parcel of permanent pastureland with direct access to the highway and long frontage to the River Yarty. Two small areas of woodland together with an Vodafone mobile telephone mast (current annual rent being £5,000)

SERVICES

Lot One: Private water connected. Main electricity and private drainage.

Broadband : Standard available. Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

Lot Two: Private water available, not connected.

Lot Three: Private water available, not connected.

Lot Four: Natural water supply.



TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

A public bridleway crosses Lot Three, a good distance from the farmstead.

DESIGNATIONS

Knapp Farm is located in the Blackdown Hills National Landscape. The land is not situated within a Nitrate Vulnerable Zone (NVZ).

AGRICULTURAL SCHEMES

The farm is currently not in any subsidy schemes.

FENCING OBLIGATIONS

If sold in lots, fencing obligations will become the purchaser's responsibility, with any shared boundaries being 50/50.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton. Golf at Cricket St Thomas or Taunton and Pickeridge. Sailing on the coast at Seaton or Lyme Regis.

MATERIAL INFORMATION

1. We cannot confirm if the septic tank conforms to the current regulations.
2. Knapp Farm is at very low risk of flooding from surface water, rivers and seas.
3. Vodaphone mobile telephone mast lease in place until 2031.
4. A gas main crosses Lot Two and Lot Four.



DISPERSAL SALE

The vendors reserve the right to hold a dispersal sale on the property prior to completion.

LOCAL AUTHORITY

Somerset District Council Tel: 0300 123 2224

Council Tax Band: F

EDUCATION

Primary schooling at Buckland St Mary. State secondary schools at Holyrood Academy, Chard and the excellent Colyton Grammar School. Independent Schools in the area include ~~Blundells at Tiverton and the Exeter or Taunton Schools.~~

DIRECTIONS

From the A303 at Ilminster proceed west for 8 miles, then turn left signposted Marsh and Howley. At the bottom of the slip road turn left to Howley, after a short distance keep right (to Howley) for Lots 1 and 4. Keep left and then right for Lots 2 & 3. Our sale boards will be posted.

What3words ///hazelnuts.wiring.aced

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.





Knapp Farm, Whitestaunton, Chard

Approximate Area = 2286 sq ft / 212.3 sq m (excludes carport)

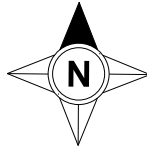
Annexe = 685 sq ft / 63.6 sq m

Garage = 192 sq ft / 17.8 sq m

Outbuildings = 300 sq ft / 27.8 sq m

Total = 3463 sq ft / 321.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1439397



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Trinity Square
Axminster EX13 5AW



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

