

## LOT 25.

(Coloured PINK on No. 2 Plan.)

### IN THE PARISH OF YARCOMBE.

The Choice

# Dairy & Stock Rearing Farm

KNOWN AS

“LIVEHAYNE,”

OR “LEVENHAYES,”

situate about  $1\frac{1}{2}$  miles from the Pretty Village of Yarcombe, 7 from Chard, and 8 from Honiton and Axminster, comprising :—

A convenient

## Farmhouse

built principally of stone with thatched roof, containing :—

ENTRANCE LOBBY, LIVING ROOM with open hearth ; SITTING ROOM with canopy grate, fitted cupboards and fine old oak mantel, and beamed and quartered ceiling ; COOL DAIRY, with supply of running water by gravitation ; Slated Lean-to WASHHOUSE, SEPARATOR LOBBY, with a supply of water piped from the Collecting Tank in the Orchard on West, and PANTRY.

On the *First Floor* are 4 NICE-SIZED BEDROOMS and CHEESE ROOM. VEGETABLE GARDEN on North of House, and Small PITCHED YARD on South with supply of water by gravitation from O.S. No. 1304, which is used for Stock purposes. E.C.

The well-equipped

## Agricultural Buildings

are placed on the South and East of the Farmhouse, adjoining hard-bottomed Yards, they are substantially built principally of stone with slate and tile roofs, and comprise :—

3-Stall CART HORSE STABLE with HAY LOFT over, Excellent COW STALLS to tie 15, and 2 CALVES' PENS with HAY AND STRAW LOFT OVER, Lean-to 4-Division PIGGERY with bricked mixing tank, RICK BARTON, Lean-to IMPLEMENT SHED adjoining House on East, CALVES' HOUSE, POUND HOUSE with GRANARY over, WAGON SHED, BARN, part of which is converted into a 2-Division PIGGERY.

In O.S. No. 1298 is a Wood and Galvanised Open YEARLINGS' SHED.

## The Meadow and Pasture Lands,

the majority of which are well watered and extremely productive, are eminently suitable for Dairying and Young Stock, and the ARABLE LANDS produce heavy crops of Corn and Roots.

EXCELLENT ORCHARDING.

The Homestead, which is centrally situated, facilitates the easy working of the Lands, the whole of which lie in a ring fence, and extend to an area of about

**84 a. 3 r. 1 p.**

more particularly defined in the following

**SCHEDULE.**

Ord. No.	Description.	Quality.	A. R. P.
1200	Lower Seres .. .. .	Arable .. .. .	6 0 7
1199	Home Meadow .. .. .	Meadow .. .. .	4 0 24
1183	Home Meadow .. .. .	Meadow .. .. .	5 1 38
1295	Ley Close .. .. .	Pasture .. .. .	4 3 9
1294	Nearer Horsealler .. .. .	Meadow .. .. .	3 2 11
1292	Princes Meadow .. .. .	Meadow .. .. .	5 1 31
1290	Ashlands .. .. .	Arable .. .. .	2 3 39
1293	Wonder Horsealler .. .. .	Meadow .. .. .	2 2 29
1291	Growell Field .. .. .	Meadow .. .. .	1 2 20
1338	Lower Furlongs .. .. .	Arable .. .. .	4 1 21
1297	Higher Furlongs .. .. .	Pasture .. .. .	7 0 7
1296	Horsealler Orchard .. .. .	Meadow .. .. .	0 2 16
1302	Stowey Close .. .. .	Arable .. .. .	2 2 30
1303	Hilly Close .. .. .	Arable .. .. .	2 0 7
1301	Down Close .. .. .	Pasture .. .. .	2 2 20
1300	Courtlage and Orchard .. .. .	Orchard .. .. .	1 1 23
1299	Courtlage, Gardens, &c. .. .. .	Homestead, Gardens, &c. .. .. .	0 2 18
1298	Homestead and Road .. .. .	Mow Barton .. .. .	0 1 14
1257	Lower Lenenhays .. .. .	Orchard .. .. .	2 0 9
1198	Barn Close .. .. .	Pasture .. .. .	2 3 13
1188	Pease Close .. .. .	Pasture .. .. .	7 3 10
1256	Holebear .. .. .	Pasture .. .. .	2 3 4
1196	Furze Croft .. .. .	Rough Pasture .. .. .	1 3 25
1195	Furze Croft .. .. .	Rough Pasture .. .. .	3 2 32
			5 2 17
1304	Levenhayes Green .. .. .	Pasture .. .. .	4 1 31
1337	Orchard .. .. .	Meadow .. .. .	0 2 33

(Be the same more or less.)

A.84 3 1

This Farm is now in the occupation of Mr. P. R. RICH as a Ladyday Tenant, under a Lease dated March 18th, 1926, at the apportioned Rent of £117 10s. 0d. per annum.

The Sporting Rights are reserved from the Sale.

OUTGOINGS: Corn Rent payable by the Occupier, apportioned for the purposes of Sale, £6 6s. 2d. per annum.

NOTE.—The Domestic Water Supply of this Lot rises in Underdown Wood (the Property of the Vendor), a short distance from the West corner of O.S. No. 1195, and flows to a tank in the South of O.S. No. 1195, and from there to the Collecting Tank in the Orchard, O.S. No. 1257.

A supply of water is piped to Mount Pleasant Cottage from the tank in O.S. No. 1195.

This Lot is sold subject to a right of the Owner or Occupier of Mount Pleasant Cottage to a supply of water as at present existing from the tank in O.S. No. 1195; also to a right-of-way for all traffic to the Owner or Occupier of Lot 26, Underdown Farm, over O.S. Nos. 1198, 1299, 1298, and 1297, along the existing trackway and roadway.

The Purchaser to erect and maintain a Stockproof Fence on the boundaries of O.S. No. 1196 against Underdown Wood, if requested to do so by the Vendor. The Boundary to be defined by the Auctioneers.

A right-of-way for all traffic is granted to the Owner or Occupier of this Lot across O.S. Nos. 1184, 1186, 1114, and 1182 of Lot 26, Underdown Farm, along the trackways now existing.