



Captains Farmhouse

Cadeleigh, Tiverton

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A period farmhouse with flexible accommodation and about seven acres, in an idyllic, private Devon setting

A charming detached four-bedroom farmhouse with a two-bedroom annexe, set in an enchanting rural position with approx. 7 acres, overlooking the surrounding valley. The property displays a wealth of characterful features, while the barn has been converted to provide further accommodation, ideal for use as multi-generational living or for guests.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



CARPORT + DRIVEWAY



7 ACRES



FREEHOLD



RURAL



3,810 SQ FT



**GUIDE PRICE
£1,000,000**



The property

Captain's Farmhouse is a handsome, detached period property featuring four bedrooms and flexible accommodation. It has traditional styling and a range of original details, including sash windows and elegant fireplaces. The living spaces benefit from an abundance of natural light throughout. There are four comfortable reception rooms on the ground floor, including the dual aspect, 23ft sitting room with its windows to the front and rear, as well as stripped wooden flooring and a fireplace fitted with a woodburning stove. There is a family room with built-in storage and an elegant fireplace with carved timber surround. The formal dining room also has an impressive brick-built fireplace. Additionally, the kitchen, which was converted from a former store at the side of the house, features exposed timber beams overhead, painted brickwork, fitted storage units and an Aga, as well as space for a breakfast table. The kitchen welcomes plenty of natural light and provides far-reaching views toward the rolling landscapes.

Upstairs the four well-presented bedrooms include a principal bedroom with built-in storage and en suite bathroom with an over-bath shower. There are two further double bedrooms, while the fourth bedroom is ideal for use as a dressing room, study or nursery. The first floor has a family bathroom with an over-bath shower.

The spacious annexe provides further accommodation and is located within the former barn. The ground floor features a W/C and a generous sitting room, with space for a dining table. It also has potential for a kitchenette to be fitted. The sitting room benefits from large windows with views towards the valley. Upstairs there are two double bedrooms of similar proportions, both of which have vaulted ceilings, creating a light and airy space throughout. The bathroom with bathtub and separate shower unit completes the annexe.







Annexe



Outside

At the front of the property, a driveway provides plenty of parking space and access to the barn with its double carport and store. The garden has lawns at the front, side and rear, which offer extensive, panoramic views. There is a tranquil pond, a haven for wildlife, and a sunny patio area at the side for al fresco dining and entertaining. The terraced lawns at the rear lead to a vegetable garden with raised beds, a greenhouse, and a large solar installation, which supplies power to the home and annexe. The grounds total approximately 7.74 acres and include several paddocks either side of the valley, bordered by mature hedgerow, two with field shelters.

Location

Captain's Farmhouse is set just outside the quaint village of Cadeleigh, surrounded by the striking mid Devon countryside and overlooking the valley of the River Exe. Cadeleigh has a village hall, church and a popular pub. Further amenities are found in the nearby bustling and historic town of Tiverton, just six miles north. There are choices of supermarkets, high

street and independent shops, cafés, restaurants and leisure facilities. The town also offers an excellent selection of schools, including the independent Blundell's School and Cadeleigh is in the school's reduced fees catchment area. The vibrant city of Exeter is 12 miles south. It has a wide choice of cultural activities with the theatre, museum and arts centre. There is a further wealth of decent schooling, as well as Exeter university. The area is within easy reach of the beautiful beaches on the north, east and south Devon coastlines, as well being a modest commute to the nearby Blackdown Hills (AONB) and both Exmoor and Dartmoor National Park.

Communication links are excellent. The M5 offers access north towards Taunton, Bristol and London, while Exeter is south with links to the A38 to Plymouth or the A30 to Cornwall. There are regular rail services to London Paddington from Tiverton Parkway, taking just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights.



Distances

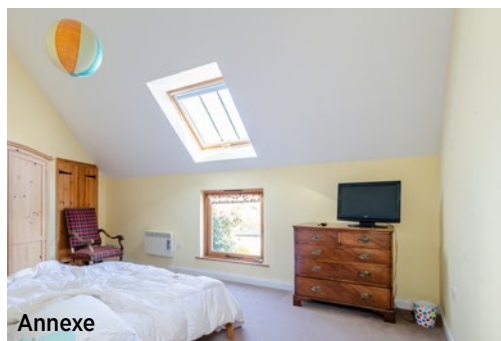
- Tiverton 5.4 miles
- Thorverton 5.2 miles
- Crediton 8.8 miles
- Exeter 12 miles

Nearby Stations

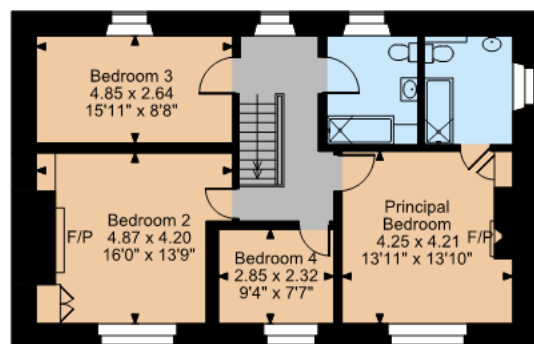
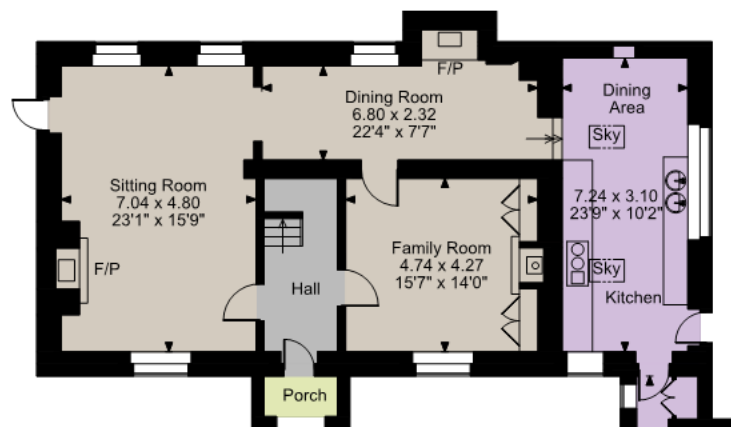
- Tiverton Parkway
- Exeter St Davids & Central

Nearby Schools

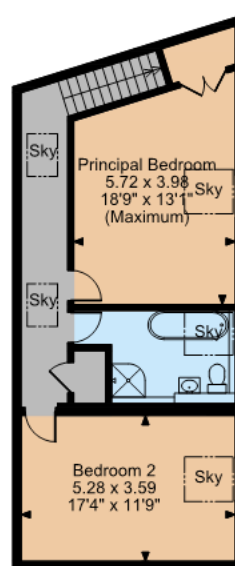
- Bickleigh on Exe Primary School
- Bolham Community Primary School
- Heathcot Primary School
- Tiverton High School
- Blundells Independent School
- The Maynard School
- Exeter Cathedral School
- Exeter School



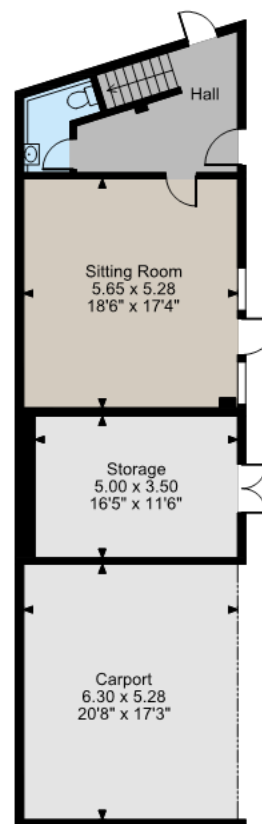




First Floor



Annexe First Floor



Annexe Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,211 sq ft (205 sq m)

Carport internal area 358 sq ft (33 sq m)

Storage internal area 188 sq ft (18 sq m)

Annexe internal area 1,170 sq ft (109 sq m)

Total internal area 3,927 sq ft (365 sq m)

Directions

EX16 8HR

what3words: ///media.birthing.laying - brings you to the property's driveway

General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private drainage which is compliant with current regulations. The property benefits from a government grant which has updated the heating system to an air source heat pump and added insulation to the loft and internal walls.

Council Tax: Band C

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

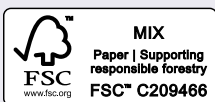
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