

Horselake

Cheriton Bishop, Devon



An excellent opportunity to acquire a charming Grade II* listed farmhouse with 7 holiday cottages, set in beautiful grounds of approximately 9.7 acres

Horselake, Cheriton Bishop, Exeter, Devon EX6 6HD

Exeter 10 miles, Exeter St David's mainline station 12.3 miles (London Paddington 2 hrs 10 mins), M5 (Junction 31) 12 miles, Exeter International Airport 19.2 miles

Features:

The Farmhouse: Sitting room | Dining room | Kitchen/diner | Utility | Family bathroom
Principal bedroom with en suite | Three further bedrooms, one en suite | Shower Room
EPC rating D

Sweet Morgan Cottage: Sitting room | Kitchen/dining room | Four bedrooms, two en suite
| Family bathroom | EPC rating C

Bramley Cottage: Sitting room | Kitchen/dining room | Three en suite bedrooms | EPC
rating E

Florina Cottage: Open-plan sitting room, dining room and kitchen | Garden room | Four
bedrooms, two en suite | Balcony | Family bathroom | EPC Rating C

Honey Pippin Cottage: Open-plan sitting room, dining room and kitchen | Garden room
Cloakroom | Four bedrooms, one en suite | Balcony | Family bathroom | EPC Rating C

Sundance Cottage: Sitting room | Kitchen/dining room | Utility | Four bedrooms, two en
suite | Family bathroom | EPC rating C

Sunset Cottage: Open-plan sitting room, dining room and kitchen | Two en suite
bedrooms | EPC Rating E

Discovery Cottage: Open-plan sitting room, dining room and kitchen | Two en suite
bedrooms | EPC Rating E

The Bungalow: Open-plan sitting room, dining room and kitchen | Two bedrooms
Shower room | EPC Rating D

The Lodge: Open-plan sitting room, dining room and kitchen | Three bedrooms | Shower
room

Class Q Barn | Office | Games room | Outdoor heated swimming pool | Gardens
Orchard | Fields | Woodland





The property

Horselake offers a beautifully presented thatched Grade II* Listed farmhouse and an impressive development of holiday let cottages, providing significant income potential. The farm enjoys beautiful gardens and grounds and is located in a picturesque position on the edge of the popular village of Cheriton Bishop and close to the dramatic landscapes of Dartmoor.

Horselake Farmhouse has been refurbished by the current owners, preserving the original character features, to create a spacious four bedroom family home which extends to just over 2,300 sq. ft. The generous sitting room has exposed timber beams, an original inglenook and a dual aspect allowing for plenty of natural light. There is also a formal dining room which has an original muntin screen and an inglenook fireplace with its original timber lintel. Also on the ground floor is a modern kitchen extension with sleek fitted units, skylights overhead and French doors that open onto the garden. The kitchen has modern integrated appliances and space for a breakfast table, while further storage space is available in the utility room. The ground floor accommodation is completed by a contemporary family bathroom. Upstairs there are four double bedrooms, including the principal bedroom which benefits from built-in storage and an en suite shower room. One further bedroom has an en suite, while the first floor also has a family shower room.

The Cottages

Sweet Morgan Cottage and Sundance Cottage offer further beautifully presented accommodation and comprise spacious sitting rooms with two sets of 8ft sliding doors that open onto a garden, fully equipped kitchen/dining rooms, two ground floor bedrooms serviced by a family bathroom and two further en suite bedrooms on the first floor. Sundance Cottage also benefits from a thatched gazebo that provides an excellent space for al fresco dining.

Both The Lodge and The Bungalow provide accessible accommodation configured over one floor, with open-plan living areas and kitchens.

The Lodge offers three bedrooms, and the Bungalow offers two with both serviced by family shower rooms.

Florina Cottage and Honey Pippin Cottage are similarly configured and provide spacious open plan living areas with balconies and garden rooms. Both cottages have a bedroom on the ground floor (Florina Cottage has an en suite) while on the lower ground floors there are a further three bedrooms, one of which benefits from an en suite and dressing room. There is also a family bathroom and utility room on this floor while Honey Pippin also has a cloakroom on the ground level.

Discovery Cottage and Sunset Cottage both comprise open-plan living areas and kitchens on the ground floor with two en suite double bedrooms on the first floor.

Bramley Cottage's accommodation comprises a sitting room and kitchen/dining room configured in a semi open-plan layout with a useful utility room. There is an en suite bedroom on the ground floor while the first floor provides two further en suite bedrooms.

Outside

The farmhouse and cottages are set in beautiful gardens and grounds, which back onto woodland and rolling countryside. The driveway provides easy access to all properties, with plenty of parking space for residents and guests alike. The farmhouse's gardens include extensive patio seating areas, a hot tub shaded by a wooden pergola and a beautiful area of lawn with various border shrubs, hedgerow and flowering perennials. Each of the cottages also enjoy their own garden areas with most also benefitting from private hot tubs. The facilities include a games room and an outdoor heated swimming pool with its own sun terrace, while beyond the gardens there are open meadows, an orchard and rolling lawns for both residents and guests to enjoy. Also within the grounds is an office and large barn which could provide development opportunities subject to obtaining the necessary consents. In all the property enjoys approximately 9.7 acres.











Situation

The property is set in the heart of the Devon countryside, on the edge of Dartmoor and just outside the small village of Cheriton Bishop. The property is well placed to take advantage of the excellent walking, cycling and riding facilities in the area. The village provides several everyday amenities, including a local shop, a pub, a medical practice and a primary school. Okehampton and Crediton are both within easy reach and provide a range of shops, supermarkets and other facilities, while Exeter city centre is just 12 miles away, with its first-class shopping and entertainment choices, as well as a selection of large supermarkets and excellent choice of schooling. Communication links are good, with easy access to the A30 and M5 motorway. Regular rail services to London (Paddington) run from Exeter St David's taking just over 2 hours whilst Exeter airport offers an ever increasing number of flights to domestic and international destinations. The area also benefits from a good selection of schools,

including Exeter Cathedral School, St Wilfrid's School, The Maynard School, Exeter School and Exeter College (Ofsted rated outstanding).

Directions

what3words: ///proved.oaks.rings - brings you to the driveway

General Information

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations.

Council Tax: Band F. Bungalow band A. Sweet Morgan Cottage band C

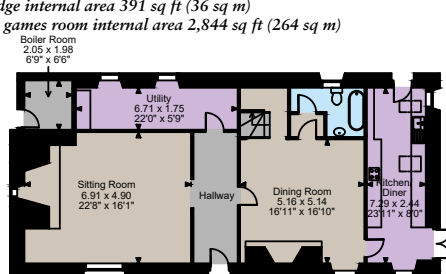
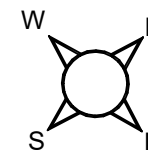
Tenure: Freehold

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

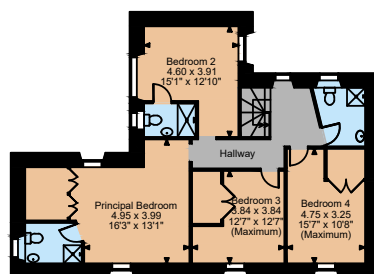
Offers in Excess of: £2,750,000



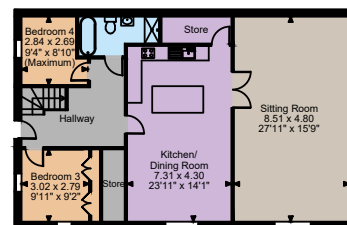
The Farmhouse internal area 2,302 sq ft (214 sq m)
 Sweet Morgan Cottage internal area 1,776 sq ft (165 sq m)
 Sundance Cottage internal area 1,758 sq ft (163 sq m)
 Florina Cottage internal area 1,854 sq ft (172 sq m)
 Honey Pippin Cottage internal area 1,722 sq ft (160 sq m)
 Bramley Cottage internal area 985 sq ft (92 sq m)
 Sunset Cottage internal area 589 sq ft (55 sq m)
 Discovery Cottage internal area 632 sq ft (59 sq m)
 The Bungalow internal area 560 sq ft (52 sq m)
 The Lodge internal area 391 sq ft (36 sq m)
 Barn & games room internal area 2,844 sq ft (264 sq m)



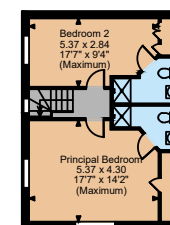
Ground Floor
The Farm House



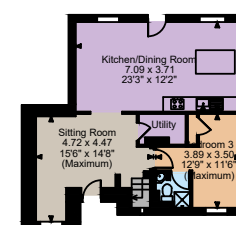
First Floor
The Farm House



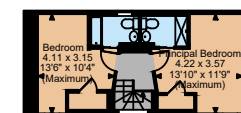
Ground Floor
Sweet Morgan Cottage



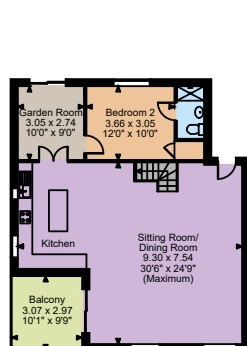
First Floor
Sweet Morgan Cottage



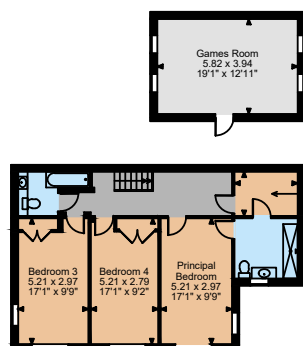
Ground Floor
Bramley Cottage



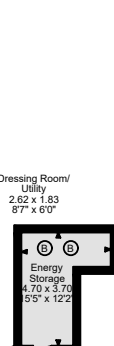
First Floor
Bramley Cottage



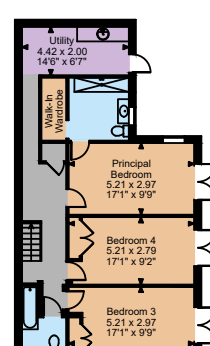
Ground Floor
Florina Cottage



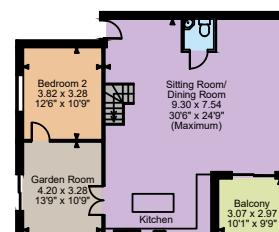
Lower Ground Floor
Florina Cottage



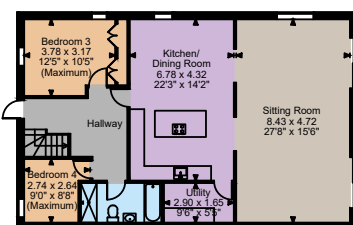
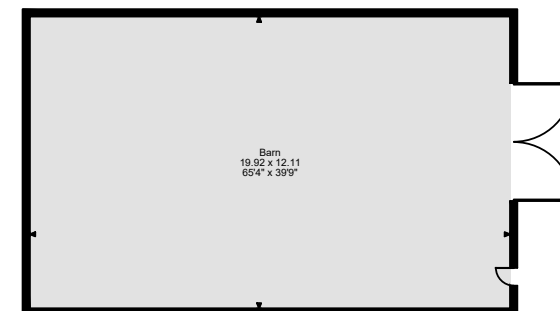
Basement
Florina Cottage



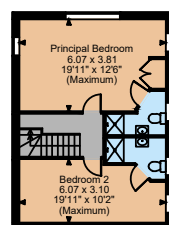
Lower Ground Floor
Honey Pippin Cottage



Ground Floor
Honey Pippin Cottage



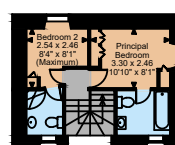
Ground Floor
Sundance Cottage



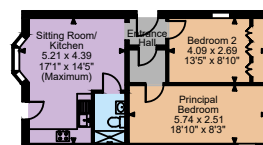
First Floor
Sundance Cottage



Ground Floor
Sunset Cottage



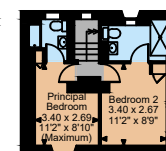
First Floor
Sunset Cottage



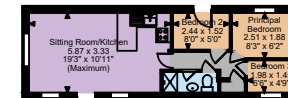
The Bungalow



Ground Floor
Discovery Cottage



First Floor
Discovery Cottage



The Lodge

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

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