



Helmore Farm, Knowle, Cullompton, Devon

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Helmore Farm

Knowle, Cullompton, Devon EX15 1PX

An idyllic Grade II listed farmhouse with spacious and flexible accommodation, outbuildings and approximately 4.6 acres

Cullompton 1 miles, M5 (Jct 28) 2 miles, Tiverton 6 miles, Tiverton Parkway mainline station 8 miles, Exeter 13 miles

Porch | Drawing room/sitting room | Dining room | Family room/bedroom 6 with en suite Kitchen/breakfast room | Laundry | Wet room Principal bedroom with en suite bathroom 4 Additional bedrooms | Family bathroom Shower room | EPC rating E

Garage | Stables | Barn/workshop | Polytunnel Ample parking | Garden | Vegetable garden with raised beds | Paddock | Wildlife ponds Approximately 4.6 acres in total

The property

Helmore Farm is a substantial period farmhouse with Grade II listed status that dates from around the late 16th or early 17th century. It benefits from exquisite period features throughout including an attractive thatched roof, stone and rendered elevations, exposed timber beams and original inglenook fireplaces.

The main reception room is the 32ft, triple aspect drawing/sitting room with its stone-built inglenook fireplace which is fitted with a wood burning stove. There is also a formal dining room with another grand inglenook fireplace, also with a log burner. The spacious kitchen offers lots of storage in fitted units and has sleek granite worktops, an eye-catching red AGA and space for a large family dining table. The adjoining laundry room provides further space for appliances and storage.

There is one bedroom on the ground floor which has its own entrance and an en suite wet room that could be used as part of a self-contained annexe, or as an additional reception room as required. There are a further five double bedrooms on the first floor, including the principal bedroom with its large en suite bathroom. The first floor also has a family bathroom with a separate shower unit, as well as an additional shower room.

Outside

Helmore Farm has extensive grounds and several outbuildings. There are two stable blocks and a 90ft barn/workshop, as well as a polytunnel for growing produce. At the entrance, a five-bar wooden gate opens onto a driveway leading to a parking area in front of the integrated garage. The garden includes paved terracing for al fresco dining, as well as rolling lawns with well-stocked border beds. There is a large vegetable garden with raised beds and two greenhouses. Beyond the garden, a five-bar wooden gate opens onto a large grassy paddock, with grazing pasture for livestock or space for exercising horses. There are also two large wildlife ponds which provide a haven for local flora and fauna. In total, the land measures approximately 4.6 acres.





Location

The property is located in a peaceful rural setting just outside the Devon town of Cullompton. Cullompton is about a mile away, with its supermarkets, selection of shops, cafés and restaurants. The larger town of Tiverton is six miles away and has schools for all ages including the well-respected Blundell's School and Preparatory School for which the property is within the 10 mile reduced fee catchment area. Tiverton has a good range of shopping facilities with a market twice a week. There are also some excellent local producers and artisan farm shops.

The cathedral city of Exeter, approximately 13 miles away, is the most thriving city in the South West and offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good shopping and restaurants, including John Lewis and a Waitrose supermarket. There are several good primary and secondary schools in Exeter, both

state and independent, and Exeter University is recognised as one of the leading universities in the country.

The M5 motorway at Exeter provides links to the A38 to Plymouth and Cornwall, the A30 to the south and Bristol and London to the north and east respectively. There are frequent rail services from Tiverton Parkway to London Paddington (journeys from approximately two hours) and Exeter Airport offers a number of domestic and international flights.







Helmore Farm, Knowle

Main House internal area 3,885 sq ft (361 sq m)

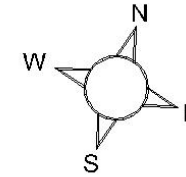
Garage internal area 244 sq ft (23 sq m)

Barn and Stables internal area 3,773 sq ft (351 sq m)

Poly Tunnel internal area 491 sq ft (46 sq m)

Forge/Log store external area = 149 sq ft (14 sq m)

Total internal area 8,393 sq ft (780 sq m)



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

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Directions

What3Words:///sofas.shadowing.yarn brings you to the property's driveway.

The postcode of the property is EX15 1PX.

General

Local Authority: Mid Devon District Council.

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

Council Tax: Band G

Tenure: Freehold.

Guide Price: £1,250,000.

Exeter

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