

Land Farm
Silverton, Devon



Strutt
& Parker

Land and property. Since 1885.

3,680 sq ft (342 sq m) | Freehold
Two reception rooms | Six bedrooms | Two bathrooms
Stables | Substantial barns offering development potential | Garaging
Established gardens | Paddocks | Pasture
Exceptional views
Approximately 5.4 acres
Guide price £1,150,000

A characterful country home offering extensive outbuildings, equestrian facilities, and spectacular far-reaching countryside views, nestled in an idyllic setting near the popular village of Silverton.

Land Farm is a substantial, unlisted country home offering more than 3,600 sq ft of light-filled and spacious accommodation, currently arranged with two reception rooms and six bedrooms. The property is rich in historic charm, featuring exposed timber beams, traditional multi-pane windows, and original fireplaces, with breathtaking south west views over the Exe Valley and 25 miles towards Dartmoor.

The property

A welcoming entrance hall leads through to a generously sized drawing room that provides an impressive space for relaxing and entertaining, complete with a striking fireplace and log-burning stove. To the rear, a dining room offers an elegant setting for family meals, while a separate study provides a quiet space for home working. The heart of the home is the expansive kitchen and breakfast room, offering traditional cabinetry, wooden worktops, and a inglenook fireplace housing an electric Aga. A large larder with slate tops and a utility/ storeroom provide useful space for storage and appliances while there is also a coat/hover cupboard. A cloakroom completes the ground-floor accommodation.

On the first floor, the property offers six well-proportioned and flexible bedrooms. The generous principal bedroom benefits from an en suite bathroom, while the remaining spacious bedrooms are served by a family bathroom. The accommodation on the first floor enjoys exceptional elevated views across the spectacular surrounding countryside.

Land Farm truly excels in its lifestyle and equestrian offerings. The property is approached via a courtyard providing ample parking alongside a large garaging block for three cars. Substantial traditional stone barns and a dedicated stable block with three loose boxes, a tack room and a stable yard present excellent opportunities for equestrian use or potential conversion, subject to the necessary consents. The beautiful gardens wrap around the home, predominantly laid to rolling lawns and bordered by mature hedgerows and vibrant planted beds. A tranquil pond and a sunny terrace provide idyllic spots to enjoy the sweeping, panoramic views. In all the property enjoys approximately 5.4 acres.

Location

Land Farm enjoys a peaceful rural setting on the edge of the well-regarded village of Silverton, surrounded by picturesque rolling countryside yet within easy reach of Exeter. Silverton offers a strong sense of community with a primary school, village shop incorporating a Post Office, doctors surgery, two traditional pubs and a range of local clubs and amenities. The nearby Cathedral City of Exeter provides extensive shopping, dining and cultural facilities, together with larger supermarkets, hospitals and leisure options, while the market town of Tiverton is also conveniently accessible. The surrounding area offers riding, fishing, golf and walking, while the Exe estuary, Dartmoor and Exmoor National Parks and the East and South Devon coastlines are all within easy reach.

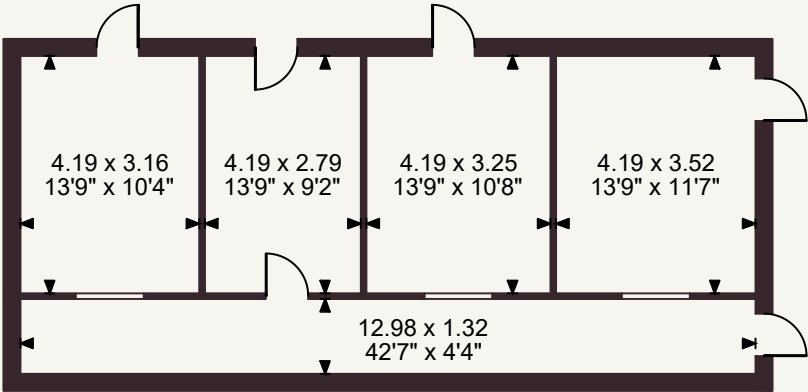
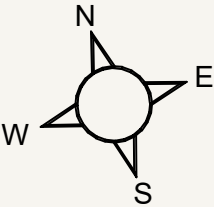
The area is well served by schooling in both the state and independent sectors, including Exeter School, The Maynard School and Blundells. Land Farm benefits from being within a 10 mile radius for certain discounts from the Blundells fees. Transport links are excellent, with easy access to the M5 at Junction 28, providing routes north towards Bristol and the Midlands and south towards Cornwall. The A30 and A38 are also readily accessible. Exeter St David's station is a 20 minute drive and offers direct services to London Paddington and the alternative London Waterloo line as well as cross country routes direct to Edinburgh. Exeter and Bristol Airports offer both Domestic and International flights.
Postcode region: EX5

General

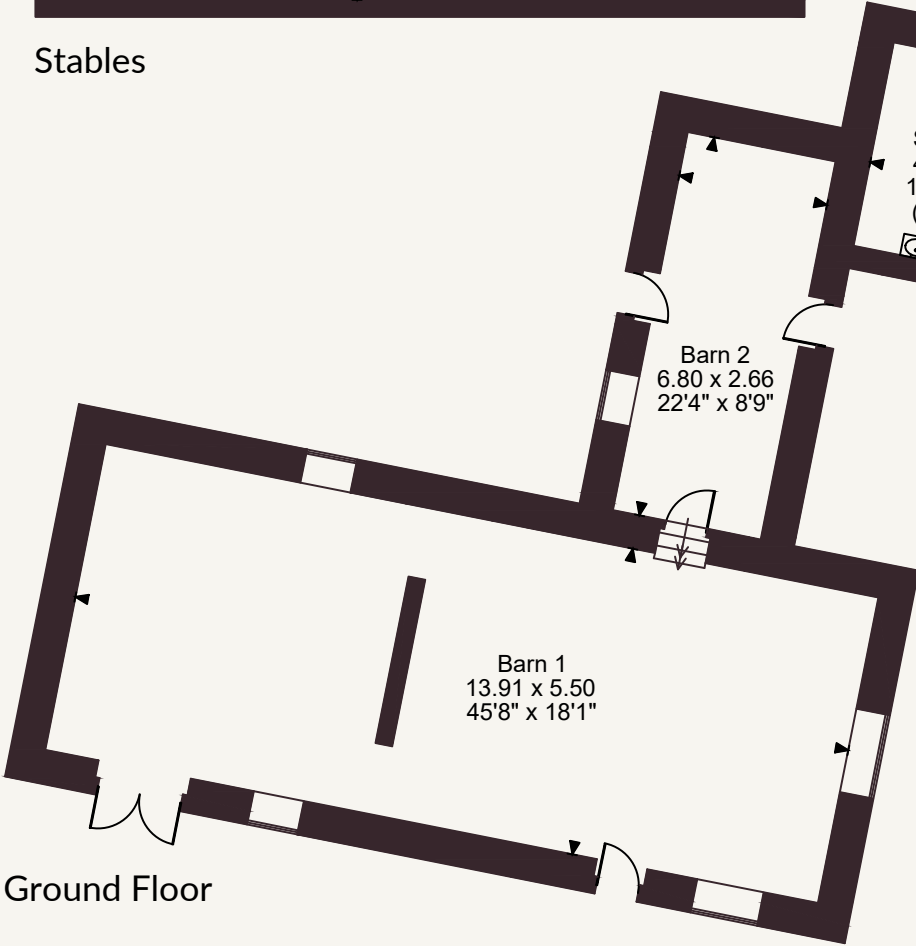
Local Authority: Mid Devon District Council
Services: Mains electricity and private water. Private drainage which is compliant with current regulations. Calor gas central heating.
Council Tax: Band G
EPC Rating: E
Right of Access: There is a right of access over the driveway
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



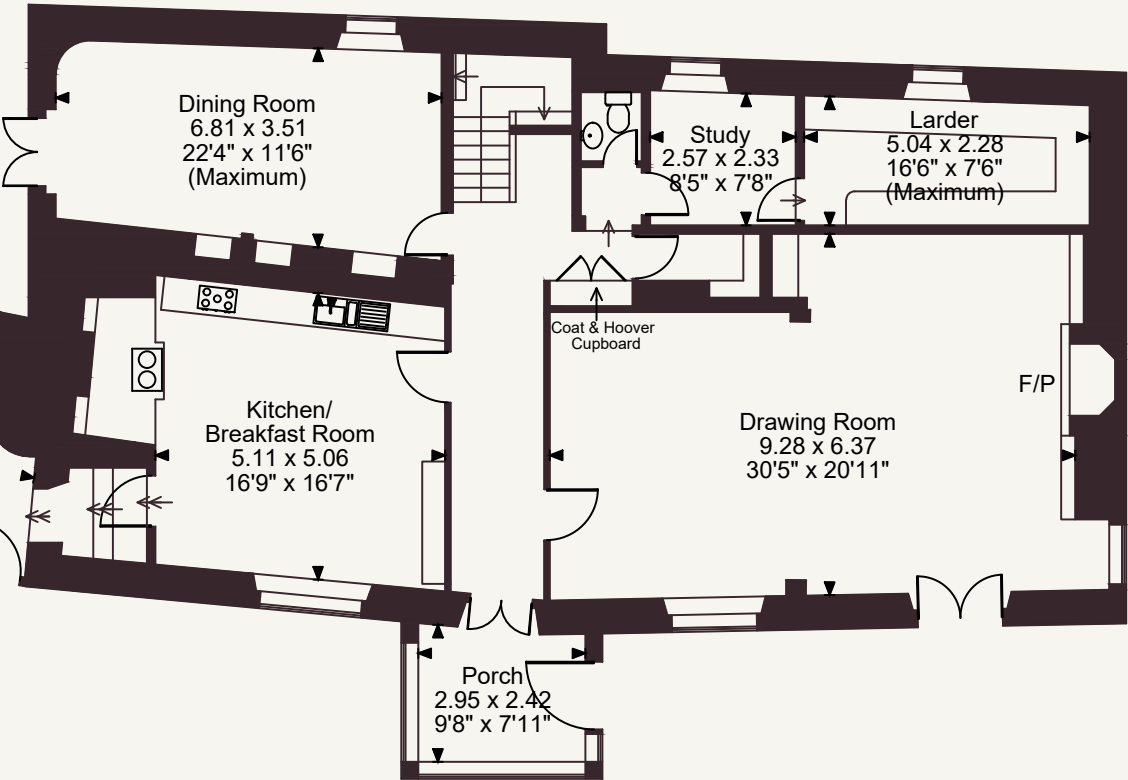
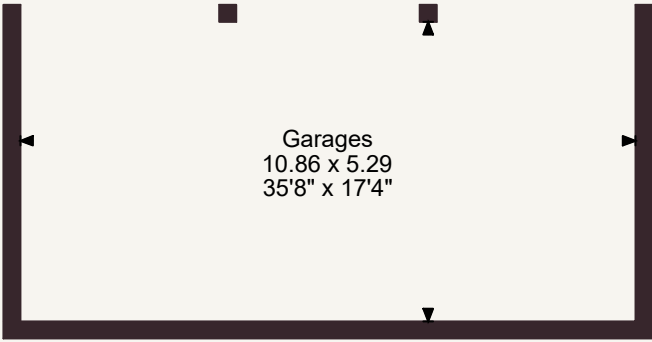
Land Farm Silverton, Exeter
Main House internal area 3,680 sq ft (342 sq m)
Garages internal area 618 sq ft (57 sq m)
Barns and Stables internal area 1,834 sq ft (170 sq m)
Total internal area 6,132 sq ft (570 sq m)



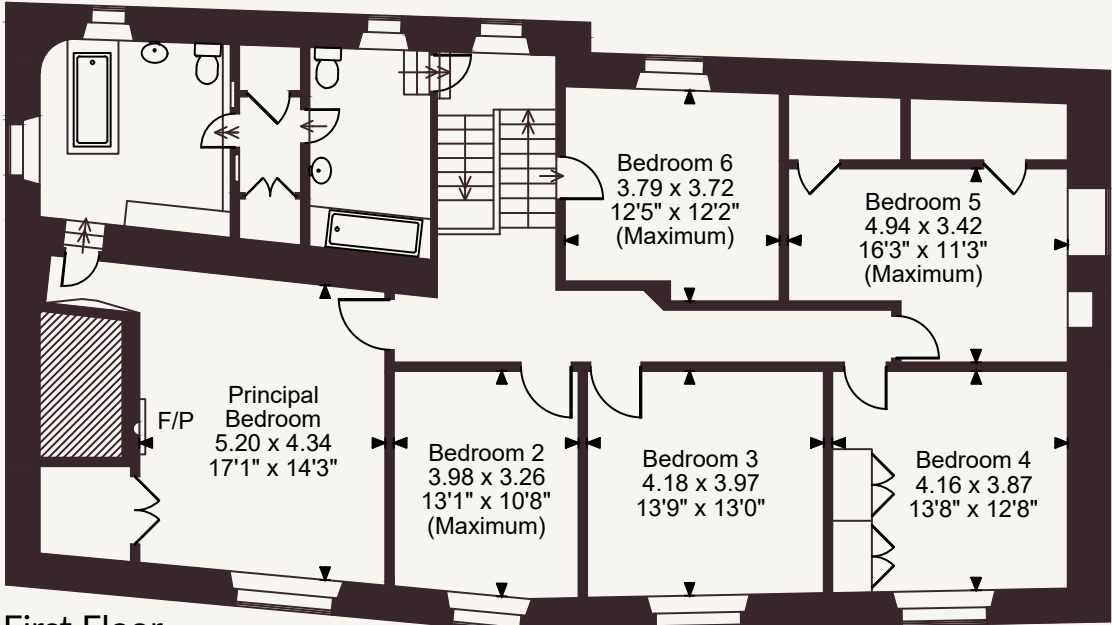
Stables



Ground Floor



First Floor



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