



Down Farm

Stoodleigh, Tiverton

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming farmhouse with approx. 12 acres, outbuildings and a detached two-storey log cabin, in a picturesque setting

A five-bedroom period farmhouse with far-reaching rural views, extensive grounds totalling approx. 12 acres and two large barns. The property is nestled within the Mid Devon countryside and features various original details, while the detached two-storey cabin provides useful accommodation for guests or rental income.



4 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



LARGE BARNs + LOG CABIN



11.76 ACRES



FREEHOLD



VILLAGE/ RURAL



3,763 SQ FT



**GUIDE PRICE
£1,400,000**



The property

Down Farm is a beautiful Grade II Listed farmhouse, located in a picturesque position with scenic views across the surrounding countryside of the Exe valley. The farmhouse dates from the early 16th century with later additions and features exposed timber beams and a host of other attractive character features. There is both planning permission and listed building consent in place, offering an excellent opportunity for further modernisation and renovation.

The main reception room is the central drawing room, which extends to 30ft and connects the two outer wings of the property. This impressive living and entertaining space is partially divided into two distinct seating areas, both of which feature handsome fireplaces fitted with a woodburning stove and gas stove. The groundfloor also has a comfortable family room and a sitting room with woodburner, in which to relax. The kitchen and dining area provides further social everyday living space, with its open-plan layout. There is space for a family dining table, with the

kitchen itself featuring farmhouse-style fitted units, a butcher's block island, a butler sink and an Aga. The adjoining utility room offers additional space for home storage and appliances. There is a useful laundry room and w/c. Three separate staircases provide access to the first-floor accommodation, where there are five well-presented bedrooms among the timber eaves. These include the principal bedroom, which has its own private staircase leading directly to the bedroom, as well as a large en suite bathroom and a stable-style door opening onto the upper garden. The first floor also has a family bathroom with a freestanding bathtub and a separate walk-in shower, plus a further shower room.

The detached cabin, with its magnificent and elevated views, provides additional accommodation and is currently run as a successful holiday let business. Located in a private setting away from the farmhouse, it includes an open-plan sitting area and kitchenette, a double bedroom, a second bedroom with bunk beds and a shower room.



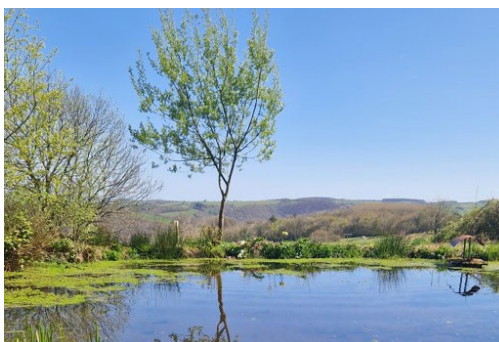
Outside

A singletrack lane leads to the farmhouse and outbuildings, providing plenty of parking space and access to the two large barns. The barns offer almost 3,000 square feet of storage space in total, with the potential for conversion, subject to the necessary consents. The garden surrounding the house includes generous patio and courtyard areas, ideal for al fresco dining and entertaining. There are rolling lawns with various mature trees, shrubs and hedgerows, as well as open fields and grassy meadows, including the peaceful grounds for the cabin, where there is a timber deck for al fresco dining, an upper balcony taking in the bucolic woodland and countryside views, and a wood-fired hot tub. The grounds also comprise a duck pond and new woodland, where the current owners have planted 2,000 trees in recent years. The whole totals 11.76 acres and offers a quiet, tranquil setting throughout.

Location

Down Farm is in a picturesque rural position, nestled within the Mid Devon rolling countryside, overlooking the Exe valley. The small village of Stoodleigh is nearby with its popular pub 'The Stoodleigh Inn', parish church and village hall, hosting weekly community events and fitness classes. The bustling and historic market town of Tiverton is just six miles away, providing an excellent selection of local amenities, including superb shopping and supermarkets, a wealth of restaurants, pubs and cafés and a wide range of leisure facilities. Tiverton also offers a selection of good schools, including the renowned Blundell's Independent school, in which the property is in the reduced fees catchment area.

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.



Nearby Stations

- Tiverton Parkway 13 miles

Key Locations

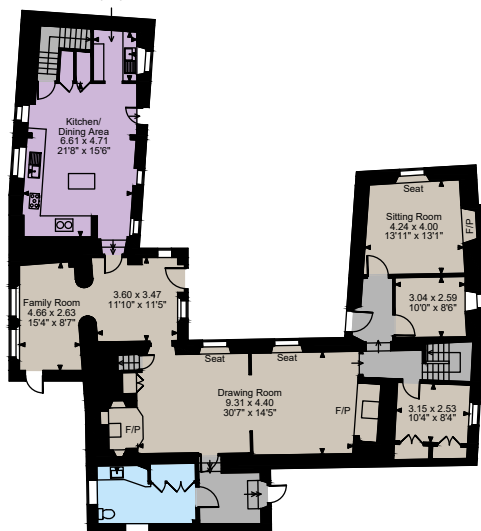
- Knightshayes National Trust
- Blackdown Hills AONB
- Quantock Hills AONB
- Exeter (university & cathedral city)
- Exmoor National Park
- Dartmoor National Park

Nearby Schools

- Bampton CofE Primary School
- Bolham Primary School
- Castle Primary School
- Blundells School
- Uffculme School
- The Maynard School
- Exeter Cathedral School
- Exeter School



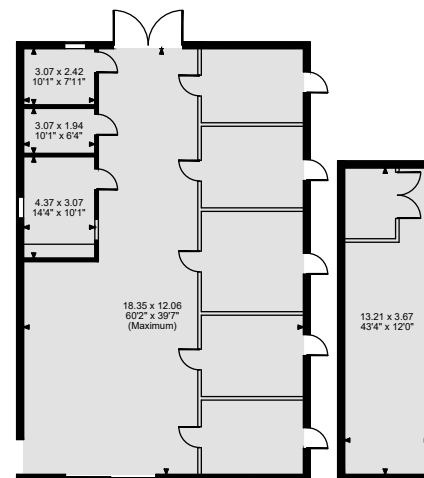
Utility
2.13 x 1.88
7'0" x 6'2"



Ground Floor

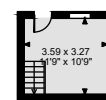


First Floor

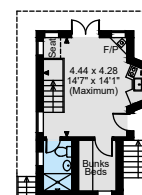


Barn 1

Barn 2



Cabin Ground Floor



Cabin First Floor

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

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Floorplans

Main House internal area 3,763 sq ft (350 sq m)

Cabin internal area 364 sq ft (34 sq m)

Barns internal area 2,904 sq ft (270 sq m)

Total internal area 7,031 sq ft (653 sq m)

For identification purposes only.

Directions

EX16 9QA what3words: ///forest.backed.dried

General

Local Authority: Mid Devon District Council

Services: Mains electricity. EV charging point. Private water and drainage which is compliant with current regulations. New borehole and water filtration and storage system fitted in 2023. LPG gas and oil-fired central heating.

Council Tax: Band G

EPC Rating: D

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

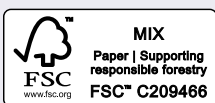
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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