

An aerial photograph of Talaton Farm Cottage, a large, multi-story brick building with a red-tiled roof, situated in a rural setting. The property is surrounded by lush green fields, some of which are brown, suggesting they have been plowed. A paved road curves through the fields, leading to the farm. In the foreground, there are several smaller buildings, including a white cottage with a grey roof, and a large, fenced-in area that appears to be a riding school or paddock. The background shows rolling hills under a clear blue sky.

Talaton Farm Cottage  
Talaton, Exeter

Strutt  
& Parker

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A beautifully presented Grade II\* listed cottage with a wealth of original details, equestrian facilities and approximately 1.7 acres, set in a sought-after rural setting between Exeter and Honiton

Talaton Farm Cottage is a charming period property dating from the late 15th century, featuring a wealth of character details blended seamlessly with contemporary décor and fittings. The original property has white-rendered elevations and has been thoughtfully extended to include a generous adjoining event hall, which could offer additional accommodation if required. The property enjoys a sizeable plot that extends to approximately 1.7 acres and benefits from several useful outbuildings. Talaton Farm Cottage occupies an idyllic rural position just outside the East Devon village of Talaton with wonderful views over the surrounding countryside.

**The property**

A welcoming entrance hall leads into the beautifully appointed sitting room, featuring an original fireplace and an exposed period beam overhead. The dining room provides a further bright and inviting reception space, complete with exposed beams. The ground floor also comprises a sociable kitchen with flagstone flooring, a central island, bespoke wooden cabinetry and an Aga. An additional entrance hall, also finished with flagstone flooring and full-height windows, links the main cottage to the spacious adjoining events hall. The hall itself boasts a vaulted ceiling, exposed beams, and French doors opening onto the gardens, flooding the space with natural light. The ground floor accommodation is completed by a useful cloakroom.

Upstairs, there are four well-presented double bedrooms, including the principal bedroom which features an original fireplace and benefits from an en suite shower room. Also on the first floor is a family bathroom with a double vanity and a bath and separate shower enclosure.



**Outside**

At the entrance to the property, gates open onto a sweeping gravel driveway that provides ample parking space for several vehicles and access to the garage and store. The gardens surrounding the house feature areas of lawn and patio for al fresco dining, along with shrubs, hedgerows and mature trees providing a degree of privacy. The wider grounds include two areas of grazing pasture complete with post and rail fencing, making the property well suited to equestrian use. There is also a detached timber-framed outbuilding incorporating a stable, home gym and gardener's toilet that could lend itself for conversion into annexe accommodation subject to obtaining the necessary consents. In all the property enjoys approximately 1.7 acres.

**Location**

The property is in a peaceful rural setting close to the small village of Talaton, between Exeter and Honiton, and surrounded by beautiful rolling countryside. Talaton has a community shop and a local pub, while further amenities are available at the nearby villages of Feniton and Whimble, or two and a half miles away in the town of Ottery St. Mary. Ottery St. Mary has several shops and amenities, as well as the outstanding-rated King's School. Further schooling is available in the surrounding villages, including Feniton CofE Primary School, also rated outstanding. Exeter is 12 miles to the west, with its vibrant centre and excellent shopping and leisure facilities. Whimble's station offers direct services to London Waterloo and Exeter St. David's. The village offers good road links, with the A30 just three and a half miles away. Exeter Airport offers an ever increasing number of flights to domestic and international destinations. Postcode region: EX5

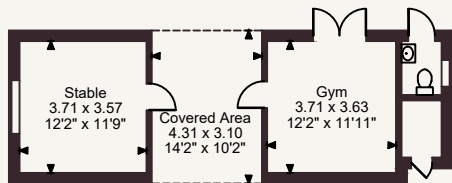
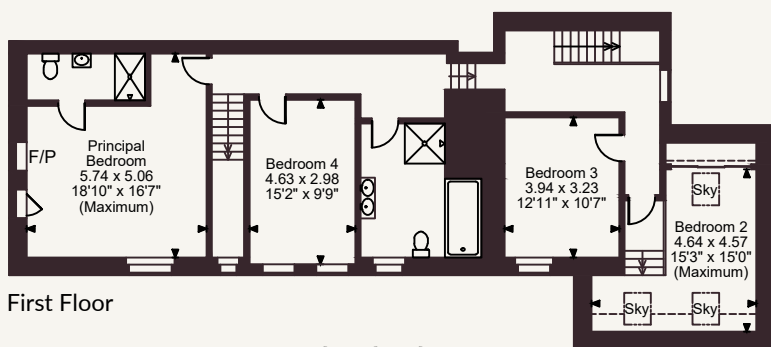
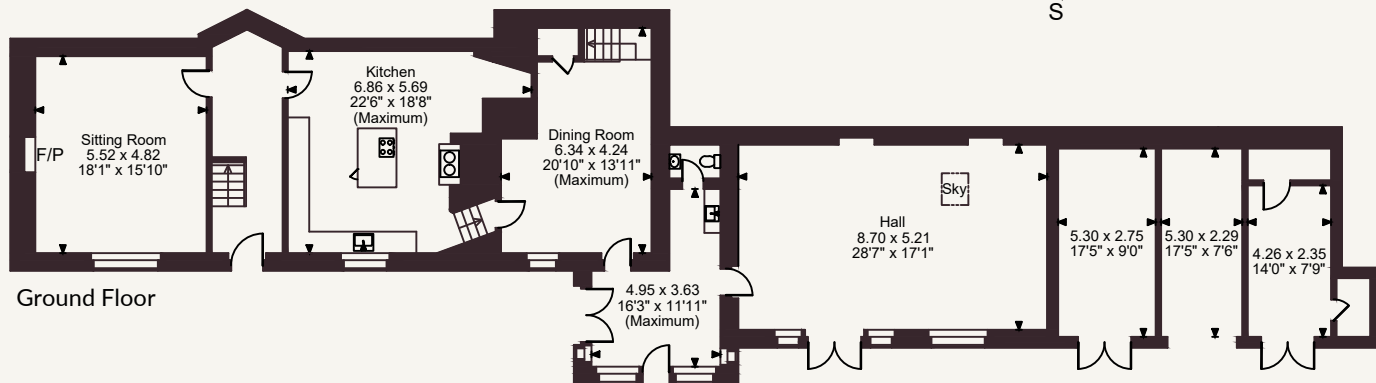
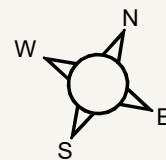
**General**

Local Authority: East Devon Council  
 Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.  
 Council Tax: Band E  
 EPC Rating: D  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
 Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



**3,019 sq ft (280 sq m)**  
**Three reception rooms | Four bedrooms | Two bathrooms**  
**Outbuildings | Stable | Gym | Gardens**  
**Approximately 1.7 acres | Freehold Village**  
**Guide price £925,000**

Talaton Farm Cottage Talaton, Exeter  
 Main House internal area 3,019 sq ft (280 sq m)  
 Outbuilding internal area 791 sq ft (73 sq m)  
 Total internal area 3,810 sq ft (354 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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