



Balls Farm
Whitestone, Exeter, Devon



A beautifully refurbished farmhouse and cottage with approx. 3.7 acres, set in an elevated position with exceptional views.

Balls Farm offers a rare sense of peace and seclusion, while remaining just a short drive from Exeter. Set within approximately 3.7 acres of southwest-facing grounds, the property comprises a beautifully restored, unlisted period farmhouse alongside a detached cottage, all nestled into a secluded woodland clearing at the head of a valley.



**3-4
RECEPTION
ROOMS**



**4-5
BEDROOMS**



3 BATHROOMS



**GARDEN
OFFICE &
OUTBUILDINGS**



3.7 ACRES



FREEHOLD



RURAL



3,036 SQ FT



**GUIDE PRICE
£1,150,000**



The farmhouse

The property comprises an 18th-century farmhouse and a separate former agricultural cottage, both orientated to take full advantage of the exceptional views. Both properties have been renovated to a high standard, combining period character with understated contemporary finishes. Features include painted beams, stone and timber flooring, and original fireplaces fitted with wood-burning stoves.

The farmhouse is orientated to the southwest, with open views across its gardens and surrounding countryside. The ground floor offers a central hallway with a drawing room and dining room on either side, each enjoying uninterrupted views. To the rear, an inviting open-plan kitchen and sitting area features large windows overlooking an expansive terrace-ideal for outdoor dining and entertaining. A study sits just off the kitchen, with an additional reception room and conservatory above, which can also serve as a guest bedroom complete with its own shower room. Upstairs, there are two generously sized double bedrooms sharing a well-appointed bathroom.

The Bolthole

The cottage, known as The Bolthole, is fully self-contained and similarly appointed, offering a sitting room, kitchen/dining space, and two bedrooms. The cottage also has its own garden access and pathway leading to a parking area. It is well suited to guest use, multi-generational living or income potential subject to consents.

Outside

Approached via a long private driveway, the property is flanked by open land, including a paddock on one side. The farmhouse and cottage sit centrally within the grounds, which extend across both sides of the upper valley. Parking is available near the end of the drive, where there is also access to a garage, greenhouse and store. The grounds are a particular highlight, with lawns, terraces, and well-planted beds framed by mature trees and shrubs including rare tulip trees, magnolias and rhododendrons. A surrounding belt of woodland ensures exceptional privacy. Additional features include fruit cages and two timber summerhouses with one converted into a fully insulated garden office with electricity and internet access.



Location

Balls Farm is situated in a wonderful tucked away position approximately 3 miles from the popular village of Tedburn St. Mary, which plays host to a thriving village community and boasts an established range of amenities including a well-regarded primary school, two churches, village hall, cricket club, football club, village stores, post office and popular pub. The thriving City of Exeter is approximately 4 miles away and offers a wide choice of leisure and cultural activities with a variety of sporting clubs, a golf course, theatre, museum, arts centre, good high street and independent shops, restaurants, bars, cafés and cinemas. The city also offers an excellent choice of state and independent schooling. There is excellent walking, riding and cycling to be enjoyed direct from the property while Dartmoor National Park with its rural pursuits and the East Devon coast are close by. Communication links are excellent, with easy access to the A30, the M5, A38 and A380. Exeter St. David's is approximately 4 miles away, with intercity high speed trains to London Paddington. There is also a good number of flights from Exeter International Airport to a range of domestic and European destinations.

Distances

- Whitestone 2 miles
- Tedburn St. Mary 3 miles
- Exeter St. Davids mainline station 4.6 miles
- Exeter city centre 5 miles
- Junction 30 M5 7 miles
- Exeter Airport 14 miles

Nearby Schools

- Ide Primary School
- Tedburn St Mary Primary School
- Exeter Cathedral School
- St Wilfrid's School
- The Maynard School
- Exeter School
- Queen Elizabeth's School, Crediton
- Blundells School
- Exeter College (Ofsted rated outstanding)



