



Lake Farm, Halberton, Devon

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Lake Farm, Willand Road, Halberton, Tiverton, Devon EX16 7AN

A substantial Grade II listed farmhouse with an annexe, extensive outbuildings and approximately 2.41 acres, in a desirable rural setting

Tiverton Parkway mainline station 2.8 miles, M5 (Jct 27) 3.3 miles, Tiverton 3.9 miles, Exeter 17.5 miles, Taunton 17.5 miles

Main House: Entrance hall | Two reception rooms  
Garden room/dining room | Kitchen/breakfast room | Cloakroom | Utility room | Principal bedroom with en suite | Four further bedrooms  
Family bathroom | EPC rating E

Annexe: Sitting room | Kitchen | Conservatory  
Shower room | Ground floor bedroom/office  
Separate staircase to bedroom with en suite  
Barn | Outbuildings | Double garage | Store  
Office | Gym | Potting shed | Hot tub | Two  
greenhouses | Double driveway access  
Approximately 2.41 acres | EPC rating A

## The property

Lake Farm is an impressive and spacious Grade II listed farmhouse set in a peaceful yet convenient rural location. The property dates originally from the 17th century and features more than 4,300 square feet of beautifully presented accommodation with an adjoining self-contained annexe. The property benefits from extensive outbuildings within its grounds of approximately 2.41 acres and enjoys far reaching views over the surrounding Mid Devon countryside.

The ground floor features a wealth of characterful features including heavy timber ceiling beams, original open fireplaces, oak internal doors and large sash windows. In the main house the ground floor has a bright, well-proportioned sitting room with an adjoining reception room that features an impressive inglenook fireplace. The light and airy south-

facing dining room has timber beams, skylights and panoramic windows that overlook the grounds. The adjoining kitchen and breakfast room provides plenty of storage space in units to base and wall level, a large central island, a butler sink and a range cooker, while the utility room provides further space for storage and appliances. The ground floor accommodation also benefits from a downstairs cloakroom.

Upstairs there are five comfortable double bedrooms with the fifth bedroom currently being used as a study. The generous principal bedroom enjoys a contemporary en suite shower room. The first floor has a large family bathroom, with one of the bedrooms benefitting from its own Jack and Jill access.

## The annexe

The attached annexe is currently used as self-contained accommodation for dependant relatives. The annexe has a sitting room with an adjoining conservatory, a modern kitchen and a ground floor shower room. There is also an additional reception room that could be used as an office or a downstairs bedroom if required. The annexe has a separate staircase to the first floor where there is a bedroom with an en suite.

## Outside

Lake Farm enjoys extensive outbuildings and approximately 2.41 acres of gardens and grounds. There is plenty of secure parking as well as storage space, an office and a gym. There are southwest-facing gardens to the rear, with paved pathways and terracing, a hot tub, two greenhouses and a potting shed, well-maintained lawns, border flowerbeds and various mature trees, shrubs and hedgerow. Beyond the gardens there is a wooded area and two large fields with border hedgerow which could be used as a small holding. In the summertime the current owners use one of the fields as a grass tennis court. There is also a barn, double garage and several other outbuildings, suitable for a variety of uses.

















## Location

The property is located on the edge of the pretty Devon village of Halberton. The village has a parish church, a local pub, a farm shop, a primary school and a village hall, while nearby Willand provides further amenities, including a post office, a pharmacy and local shops. The bustling market town of Tiverton is less than four miles away and offers a wider range of facilities including supermarkets, traditional High Street shops, banks, a leisure centre, golf course and secondary education including the renowned Blundell's School, for which the property is within the reduced-fee catchment area. Approximately 17 miles away is the cathedral city of Exeter, which 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 primary and secondary schools, both state and independent, and Exeter University is recognised as one of the leading universities in the country.

Communications links are excellent: Exmoor National Park is within easy driving distance to the north and the A361 North Devon link road gives easy access to the spectacular sandy surf beaches of North Devon. The M5 provides easy access to Exeter and to the national motorway network. Tiverton Parkway station offers mainline rail connections to Exeter and to London Paddington in just under two hours.









## Floorplans

House internal area 4,383 sq ft (407 sq m)  
Garage internal area 2,120 sq ft (197 sq m)  
Outbuilding internal area 1,763 sq ft (164 sq m)  
For identification purposes only.



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

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/Drawing/SS

## Directions

The postcode EX16 7AN will take you to the property using a satellite navigation system.

## General

**Local Authority:** Mid Devon District Council

**Services:** Mains electricity and water. Private drainage which is compliant with current regulations. Oil-fired central heating.

**Council Tax:** Main House: Band E

Annexe: Band A

**Rights of Way:** The property owns the freehold of both driveways, with the neighbours having a right of access over them to their properties.

**Tenure:** Freehold

**Guide Price:** £1,075,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

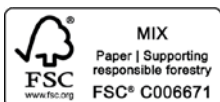
exeter@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2022. Particulars prepared January 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited