



Lower Burston  
Farm





# Lower Burston Farm

Bow, Crediton, EX17 6LB

Copplestone 4 miles Exeter 17 miles

- 5 Bedrooms
- 2 Bathrooms (1 en suite)
- Farmhouse kitchen
- 3 Reception rooms
- Indoor riding school & outdoor sand school
- Stables
- 17 Acres
- 2-bed holiday cottage

**Guide price £965,000**

## SITUATION

Lower Burston Farm is situated in the hamlet of Burston just outside the village of Bow. Bow has a strong local community with village shop, pubs, primary school, church, community centre, village hall and medical practice. The market town of Crediton (8 miles) has an excellent range of day-to-day facilities whilst the university and cathedral city of Exeter (17 miles) has a comprehensive range of amenities and facilities befitting a centre of its importance. Exeter has mainline railway stations to London Paddington and Waterloo and an international airport. The Dartmoor National Park is 6 miles to the south with its stunning countryside and a wide range of rural pursuits.

## DESCRIPTION

Lower Burston farmhouse is a detached Grade II Listed property which the Listed Buildings notes suggest dates from the mid 16th Century with later extensions. Of rendered cob and stone elevations beneath a tiled roof, it offers spacious and adaptable accommodation of nearly 3,000sq ft laid out over two floors. The farmhouse has a wealth of period features including cross passage entrance hall, original fireplaces and many exposed ceiling beams.

## ACCOMMODATION

The sitting room has a granite fireplace with inset wood burner. The formal dining room has a similar wood burner and staircase



A Grade II Listed farmhouse with holiday cottage, extensive buildings, equestrian facilities and 17 acres







to first floor. The farmhouse kitchen is fitted with a wide range of units together with oil-fired Heritage Range servicing the central heating and hot water system. At the west end of the property is a family room/snug with 2nd stairs to the master bedroom suite. Of further note on the ground floor is a large utility/boot room and cloakroom.

On the first floor are five bedrooms, the master suite having en suite shower room and dressing room. There is also a family bathroom.

### STABLES COTTAGE

Across the courtyard is a detached cottage used for holiday letting. This is self-contained with a kitchen/breakfast room, sitting room, two bedrooms and a shower room.

### OUTSIDE

The property is approached from the lane via its own driveway which sweeps down to the courtyard. There are a number of modern agricultural buildings. At the top is an indoor school (60' x 54') and field shelter/horse barn (60' x 42'). Adjoining are a tack/feed storage area (44' x 24'), hay barn (44' x 35') and livestock barn with stalls (44' x 34'5"). On the other side of the courtyard is a tractor/machinery shed (60' x 47') and adjoining wood store (29' x 20'). Behind the holiday cottage is a wooden stable block with five loose boxes (each 11' x 11'). There is also a garage/workshop (53' x 29') and a separate brick and slate-tiled two-room office.

To the rear of the property are formal lawns and gardens with patio seating area. These lead down to a sand school (40m x 20m). Adjoining the gardens is a large orchard area with enclosure for chickens, duck house and large pond. To the south is a large vegetable garden and polytunnel. To the west of the stables is a holding paddock with post and rail fencing. The remainder of the land comprises further paddocks which are level and/or gently sloping that go down to the River Yeo with fishing rights. Overall the property amounts to 17 acres.

### SERVICES

Mains and private water (well). Mains electricity. Oil-fired central heating. Private drainage. Photovoltaic panels producing income of .49p per kilowatt.

### DIRECTIONS

From Exeter proceed west on the A377 through Crediton and on to Copplestone. At Copplestone turn left on the A3087 to Bow. Continue through Bow and opposite the Co-op stores at Burston Cross turn right into Burston Lane. After approximately 600 yards, the entrance drive to Lower Burston Farm is on the right.





These particulars are a guide only and should not be relied upon for any purpose.



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale