



Middle Bramble
Farm



Middle Bramble Farm

Chudleigh, Newton Abbot, TQ13 0DU

Exeter 11 miles Bovey Tracey 6 miles A38 3 miles

- Kitchen
- Sitting / dining room
- 4 Bedrooms
- 3 Bathrooms (1 e/s)
- Utility
- Stable block & yard
- Manege
- Paddocks & copses

Guide price £950,000

SITUATION

Middle Bramble Farm is situated in a private location in its own secluded valley in the heart of the Haldon Hills, on the fringes of the Teign Valley. Despite its seclusion, the A38 dual carriageway is three miles and gives excellent access to the university and cathedral city of Exeter which has a comprehensive range of facilities and amenities befitting a centre of its importance including excellent shopping, dining, theatre and recreational and sporting pursuits. Exeter has mainline rail services to Paddington and Waterloo as well as an international airport with daily flights to London. The A38 leads directly to the M5 as well as the A30 westwards. Just 2.5 miles is Chudleigh which has an excellent range of shops and amenities as well as health centre, library, several pubs, primary school, churches and sporting facilities including football, hockey, cricket and bowls. The larger towns of Bovey Tracey (6 miles) and Newton Abbot (12 miles) offer a good range of day-to-day amenities. The Haldon Hills are renowned for their picturesque countryside with good walking and outriding opportunities. The Dartmoor National Park is a few miles away and offers many thousands of beautiful unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits including walking, riding, fishing and cycling.

DESCRIPTION

Middle Bramble Farm is a detached, unlisted period property set in the middle of its own land. Of rendered elevations beneath a tiled roof, it offers adaptable accommodation of nearly 1,800sq ft laid out over two floors.

ACCOMMODATION

The property has a lovely triple aspect open plan kitchen / dining / living room with oak floor. The kitchen is fitted with a range of modern units,



A private country property with excellent equestrian facilities and 12 acres in the heart of the Haldon Hills





granite work surfaces together with oil-fired Aga. The kitchen also has patio doors to the outside. In the sitting area is a fitted wood burner and double doors to the rear patio. There is a ground floor bedroom / office with adjacent shower room and large utility room / boot room with door to outside. The joinery is of high quality with oak doors and an oak staircase.

On the first floor are three further bedrooms, one of which has an en suite shower room together with family bathroom.

THE GROUNDS

The property is approached via a five bar gate with sweeping driveway up to a large parking and turning area in front of the car port. Immediately surrounding the house are formal gardens laid mainly to gently sloping lawns interspersed with a number of mature flower and shrub beds. There is a large patio on the south side together with summerhouse.

At the southern end of the property is a larger than average manege with sea sand and rubber base and post and rail fencing.

There are three ponds which are fed by the stream (Bramble Brook) providing a haven for a number of wild birds, ducks and geese.

THE LAND

There are four paddocks in total, one with field shelter. There are two areas of woodland, one being a small copse of mature trees and a larger area on the southern boundary. The current owners have ring fenced the whole property with deer and stock proof fencing. Overall the property amounts to about 12.9 Acres.

THE OUTBUILDINGS

Above the property is an equestrian yard with a modern agricultural building housing three loose boxes, tack room and large hay store. There is a traditional barn adjoining the carport along with a store/pump house. There is also a one bedroom mobile home.

The whole property and grounds enjoy complete seclusion.

SERVICES

Mains electricity. Private borehole water. Private drainage. Oil-fired central heating.

DIRECTIONS

From Exeter proceed on the A38 dual carriageway southwards towards Plymouth. Take the first turning to Chudleigh by the BP petrol station and after 400 hundred yards turn right right at Drummers Cross signposted Trusham. Continue back over the A38 to Milestone Cross and go straight over signposted Trusham. After approximately 150 yards take the first right and continue down to the T-junction. Turn right and the entrance can be found immediately on the right signposted Middle Bramble. Continue up the track and along the Forestry Commission track, ignoring the signs saying No Public Access and after exactly 1 mile, the entrance drive to Middle Bramble Farm can be found on the left. The Forestry Commission track is maintained by them. Please DO NOT use SAT NAV.





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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		86
C		
D		
E	47	
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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