



L A N G F O R D F A R M

Langford Farm

Newton St. Cyres, Exeter EX5 5AG

Central Exeter 3.5 miles

M5 (J29 and J31) 7 miles

Mainline station 3 miles

A delightful Grade II Listed farmhouse of 16th Century origins with buildings, stables and 4 acres set in a peaceful location close to Exeter

- Easy access to central Exeter
- Local amenities nearby
- 16th century adaptable accommodation
- Range of outbuildings
- Further potential subject to the necessary planning consent
- Extensive gardens and grounds
- In total 4 acres





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Situation

Langford is a charming hamlet, surrounded by beautiful open countryside and conveniently located just over 3 miles north of Exeter. Situated between Exeter and Newton St. Cyres, neighboured by the sought-after villages of Upton Pyne and Brampford Speke, local amenities include public houses, social clubs and shops. Newton St. Cyres has a good primary school and the property is within commuting distance to Queen Elizabeth's Community College in Crediton. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities.

Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.



Description

Langford Farm is a spectacular rural property and has been in the same family ownership for over 44 years. Set in 4 acres, the property comprises a Grade II Listed farmhouse and a generous selection of outbuildings with beautiful gardens, paddock, woodland and pond, whilst enjoying privacy and unspoilt rural views.

The thatched farmhouse and adjoining barn, dating from the 16th Century, offers adaptable accommodation with two reception rooms, kitchen, study, three bedrooms and a bathroom, along with the adjoining barn providing a fantastic open living space with mezzanine, whilst beyond here is the utility and shower room. Many of the character features are still in place, including a round-headed oak door frame, exposed beams, stone fireplace in the dining room and a large fireplace in the sitting room with bread oven to one side and the remains of the walk-in smoking chamber to the other with book shelves.

In addition to the house and adjoining barn is a significant range of outbuildings providing further development potential, subject to the necessary planning consent. Adjoining the house and barn is a covered archway and adjoining double carport leading to a range of timber stabling and sheds with brick store. Accessed by a separate drive, to the north, is a further range of stables, indoor riding school (108 ft x 57 ft) and separate barn (22 ft x 22 ft).

The grounds are a particular feature of the property; accessed along the lane, a gravel drive provides ample off-road parking and a turning area. Adjacent to the road is a mature hedge providing privacy and screening for the westerly facing garden, predominantly laid to lawn with planted borders. The rear garden is laid to lawn and enclosed by hedge boundaries and a superb terrace. The grounds run to the east with a pond, stream, interesting former Marl pit woodland and paddock. There is a superb circular walk running along the boundaries with plenty of beautiful seating areas and from the far end fantastic views across the surrounding countryside towards Raddon. With its excellent indoor school and stables it will certainly appeal to the equine buyer.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

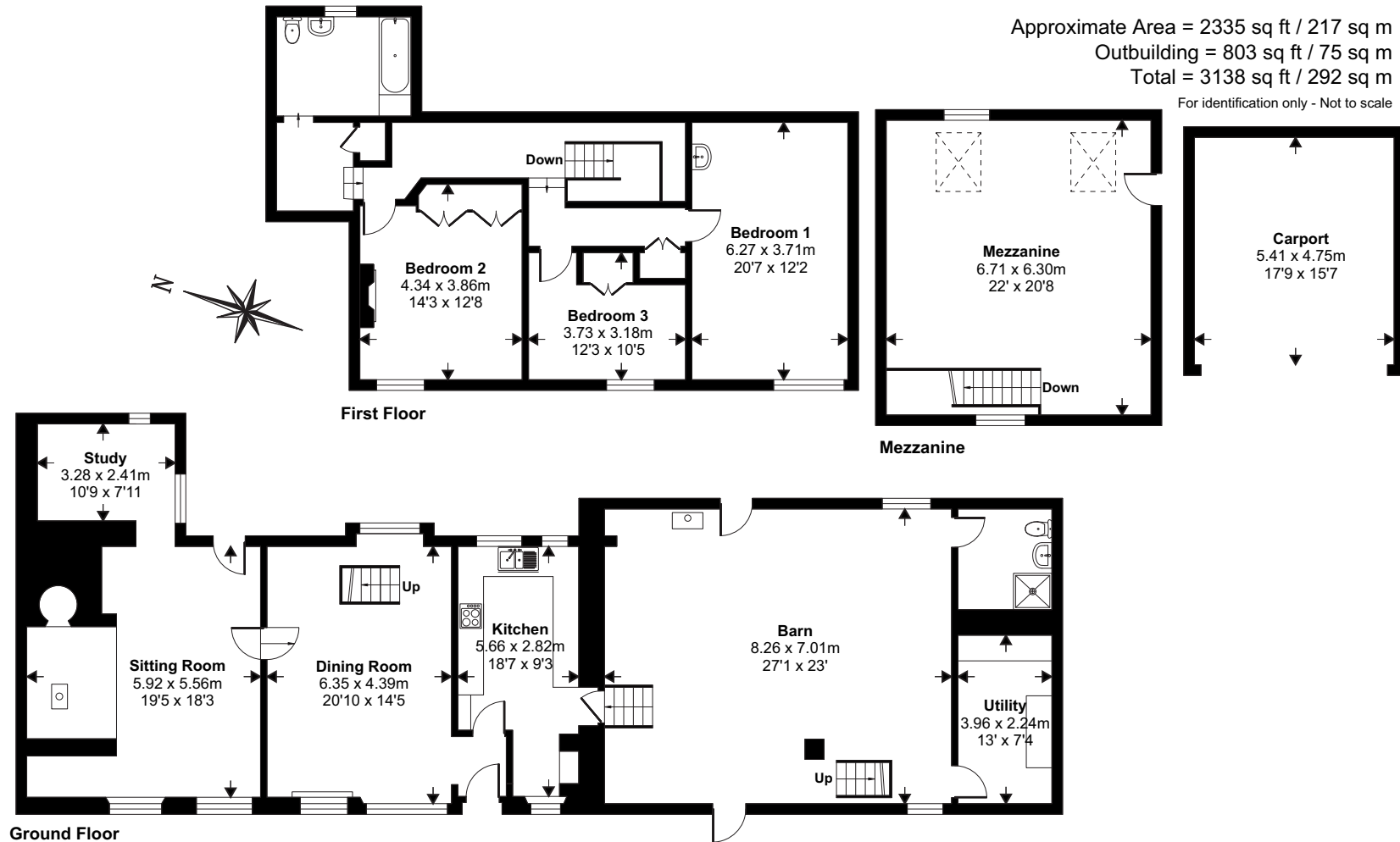
Directions

From Exeter proceed north to Cowley Bridge roundabout taking the A377 towards Crediton. After just over a mile, turn right signposted Langford and Shute, and continue on this country road for a further 0.7 of a mile whereupon the property is on the right.

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

Approximate Area = 2335 sq ft / 217 sq m
Outbuilding = 803 sq ft / 75 sq m
Total = 3138 sq ft / 292 sq m

For identification only - Not to scale



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