



Moor Farmhouse



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Talaton, Exeter, EX5 2RF

What3Words: ///fidgeting.custom.liquids

Stunning renovated and extended farmhouse with countryside views

- High quality renovation
- Five Bedrooms
- 1,200 sqft of outbuildings
- PV Panels and Battery
- Freehold
- Over 2,000 sqft
- Two Reception rooms
- Air source heat pump
- Countryside views
- Council Tax Band D

Guide Price £850,000

SITUATION: The property is positioned on the green in the village of Talaton, a thriving and well regarded community offering a range of amenities including a community run shop, public house, church and village hall. Nearby Feniton provides a village shop, primary school and mainline railway station, while Ottery St Mary is home to the renowned The King's School.

DESCRIPTION: Significantly extended and beautifully renovated by the current owners, this most appealing home successfully blends period character with modern living. Features include underfloor heating to the ground floor, PV panels with battery storage, oak flooring, lime render, stone and cob walls and a slate roof.

The thoughtfully arranged accommodation centres around an open plan kitchen and dining room, complemented by a snug sitting room. A ground floor bedroom or study sits alongside a shower room and utility, creating potential for semi self contained accommodation if required.

The first floor comprises four bedrooms, including the principal bedroom featuring a Juliet balcony enjoying views over the surrounding countryside, together with an en suite bathroom. A further bedroom also benefits from an en suite shower room, whilst the remaining two bedrooms are served by the family bathroom.

OUTSIDE: The former shippon now benefits from a new slate roof and incorporates an insulated study or external utility room with WC. A newly laid Granite set driveway provides access to an open garage and carport. The gardens have been attractively landscaped with lawns and a delightful seating area enjoying open views across adjoining farmland.

SERVICES: Mains water, electricity and drainage. Air source heat pump. PV panels with battery storage, EV charger. Fibre Optic available. There is also an additional WiFi bridge to the office in the shippon. Mobile signal is reported to be good throughout the property and outdoors on EE, Three, O2 and Vodafone (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

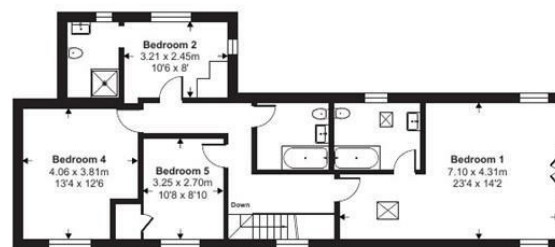
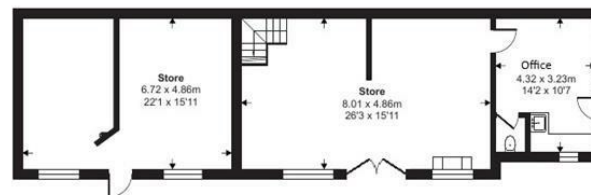
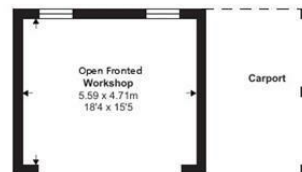
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Approximate Area = 2041 sq ft / 189.6 sq m
Outbuildings = 1211 sq ft / 112.5 sq m
Total = 3252 sq ft / 302.1 sq m

For identification only - Not to scale



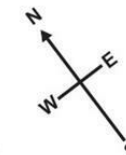
First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1448443



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