Wheatland Farm

COLMAN'S
STARCH

Wheatland Farm,

Stoodleigh, Tiverton, Devon, EX16 9QE

Tiverton 7.5 miles | A361 (North Devon Link Road) 3 miles | M5 (J27) and Tiverton Parkway 15 miles

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A fine period farmhouse, modernised and improved, with over 5500 SqFt of character accommodation extending across three floors, together with gardens and land. In all 5.5 acres.

- Spacious Period Farmhouse
- 6 Bedrooms. 4 Bathrooms
- Outstanding Southerly-Facing Views
- Attractive Gardens and Grounds
- Council Tax Band F
- Over 5500 SqFt of Accommodation
- Stunning Kitchen/Dining/Living Room
- Tiverton 7.5 miles
- In all 5.5 acres
- Freehold

Guide Price £1,250,000

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SITUATION

The property is conveniently and peacefully positioned down a long drive just outside the village of Stoodleigh. The village has amenities including; parish hall, church and a pub, with the village of Bampton, 5 miles, providing a wider range of amenties and a vibrant community.

The market town of Tiverton lies 7.5 miles away offering a large range of amenities including four supermarkets, independent shops, hospital, doctors, veterinary surgeries, health centre/gyms, as well as both public and private schooling with the renowned Blundell's School a short distance from the town centre. Alongside the M5 (Junction 27) lies Tiverton Parkway Station, just 15 miles, providing fast trains to London Paddington in under 2 hours.

To the south, the cathedral and university city of Exeter offers an extensive range of facilities including an international airport.

DESCRIPTION

A fine period farmhouse with particularly spacious accommodation over three floors, extending to over 5500 SqFt. The property is well laid out and has been modernised in recent years with a particular feature being the sizable and stylish kitchen/dining/family room with french doors opening onto the rear, side and front, south-facing, terrace, giving superb views for some distance. All four bathrooms have been modernised and the property is well presented.

Outside are a number of modest outbuildings, established gardens and land, providing an excellent lifestyle opportunity in a charming and accessible country location.

ACCOMMODATION

The entrance porch welcomes you into the property and through to a well-sized reception hall. The bright and expansive, triple-access, kitchen/ dining/ sitting room lies to the eastern side of the property with part-vaulted ceilings and doors leading out to the northern, eastern and southern aspects of the property, providing a wonderful free-flowing family and entertainment space. The kitchen offers a wealth of units, both cupboard and drawers beneath stone worktops, as well as an AGA, single oven with hob, Butler's sink, integrated appliances and a walk-in pantry. The expansive kitchen island provides additional storage and worktop space, whilst offering informal seating, with space for several bar stools at one end. Beyond, there is ample space for a large farmhouse dining table and chairs, along with space for additional, more relaxed seating in front of the woodburning stove. Adjacent, but separate to the kitchen area is a very useful utility/ boot room with external access. The utility consists of a twin-Bulter's sink, space for washing machine and tumble-dryer, as well as plenty of storage and space for day to day family life, muddy wellies and associated paws.

A formal drawing room lies to the front of the property offering spectacular views across its southerly aspect. A particular feature is the large stone fireplace with timber lintel and slate hearth, in which is a ceiling hung, open fireplace, providing both a functional and sculptural element to the room. To the rear of the property, accessible from the reception hall is an excellent study and laundry room with separate cloakroom.

The turning staircase rises to the first-floor landing giving access three bedrooms and a family bathroom. The bedrooms are all located to the front of the property, providing southerly facing views over the front garden and beyond. The spacious master bedroom also benefits from an ensuite bathroom comprising of a shower, wash basin and WC. The family bathroom provides a bath, separate shower, wash basin and WC.

Rising again, a second staircase leads up to the second-floor landing with built-in storage. From here, access is granted to a further three, well-proportioned bedrooms, two of which benefit from built in storage, and two-family bathrooms. The main bathroom comprises of a bath, separate shower unit, wash basin and WC. The second offers shower unit, wash basin and WC.

OUTSIDE

Gardens and grounds surround the house, with open lawns as well as mature trees, shrubs and a small orchard. The majority of the ground lies to the front of the property, taking full advantage of the southerly aspect and views, which includes a sunken trampoline, play area and an above ground swimming pool. Adjoining the house, a paved terrace wraps around the eastern side of the property from the front to the rear providing multiple areas for relaxation, alfresco dining and entertainment. The front terrace takes full advantage of the stunning southerly views.

The property is approached via a privately owned drive, leading down from the road, initially shared with a public bridleway, but then continuing to provide privacy and peace. A large turning and parking area provides space and hard standing for multiple vehicles, whilst offering vehicle access around the property to the outbuildings behind, if required. The two stone outbuildings, currently used for storage, gym and games room, offer potential for other uses, subject to the required permissions.

The paddock lies to the southeast, adjacent to the front garden. Comprising of mature pasture, the paddock is enclosed by hedging with gated access on to the driveway, as well as, at present, open access into the main garden.

SERVICES

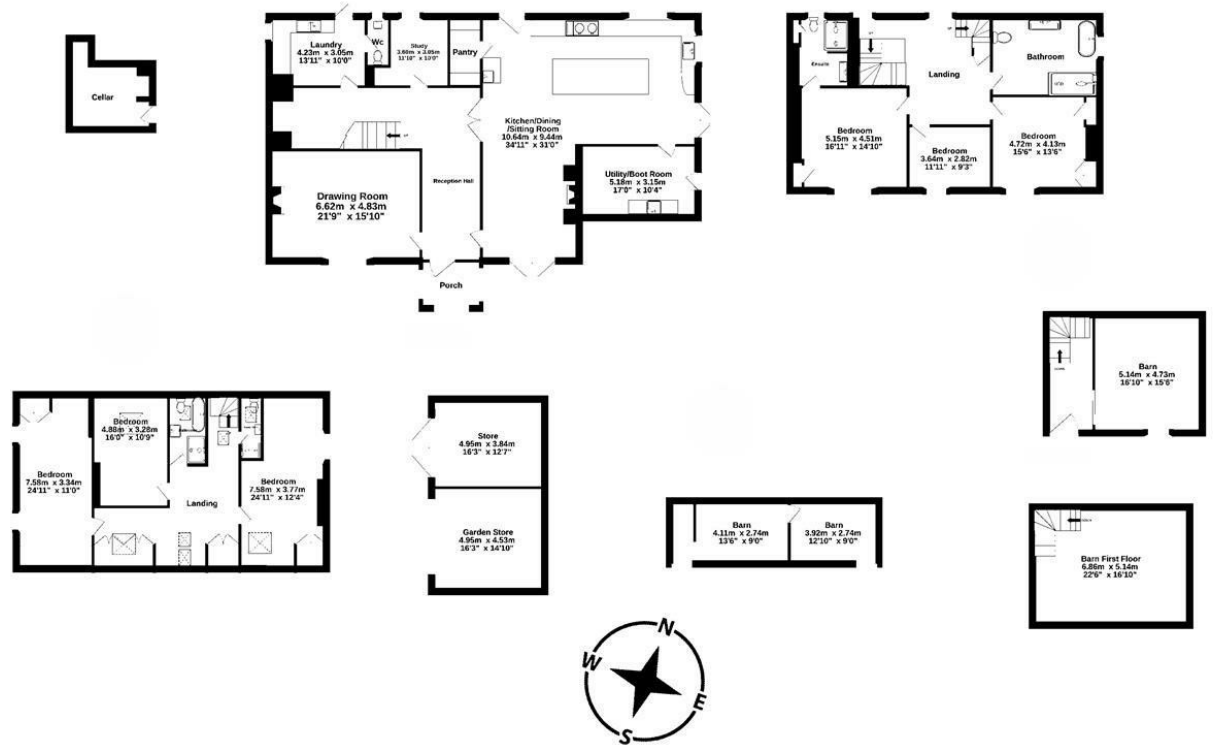
Mains electricity. Private water via borehole. Private drainage via septic tank. Oil fired Central Heating.
Ofcom predicted broadband services: Standard broadband is available.
Ofcom predicted mobile coverage: External – EE, Three, O2 and Vodafone. Internal - O2 (variable).
Local Authority: Mid Devon Council.

AGENTS NOTES

A bridle way runs initially along start of the drive, then into the field following the east boundary and exiting at the bottom.

DIRECTIONS

What3Words: //////corn.victory.forge
Google Drop Pin: https://maps.app.goo.gl/V7m5XSV6m7dBksxUA



TOTAL FLOOR AREA : 537.7 sq.m. (5787 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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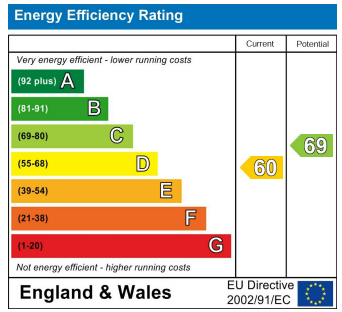

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