

Fursham Down Farm

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Spreyton, Crediton, EX17 5EE

Crediton (11.1 miles), Okehampton, (10 miles), Exeter (19.1 miles)

An attractive family home complemented by a useful range of outbuildings and stabling in land amounting to approx. 3.93 acres

- No onward chain
- Grade II Listed
- 4 bedrooms
- Outbuildings and stabling
- Freehold
- Beautiful family home
- Land amounting to 3.93 acres
- Equestrian potential
- Building with potential for conversion (STP)
- Council tax band: F

Guide Price £675,000

SITUATION

This charming and well positioned thatched farmhouse within 1.6 miles of the popular Mid Devon village of Spreyton. Spreyton has a thriving community with a well regarded primary school, village hall, sports field, parish church and an award winning pub, The Tom Cobley. The property occupies an accessible position just beyond the north-eastern boundary of the National Park, enjoying far-reaching views across gently rolling mixed farmland towards the dramatic uplands of the moor.

The property is only 2 miles from the A30 dual carriageway leading west towards Okehampton and Cornwall, and east to the university and cathedral city of Exeter, which also connects beyond to the M5 motorway. In Exeter there is a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre, educational and cultural amenities. The towns of Okehampton and Crediton, both within approximately 10/11 miles, provide a wide range of day-to-day facilities and Chagford, a vibrant town, is only 6 miles away also.

DESCRIPTION

An attractive thatched farmhouse close to a thriving village and accessible to a wide range of local facilities. The property retains much of its original character and is complemented by a useful range of outbuildings, including stabling and agricultural buildings, some with potential for conversion, and gardens and land amounting to approx. 3.93 acres.







ACCOMMODATION

The accommodation is arranged in the style of a traditional longhouse, combining a practical layout with considerable period charm and character. At the heart of the house is the kitchen/dining room, from which the impressive sitting room is accessed, featuring exposed period detail and a substantial inglenook fireplace. A rear porch/utility room provides useful ancillary space.

Also on the ground floor is a versatile fourth bedroom suite with its own bathroom, ideal for guests, multi-generational living or as a principal bedroom suite if required.

The first-floor accommodation is approached via staircases at either end of the house, a distinctive feature that enhances the property's character and flexibility. There are three further bedrooms, two benefiting from fitted cupboards, together with a family bathroom.

GARDENS AND GROUNDS

The gardens are a particular feature, with a level lawn to the front of the house and, to the rear, a delightful swimming pond and shepherds hut enjoying views across the adjoining wooded valley. The surrounding area has a network of quiet country lanes, providing excellent hacking opportunities directly from the property.

On the adjacent side of the lane is a further 2.5 acre paddock with a pole barn and detached outbuilding with potential for conversion, creating an attractive setup for a variety of rural and equestrian pursuits, subject to gaining the necessary consents.

In all the land amounts to approx. 3.93 acres.

OUTBUILDINGS & STABLING

To the rear of the house, the outbuildings extend to approximately 1,600 sq ft and include two stables, a workshop and a barn. The buildings have supported the property's equestrian use and offer scope for a variety of uses. Across the lane is a further 2.5-acre paddock incorporating a pole barn and a detached outbuilding with potential for conversion, subject to gaining the necessary consents. In addition, there is a separate bothy with its own shower room, presenting an opportunity for enhancement as ancillary or guest accommodation.

Please speak to the Agents for further information.

SERVICES

Utilities: Mains water and electricity.
Drainage: Private drainage (septic tank is believed to be compliant)
Heating: Oil central heating
Mid Devon Council, Tax Band: F
Vodafone, EE, O2 and Three mobile network likely (Ofcom)
Standard broadband available (Ofcom)

DIRECTIONS

From Exeter proceed west on the A30 towards Okehampton. Leave at the Whiddon Down exit and in the village turn right on to the B3219 towards North Tawton. After approximately 1 mile turn right towards Spreyton. After approximately 1.2 miles on to Headland Lane. At the end of the lane turn right and after approx 0.6 miles the property will be on your left.

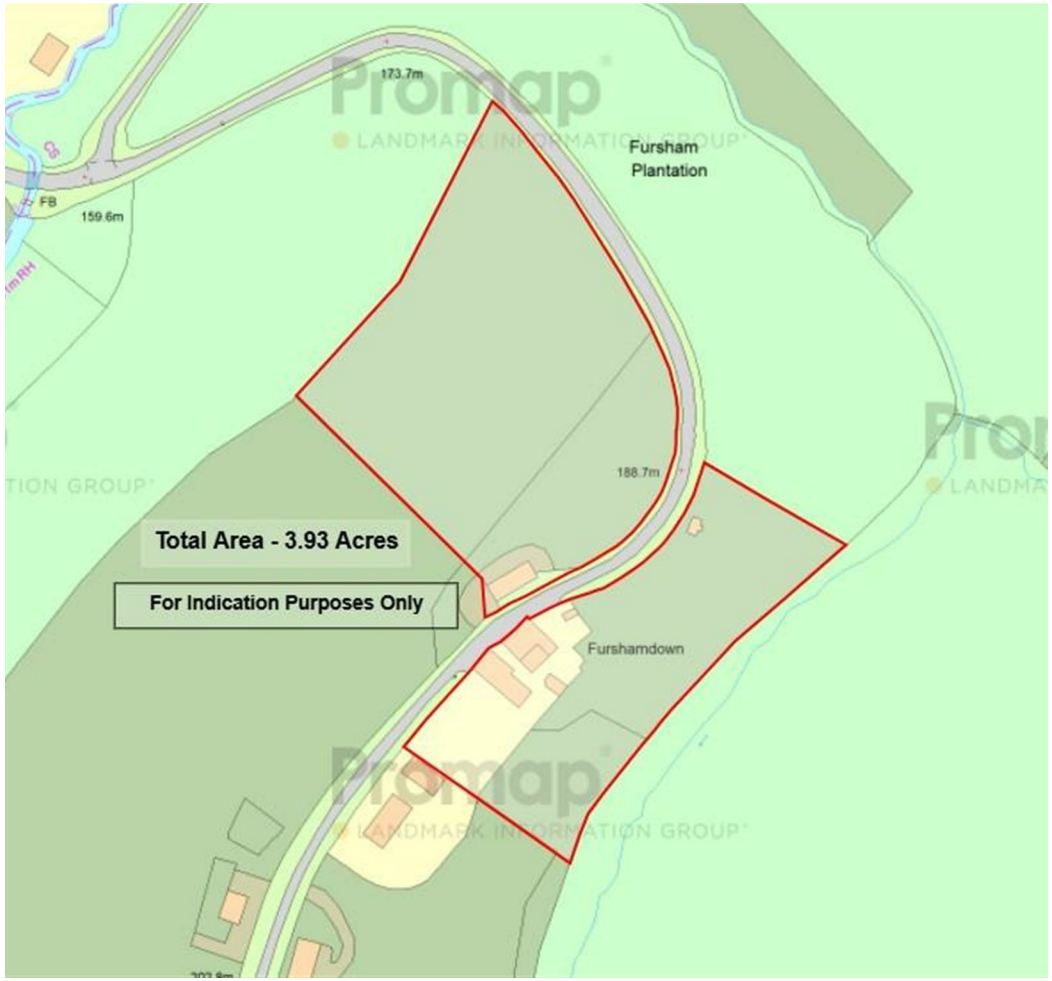
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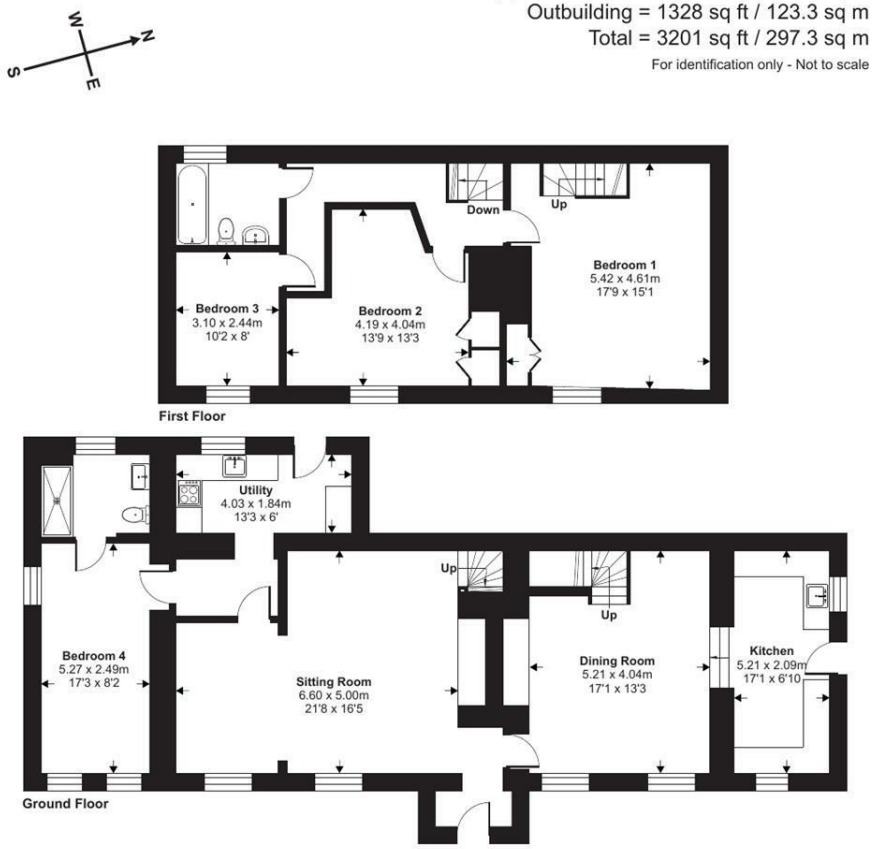




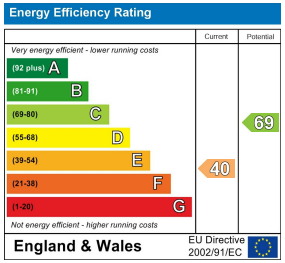


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STAGS



21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202