

# Yarde Down Farm








# Yarde Down Farm,

Silverton, Exeter, Devon, EX5 4DG

Silverton (1.8 Miles), Bradninch (2 Miles), Exeter (8 Miles)

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A beautifully located, well-maintained, period home just outside Silverton, with outstanding views. This near-unique, unlisted property has been carefully restored to retain traditional features, and enjoys mature gardens and paddocks, extending to around 2 acres.

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- Stunning panoramic countryside views stretching to Dartmoor and the sea
- Wonderfully private setting between Silverton and Bradninch
- Grounds extending to just over 2 acres
- Four spacious double bedrooms
- Council tax band: F
- Detached period farmhouse of approximately 2,200 sq ft
- Established gardens arranged as a series of garden rooms
- Three versatile reception rooms
- Solar panels and EV charger
- Freehold

## Guide Price £900,000


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## SITUATION

Yarde Down Farm occupies a wonderfully private rural setting between the sought-after villages of Silverton and Bradninch, approached via its own stone track and surrounded by open countryside. Despite its secluded position, the property is conveniently placed for access to Exeter, Tiverton and the M5 motorway, whilst Silverton offers a range of day-to-day amenities including a village shop, primary school, public houses and community facilities. The surrounding area is renowned for its attractive rolling countryside, network of footpaths and bridleways, and excellent access to both the Devon coast and Dartmoor National Park.

## DESCRIPTION

Believed to date from the 17th century and occupying the site of the historic Yarde Down, first recorded in the Domesday Book, this substantial detached farmhouse extends to approximately 2,200 sq ft and offers a rare combination of period character, practical family accommodation and outstanding views. Unlisted and sympathetically restored, the property retains a wealth of original features including exposed beams, inglenook fireplaces and historic fittings, whilst benefiting from modern additions such as solar panels and an EV charging point.

The house enjoys a southerly aspect and is full of natural light, with almost every room taking full advantage of the remarkable far-reaching outlook. The accommodation is both versatile and generously proportioned, complemented by beautifully established gardens and productive paddocks which create an exceptional country lifestyle opportunity.

## ACCOMMODATION

A spacious entrance hall provides a welcoming introduction to the house and gives access to the principal reception rooms. The impressive kitchen/breakfast room features a substantial inglenook fireplace with the original bread oven, salt safe and oil-fired Stanley range. Granite worktops, a Belfast sink and extensive preparation space combine character with practicality, while the restored bread oven famously houses a pair of concealed shoes discovered during renovation works.

The sitting room is a particularly attractive reception space, complete with exposed ceiling beams, a magnificent inglenook fireplace with chimney seat and wood-burning stove, creating a warm and inviting atmosphere. A separate dining room also benefits from a wood burner and enjoys delightful views across the surrounding countryside, making it ideal for entertaining.

A useful study provides an excellent work-from-home space and includes a large understairs storage cupboard. The generous utility room is fitted with a Belfast sink and houses the oil-fired boiler, a large airing cupboard and the original fixed pan copper, retaining further historic character. A ground floor shower room, formerly the dairy, retains its original wooden shutters and stone floor tiles, together with a useful storage cupboard. Completing the ground floor is a substantial store room, ideal for boots, outdoor equipment and animal feed.

On the first floor are four generous double bedrooms, all enjoying wonderful rural views. The family bathroom is fitted with a luxury roll-top bath, creating a relaxing and elegant space from which to enjoy the surrounding outlook.













## OUTSIDE

Yarde Down Farm is approached along a private stone track, partly bordered by silver birch trees and traditional meadow banks, creating an immediate sense of arrival and seclusion.

The mature gardens have been thoughtfully designed as a series of interconnected 'garden rooms', each offering its own character and interest. These include a charming pond garden, productive vegetable garden with established asparagus bed, attractive terraces featuring decorative mosaics, and numerous peaceful seating areas that provide sanctuary for both wildlife and residents alike. A bespoke summer house offers an excellent space for relaxation, entertaining or creative pursuits, while a greenhouse supports the productive elements of the garden. Beyond the formal gardens lie two paddocks, together with a field shelter, store and a well-designed hen house with enclosed run.

The land rises gently to a dedicated viewpoint from which the truly remarkable panorama can be fully appreciated, encompassing vast expanses of Devon countryside stretching towards Dartmoor, the Blackdown Hills, the Jurassic Coast and the sea. In all, the gardens and grounds extend to around 2 acres, providing an outstanding setting

## SERVICES

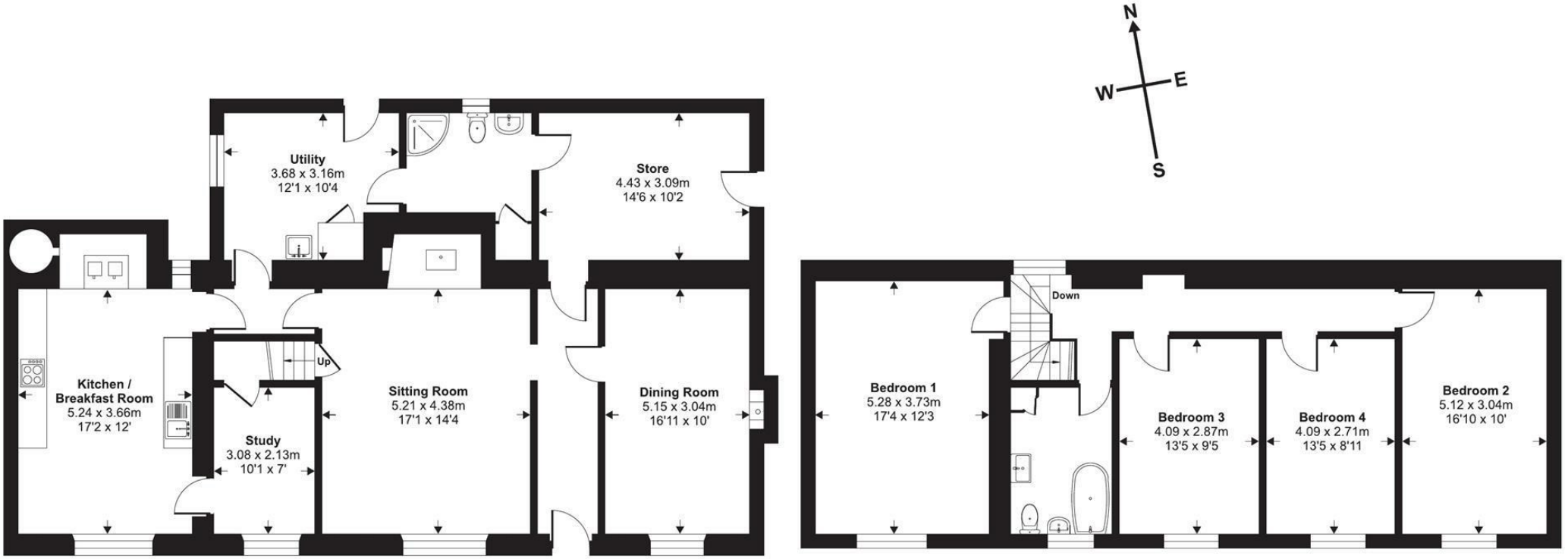
Utilities: Mains electric, telephone and broadband
Water: Borehole shared with neighbouring property
Drainage: Septic tank that is emptied regularly, shared with neighbouring property, along with the borehole. Maintenance costs are also divided between properties
Heating: Oil fired boiler providing hot water and heating. Oil-fired Stanley Range cooker in the kitchen also keeps the house heated. Two wood burners in sitting and dining rooms
Fitted with 4kw Solar panels - floor mounted panel in the paddock, benefitting from a Feed-in-Tariff
Tenure: Freehold
EPC: 54(E)
Council tax band: F
Standard broadband available. Ultrafast broadband is connected to the telegraph pole outside.
EE, O2, Three and Vodafone mobile networks available (Ofcom).

## AGENTS NOTE

The neighbours have a right of access across the drive. Maintenance costs are shared between the 3 households. The neighbouring farmer has access along the first 20m to use a field gate.

Approximate Area = 2191 sq ft / 203.5 sq m

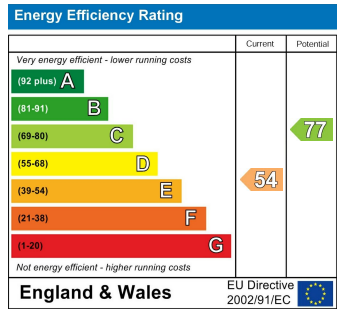
For identification only - Not to scale




Ground Floor

First 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: 1479843




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