

HELMORES
IN PROPERTY SINCE 1699



MOOR FARM • SHOBROOKE • CREDITON • DEVON • EX17 1AY

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A large period farm house with approx 5 acres of land, numerous outbuildings, formal walled gardens and swimming pool on the edge of this pretty Devon village with good access to Exeter.

- A Beautiful period Devon Farmhouse in a sought after village edge location
- 5 acres of gardens & grounds with outbuildings and stream
- Stunning rural views over the land and surrounding countryside
- Swimming pool and private walled gardens

DESCRIPTION

This substantial period farmhouse is set within a pproximately 5 acres of land on the edge of the popular village of Shobrooke, in the heart of rural mid Devon. It is approached via a long concreted lane and the house and gardens are private being set within the boundary walls and with an open aspect on to the adjoining farmland. The village has good access to local towns and transport links.

Shobrooke its self is a very pleasant and popular village which lies approximately 2 miles East of Crediton and some 7 miles from the City of Exeter. It is surrounded by picturesque Mid-Devon countryside which offers delightful walks and also benefits from a charming old inn – The Red Lion. Crediton is an old Mid Devon market town with a wealth of history. The town is most famous for its ancient parish church and for being the birthplace of St Boniface in 680 AD. It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb swimming pool. The town has an excellent selection of shops with a Morrisons and a large Tesco superstore/petrol filling station.

THE FARMHOUSE

The spacious accommodation offers flexible living arrangements. To the ground floor is a large farmhouse kitchen with polished granite work surfaces and an inglenook fireplace. There are 3 reception rooms to be used as one desires, each overlooking the walled garden to the front of the house and with various period features on display. The first floor has 6 bedrooms, again with features and character. Outside there is a large outbuilding having been part converted and which would make an excellent gym or entertaining/guest area (subject to planning). Also further outbuildings provide storage or usable space if necessary.

THE GROUNDS

The gardens & grounds extend to about 5 acres in all. Immediately to the front of Moor Farm is a delightful and private walled garden laid to lawn and with well established trees and shrubs. A cobbled courtyard at the rear gives access to the outbuildings and a “secret” door opens into the wonderful main walled garden, level, enclosed and private with large lawn and established trees including a small orchard area and a gate leads to a wonderful raised deck overlooking the surrounding land. There is an outdoor swimming pool and entertaining area to the rear, private & backing onto farmland. The land is in two parcels, a small paddock approx 1.7 acres opposite the house and adjoining the gardens, a block of approximately 3 acres with river frontage.





The accommodation comprises, with approximate measurements

THE FARMHOUSE

Timber and glazed front door to

STAIRCASE ENTRANCE HALL: 4.76m x 1.39m

Tiled floor, radiator, stairs to first floor, feature wood panelled wall, telephone point, sliding door to

CLOAKROOM: 1.27m x 1.27m WC, hand wash basin, tiling

LARGE FARMHOUSE KITCHEN: 7.69m x 4.60m

A triple aspect room with flagstone flooring, range of base units providing ample cupboard and drawer storage space, integrated dishwasher. Polished granite working surfaces, twin Belfast sinks with mixer tap, matching wall cabinets. Heavy beams to ceiling, large inglenook fireplace with original bread oven (the fireplace previously housing an Aga type stove). Inset ceiling spotlights, radiator, wall cupboards and under stairs cupboard with shelving and central heating programmer. Door to

UTILITY: 5.72m x 1.76m

Flagstone flooring, radiator, base units with rolled edge laminated working surface, inset ceramic twin bowl sink with mixer tap, wall tiling, spotlight fittings and door to outside.

RECEPTION ROOM 1: 5.25m x 4.79m Large stone inglenook fireplace with slate hearth and wood-burning stove, wall lights, radiator, views over front walled garden, tv aerial point, telephone point. Door to

RECEPTION ROOM 2: 5.04m x 4.58m

French doors to outside, 2 radiators, door to

REAR LOBBY: Door to outside, shelving.



RECEPTION ROOM 3: 5.45m x 5.33m

A dual aspect room, laminate flooring, radiator, inset ceiling spotlights. Telephone & tv aerial points, stable door to rear cobbled courtyard.

STAIRS FROM HALL TO:

FIRST FLOOR LANDING:

Built in cabinets, fireplace, access to loft storage, smoke alarm, WC : 1.36m x 1.36m. Separate entrances to

MASTER BEDROOM: 5.38m x 5.34

Triple aspect overlooking garden, fields and swimming pool. Double radiator, tv aerial point, built in cupboard with shelving and inset spotlights.

BEDROOM 2: 4.52m x 4m

Overlooking garden, radiator and tv aerial point.

BEDROOM 3: 4.41m x 3.62m

Exposed A-frame timbers, radiator, tv aerial point and built in wardrobes.

BEDROOM 4: 5.24m x 3.09m

Overlooking garden, radiator, tv aerial point and built in wardrobe.

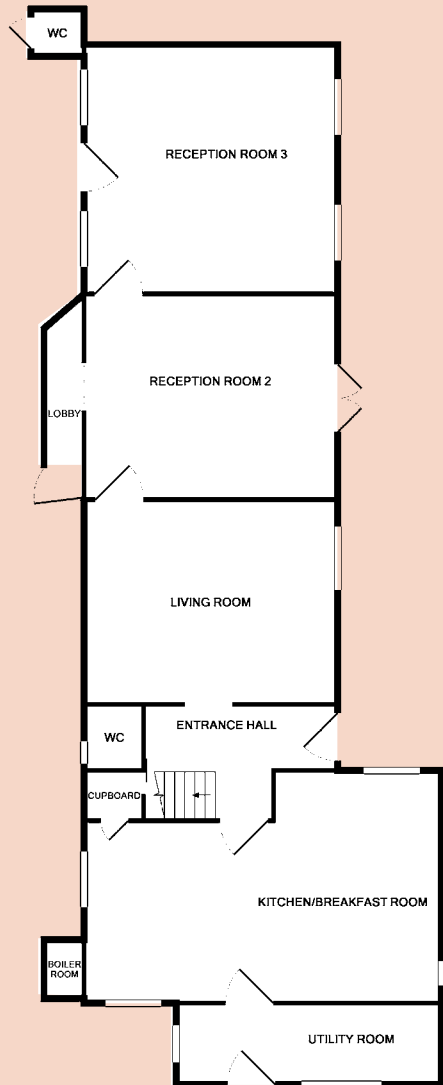
BEDROOM 5: 2.83m x 2.16m. Radiator.

BEDROOM 6: 2.62m x 2.39m. Inset spotlights.

BATHROOM: 3.66m x 2.31m Recently fitted bathroom including a "Jacuzzi" style bath with centre mixer tap, pedestal basin with mixer tap, double width shower with glass sliding doors and thermostatic shower. Ceramic tiled floor and matching wall tiling, inset ceiling spotlights, radiator, plenty of storage cupboards including airing cupboard with slatted shelving and hot water cylinder.

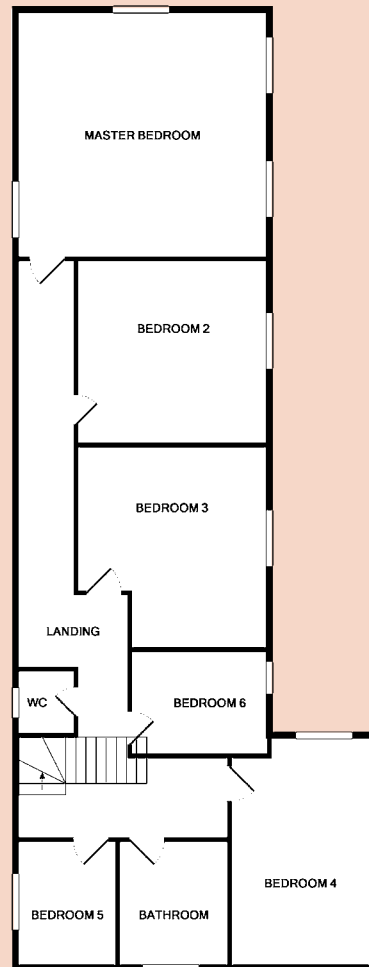
GROUND FLOOR

Approx. floor area:
1,497sq ft (139.1sq m)



FIRST FLOOR

Approx. floor area:
1,331sq ft (123.6sq m)



TOTAL FLOOR AREA

Approx. floor area:
2,828sq ft (262.7sq m)

SERVICES

Mains water
Telephone connection
Mains electricity

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2011



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OUTSIDE:

The ground & gardens extend to about 5 acres in all. Entrance to a walled front garden being private and laid to lawn with well established planted borders. Timber gate to further garden and adjoining the land. Useful **OUTBUILDING:** 4.12m x 2.14m with power and light and stone steps up to

BARN split into

ROOM 1: 2.91m x 1.98m

ROOM 2: 2.86m x 2.17m

ROOM 3: 5.68m x 3.26m with access to side lane.

Cobbled courtyard to the rear with centre raised bed and large outbuilding being ideal for a number of uses (offices, gym, annexe - all stp) in brief the outbuilding has an **L-SHAPED ROOM:** 7.36m x 5.26m max and **ROOM 2:** 8.05m x 2.76m with inset spotlights, some kitchen cabinets and a small loft storage space.

A corridor with secret door leads to a

LARGE LEVEL WALLED GARDEN: Totally private with some stunning views, established fruit trees and planted borders. Gate to a

RAISED DECKED SEATING AREA: Overlooking further area of lawn and onto the adjacent land of Moor Farm.

Walled and paved swimming pool area with outside power and lighting. Swimming pool approximately 12m x 5m. BBQ/entertaining areas and seating.

The land is in two blocks. Paddock one is approx 1.7 acres and in opposite the house on the other side of the farm track. The second is adjoining the property and gardens and extends to approx 3 acres, bordered by the stream and running towards the village.

LARGE USEFUL STORE/ OUTBUILDING

22'3 x 20'6 (6.78m x 6.25m).



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MOOR FARM SHOBROOKE CREDITON

DIRECTIONS

Upon entering Shobrooke from Crediton, proceed down the hill with The Red Lion Inn on the left. Just before the road levels out (if you go over the stream you have gone too far), take a left turn into a farm track. Proceed along the track and Moor Farm will be found on the right.



OPEN
7 DAYS
A WEEK!

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117 High Street, Crediton, Devon, EX17 3LG

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