



**Brindlewood Farm**

**Crockernwell, Exeter EX6 6NN**

**RENDELLS**



# Brindlewood Farm

Crockernwell, Exeter EX6 6NN

Asking Price £595,000

**A lovely bright four bedroom detached bungalow with a garage, generous parking, gardens, and field in this rural location close to the A30. The plot extends to approx 5.75 acres and has an agricultural occupancy condition (AOC) attached to it. Offered with no upward chain it has excellent rural views to the rear.**

## Situation:

The property is located between the communities of Crockernwell and Whiddon Down with their excellent access to the A30 dual carriageway heading west towards the beaches of Cornwall and east to the Cathedral City of Exeter (approx 14 miles away) with its road and rail connections to the rest of the country and its international airport. A local bus service also runs to both Okehampton and Exeter which can be hailed from the lane.

The nearby village of Cheriton Bishop is only 2.5 miles distant with its local shop, pub, church, and well regarded surgery. Larger supermarkets and facilities can be found at Okehampton (10 miles to the west) or in Exeter. Dartmoor National Park is also located very close by with its hundreds of square miles of moorland providing opportunities for walking, riding, fishing, and other activities. The property also has close access onto the Two Moors Way footpath running between Devon's south and north coasts.

## Description:

The bungalow was built circa 1976 and is of traditional cavity construction. It was built and owned by farmers who also ran a small Caravan Club site on the adjoining field. It is double glazed throughout with oil fired central heating backed up by a woodburner in the Living Room.

Internally it is light and bright with a Living Room overlooking the front garden, a good sized dual aspect Kitchen Diner looking over both the garden and field to the rear and comprising a granite work surface with timber units, space for appliances, electric hob and oven/grill. This provides access out to the Conservatory. There are four bedrooms (Beds 3 and 4 currently have a doorway between them) with some views, a slightly dated bathroom, and a separate shower room. The central heating boiler can be found in the Utility Room with space and plumbing for further appliances and providing access to a Cloakroom and through to the spacious Garage. The property is offered with no upward chain.

## Outside:

A council maintained lane leads to the timber gate providing access into a generous gravelled parking area for a number of vehicles to the front of the Garage. The gardens extend round the front and rear of the property with mainly level lawn with some attractive trees, shrubs and bushes and an open timber store. The gardens are bounded by timber fencing separating it from the adjacent field.

Gates at both sides of the garden lead into the field which mainly runs behind the property and offers some glorious rural views. There is also separate vehicular gate access into the field direct from the council road. The field is currently rented to a local farmer who would be happy to continue this arrangement.

The whole plot extends to approximately 5.75 acres divided between the bungalow and gardens (0.4 acres) and the field (5.35 acres).









**Services:**

Mains electricity and water. Private drainage via septic tank. Oil fired central heating  
Standard Broadband download speeds up to 7mbps (Source Ofcom).

**Local and Planning Authority:**

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton EX16 6PP (Tel 01884 255255)

**Council Tax:** Band D for 2024/25 (£2,370.26 per annum).

**Energy Performance Certificate:** E54 with potential for C80

**Tenure:**

The property is freehold with vacant possession. An Agricultural tie (AOC) exists for any occupier of the property, details of which are available on request.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

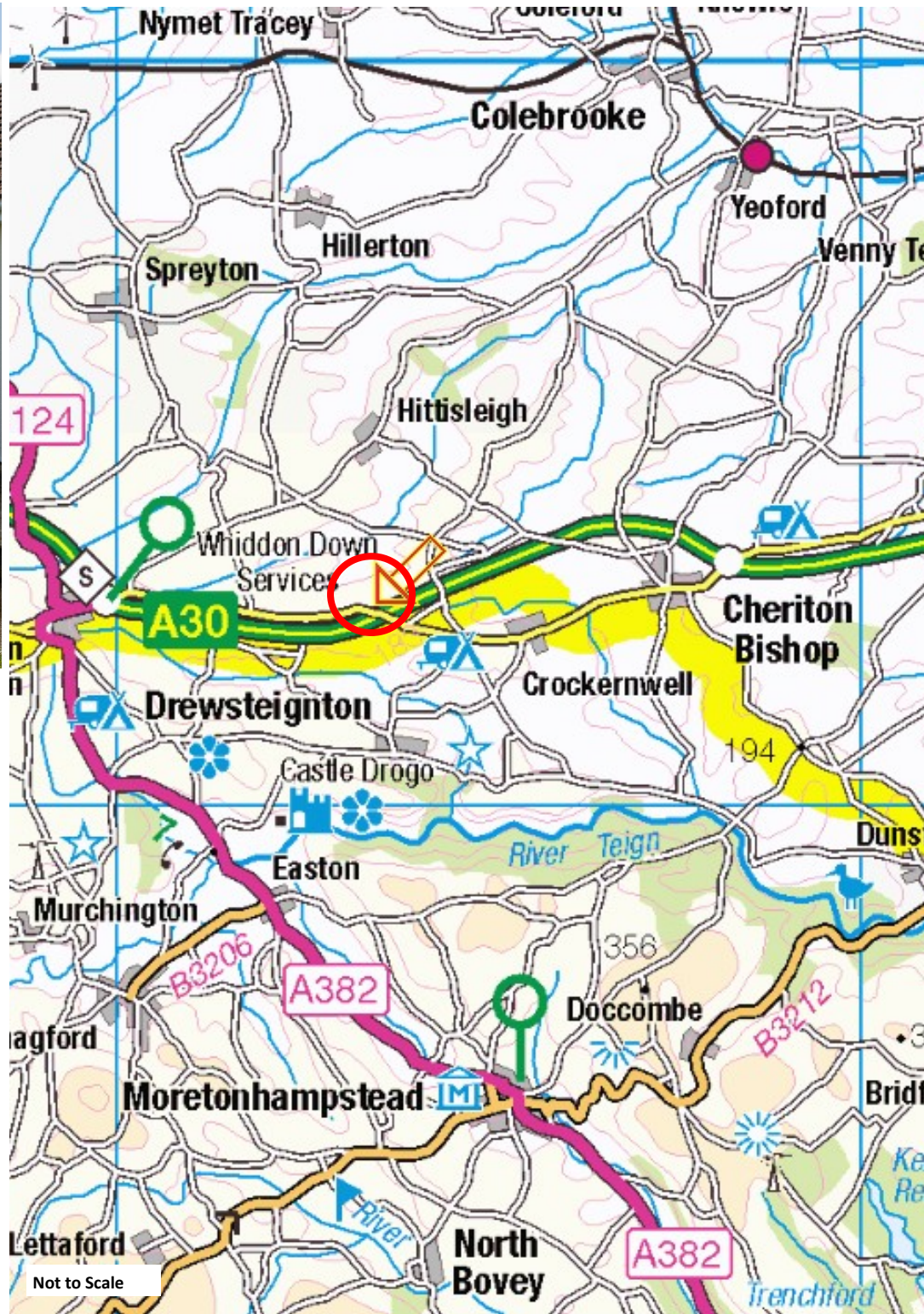
**Directions:** If approaching on the A30 from Exeter take the exit to Cheriton Bishop and continue straight through the village and continue on passing through Crockernwell. The road crosses back over the A30. Take the immediate right after this bridge onto a small lane and the property will be the first on the left hand side.

**What3Words location:** martini.possibly.diets



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		







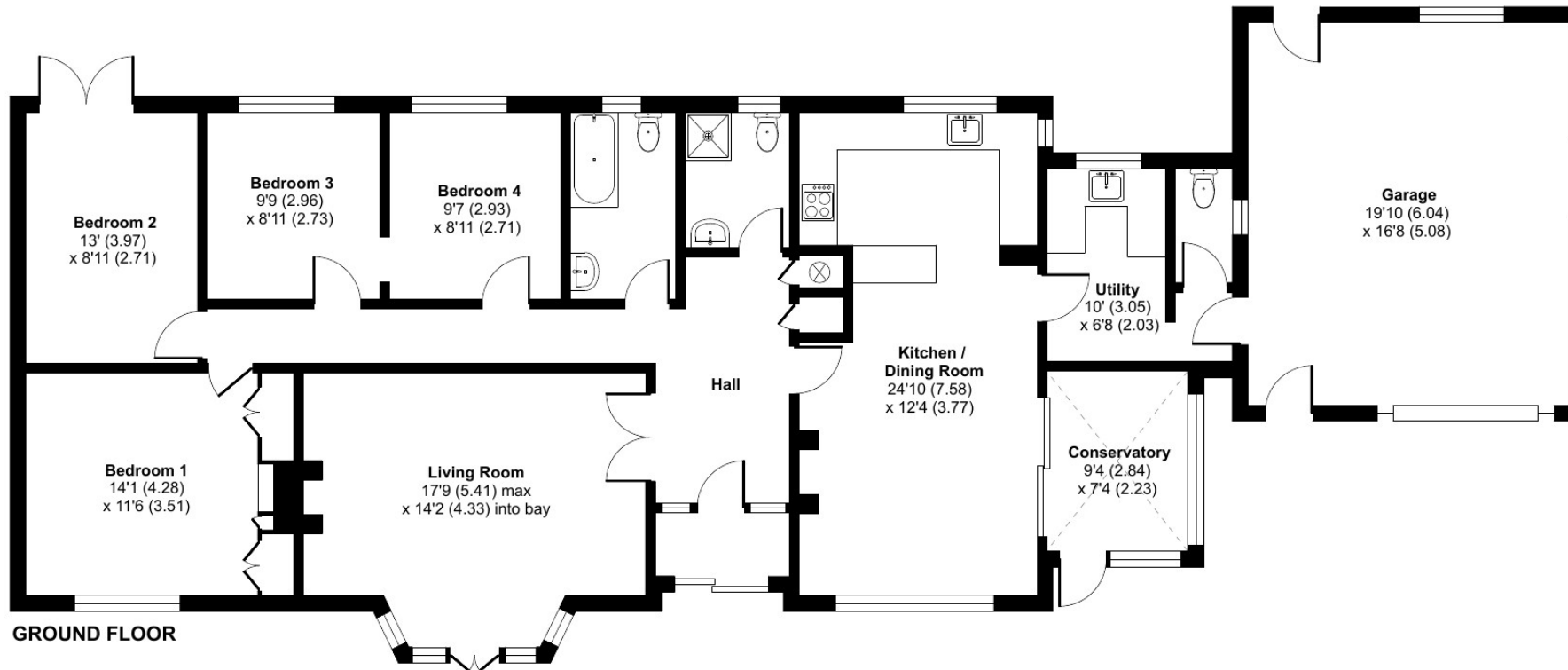
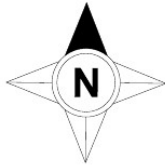
# Brindlewood Farm, Crockernwell, Exeter, EX6

Approximate Area = 1503 sq ft / 139.6 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 1833 sq ft / 170.2 sq m

For identification only - Not to scale



## Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rendells. REF: 1285241

Rock House, Southcombe Street, Chagford, Devon

TQ13 8AX Tel: 01647 432277

E-mail: [dartmoor@rendells.co.uk](mailto:dartmoor@rendells.co.uk)

[www.rendells.co.uk](http://www.rendells.co.uk)

