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properties



Coxmoor Farmhouse
Spreyton, Devon EX17 5AR

£865,000 Freehold



The Property

Coxmoor is a secluded former farm comprising just three homes of which Coxmoor Farmhouse is the larger original home sitting in about 0.8 acres of beautiful gardens. It is attached to a smaller neighbouring cottage which was the former dairy to the farmhouse. This charming character home is spacious and well proportioned and very well presented with three comfortable reception rooms, two large stone fireplaces with wood burners, a big bespoke fitted kitchen with an Aga, a utility room and a wet room on the ground floor. Upstairs is accessed by two staircases, one at either end of the house and there are five double bedrooms and a well appointed separate shower room and bathroom. Separate from the house is an outbuilding with a gym/spa area and a large home office and there is also a covered bay with a workshop. The gardens are beautiful with a large grassed area with mature deciduous trees and a paved patio, a gravelled drive and plenty of parking. A notable feature is the vegetable garden and parterre which is sheltered behind mature hedgerows and which has a large greenhouse and a summerhouse. This delightful home must be seen to be appreciated and Fowlers strongly recommend viewing.

Situation

Coxmoor is located in peaceful, secluded rural splendour surrounded by fields at the bottom of an adopted highway about half a mile from the Spreyton road two miles from Spreyton and just under 6 miles from the station at Copplestone. Nearby Spreyton has a village shop, pub, a Primary school and Parish church. The A30 dual carriageway is only about 5.5 miles away with great access to the M5 and Cornwall.

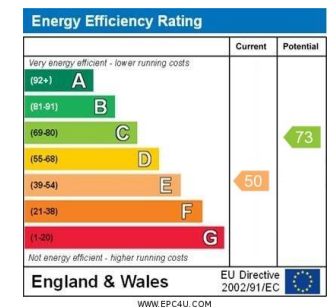
Services

Mains electricity, oil by private contract, septic tank drainage and mains water.

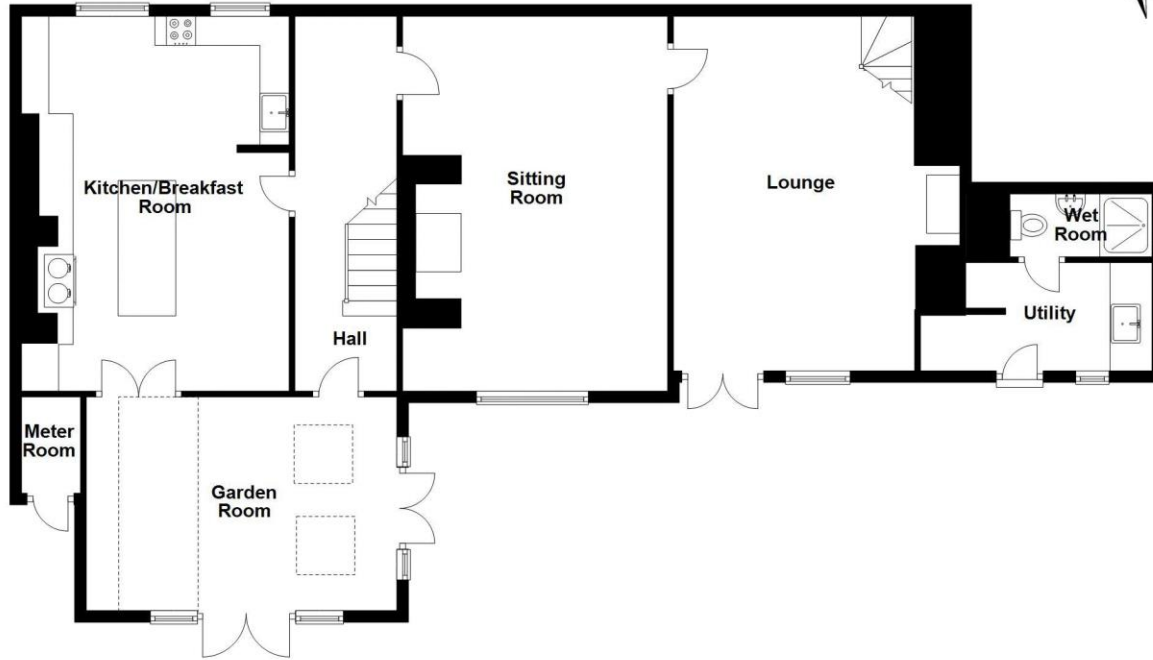
Council tax band

Band F

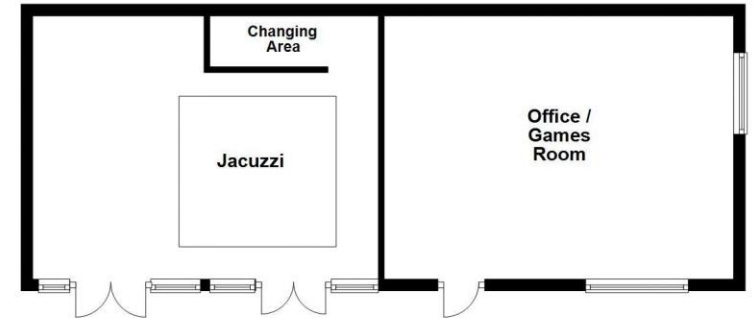
- A large former farmhouse with enormous character
- Three reception rooms and two stone fireplaces with wood burners
- Large kitchen with Aga, island and bespoke fitted cabinets
- Utility room and separate wet room/w.c.
- Five double bedrooms
- Separate shower room and bathroom
- Outbuilding with Spa area and home office
- Workshop and covered bay
- Tranquil gardens including vegetable garden and parterre
- Secluded rural settlement surrounded by fields



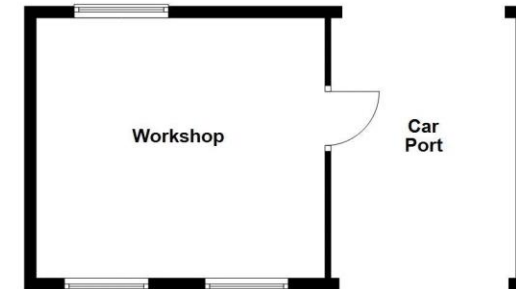
Ground Floor
Approx. 132.1 sq. metres (1421.9 sq. feet)



Outbuildings
Approx. 90.7 sq. metres (976.7 sq. feet)



First Floor
Approx. 112.2 sq. metres (1207.9 sq. feet)



Total area: approx. 335.1 sq. metres (3606.5 sq. feet)

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. The 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 can be given.
Plan produced using PlanUp.



Garden room

17' 3" x 12' x 10" (5.25m x 3.91m)

This bright room has a partly double glazed roof and double glazed velux skylights with fitted blinds which allow plenty of natural light into this comfortable space. It has two pairs of upvc double glazed wood effect doors to the garden and matching glazing panels and a handsome stone floor. Spotlights are fitted and three wall light points and there are smoked chrome switches and plug fascias, a part glazed door to the entrance hall and a pair of double doors which lead into the kitchen/breakfast room.

Entrance hall

21' 5" x 5' 11" (6.52m x 1.8m)

The main staircase leads to the first floor and has a cupboard beneath and the floor is cobbled stone. The wall is panelled with timber framing and latched doors lead to the kitchen/breakfast room and to the sitting room. There is one wall light point and two ceiling light points and a fitted shelved store cupboard with folding doors.

Kitchen/breakfast room

21' 2" x 14' x 3" (6.45m x 4.34m)

This is a spacious room with a door from the hallway and double doors with direct access to the garden room. It has a York stone floor and it is large enough for both a kitchen island, a sofa and easy chair as well. It is fitted with quality base and wall cabinets including bespoke cabinetry by Ashwood kitchens. It has granite worktops throughout, including on the kitchen island and there is an inset porcelain sink with mixer tap. Cabinets include a wall mounted plate drying rack, a wine rack, shelving for plates and dry goods and two glazed back lit display cupboards. The Aga is oil fired and set into the tiled chimney breast and provides for both cooking and hot water and there is a separate Kenwood propane gas hob with a wall light above and an electric oven beneath. A recess is provided for a free standing fridge/freezer, there is worktop lighting, a TV point, plenty of power points, six ceiling light points and a rear facing upvc double glazed window with a slate sill.



Sitting room

20' 4" x 14' 2" (6.19m x 4.31m)

This generous sitting room has great character and features a large stone fireplace with a heavy oak lintel, a slate hearth, a wood burning stove with lined flue, an inglenook and a large adjacent storage nook for logs. There is a big upvc double glazed window looking out to the garden, a recessed niche with fitted shelves, two wall light points, ample power points, a double panel radiator and an oak latched door to the lounge.

Lounge

19' 6" x 13' (5.94m x 3.96m)

A really cosy room with a stone fireplace and oak lintel, a slate hearth and a wood burning stove with a lined flue. A heavy beam spans the room and a staircase rises to the small landing at the first floor. There are three ceiling light points, a TV point, a large single panel radiator and upvc double glazed windows and double doors to the garden. In one corner of the room a latched door leads to the utility room.



Utility room

11' 5" x 6' 5" (3.48m x 1.95m)

This room doubles as a wet weather entrance and has slate floors and ample space for wellies, coats and space to dry wet dogs. There is a stone work surface set on a rustic wooden frame with an inset porcelain sink and mixer tap, a slate shelf and a built in housing to screen a washing machine and drier. An oak door leads to the garden and there is a upvc double glazed window and a wall mounted electric convector radiator. An oak latched door leads to the wet room/w.c.

Wet room/w.c.

8' 8" x 3' 10" (2.64m x 1.17m)

Fully tiled with slate flooring and Travertine walls. It has a walk-in shower with a chromed built in thermostatic shower, a shower wand and rain shower head, an extractor fan and a low level w.c. A chromed heated towel rail is fitted and there are three ceiling mounted LED downlighters.

First floor landing

The staircase from the hall rises to a bright landing with a upvc double glazed rear window and panelled doors lead to all rooms. The main landing leads off to a corridor that directly leads to four of the five bedrooms, the bathroom and shower room.

Bathroom

8' 7" x 7' 10" (2.61m x 2.39m)

This is a smart bathroom with a hardwood floor, one fully tiled wall and two walls tiled to waist height. There are four LED downlighters and a wall light point, a chromed heated towel rail and a upvc double glazed window looking out to the garden with a slate effect sill. The bathroom is fitted with a white composite claw foot bath with side mounted mixer/shower tap and there is a hardwood dresser and top with two circular stone bowls, a shared mixer tap and the lighting point above.

Bedroom 3/study

12' x 12' 7" (3.65m x 3.83) plus storage cupboards

Currently used as a study, this room has timber floorboards, a upvc window with a lovely view to the garden, a central ceiling light point, a built in airing cupboard with a hot water cylinder and immersion heater and a further recess for storage on the other side of the chimney breast.

Bedroom 4/dressing room

14' 2" x 8' 4" (4.31m x 2.54m)

This rear facing room is presently used as a dressing room and has a timber floor, a upvc double glazed rear window, a single panel radiator and floor to ceiling fitted wooden wardrobes.

Bedroom 2

12' 10" x 12' (3.91m x 3.65m) plus deep recess

An attractive room with a large upvc double glazed window with an oak sill looking out to the garden. There is one wall light point, dark chrome switches and plug fascias, a double panel radiator and two LED downlighters in the recess which is ideal for a dresser.

Shower room

9' 6" x 5' 7" (2.89m x 1.7m)

A multi paned obscure glazed door leads into this shower room which has a slate floor and a large shower with glazed shower screens and a curved, glazed sliding door, and a chromed built in thermostatic shower. Above the shower is an extractor fan incorporating a spotlight. A low level w.c. is fitted and a wall mounted wash hand basin sits against a second tiled wall. Shelving is fitted, a shaver point, a stainless steel tubular radiator and a separate electric heated towel rail. A upvc double glazed window looks out to the rear.





Bedroom 1

19' 6" x 10' 2" (5.94m x 3.1m)

A spacious double aspect room with upvc double glazed windows at the rear and at the front overlooking the garden. It has two pendant light points, brass light switches and plug fascias and a single panel radiator. This room can be accessed from either the main landing or the smaller second landing.

Bedroom 5

12' 10" x 10' 10" (3.91m x 3.3m)

This is a dual aspect twin or double room with upvc double glazed windows with slate sills and a view to the garden. It has a central ceiling light point, a single panel radiator and dark chrome light switch and plug fascias.

Second landing

This smaller landing is reached by a staircase from the lounge. It has a large built in linen cupboard with shelving and double doors, an LED downlighter, a light shaft for natural light and a painted display plinth.

Exterior

Outbuildings

Spa and office building

This a timber framed building with a single pitch roof. It is divided into two segments and has its own separate circuit breaker box.

Spa

19' 6" x 14' 11" (5.94m x 4.54m)

The spa has a laminate floor and painted timber clad walls, 12 LED downlighters and five wall light points. There is a large fitted hot tub with a screened changing area behind, a built in extractor fan and two pairs of upvc double glazed doors and matching glazed window panels. This would be an ideal gym or spa.

Office

19' 7" x 14' 4" (5.96m x 4.37m)

A part glazed door leads in from the gravelled parking area to a spacious office with windows, power, light, seven LED downlighters, two ceiling light points and an electric wall mounted convector heater. The office enjoys views across fields to the side and it has painted timber clad walls and a pine floor.

Workshop and covered bay

26' 11" x 14' 6" (8.2m x 4.42m)

This is a timber framed building with Shiplap clad exterior elevations, single glazed windows, power and light and a door from both the bay and parking area. The covered bay is large enough to store a car whilst working and the base of the bay and workshop is concrete.

Log shed

Close by the house is a large log shed with a slate tiled roof.





The grounds

The grounds of about 0.8 acres begin at the inner gate to Coxmoor Farmhouse which opens to a gravelled drive that separates the garden from the vegetable garden and parterre and leads to the large parking area between the spa/office and the workshop/covered bay.

The garden area is laid to grass with an attractive undulating lawn punctuated by beautiful mature deciduous trees and fruit trees providing shelter on sunny days. This is a tranquil garden and there are many sitting places in the garden so that at any time a sunny spot can be found whilst immediately outside the garden room there is a paved patio with room for a table and chairs and a flight of broad shallow steps up to the lawn.

Located in the garden is an old well with circular stone walls and a heavy timber cover. Across the drive is a hedgerow bounded, sheltered vegetable garden with a parterre. It is a productive garden and most attractive with a number of sitting spots from which to enjoy its ordered crucifix layout and the raised vegetable and fruit beds. Located in the vegetable garden is a summerhouse in one corner (8'9" x 6'6"/2.66m x 1.98m) which has double doors, power and light. There is also a large hardwood framed greenhouse (17'9 x 9'9"/5.41 x 2.97m) with a paved floor and vent windows. Behind the vegetable garden is a screened garden storage area and in the south eastern corner is a wooded area.





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