



Little Dorweeke Farm
Silverton | Exeter | Devon | EX5 4BZ

LITTLE DORWEEKE FARM



Introducing an enchanting Grade II listed Devon longhouse, located in an idyllic rural setting, within 6 acres of beautifully maintained grounds.



KEY FEATURES

This generously sized property has been stylishly renovated to preserve its character and offers a wealth of period features and leisure facilities, including a swimming pool, a tennis court (which is currently undergoing renovation) a large office and gymnasium. An attractive self-contained annexe offers accommodation for guests or potential rental income. Ample parking is available in the front courtyard, along with a detached double garage.

A true sanctuary for those seeking the perfect blend of comfort, leisure and countryside charm.

The front door opens into an entrance porch, which provides access to a downstairs WC and a storage cupboard. A stable door leads to the spacious and light filled country-style kitchen with a central island and a range cooker, offering plentiful storage and practical workspace. Space for a breakfast table is tucked conveniently around the corner of the well-designed L shape layout, allowing ease of access to the kitchen and enjoyment of the natural light and picturesque views framed by the French doors. These doors open onto a sun terrace, perfectly positioned to enjoy a morning coffee while taking in the views of the garden and the surrounding countryside.

Adjacent to the kitchen, you'll discover a charming and elegant dual aspect dining room, featuring exposed wooden beams and a recessed shelf. This inviting space is perfect for entertaining and enjoying family meals.

The main reception room is brimming with character, with wooden beams, an impressive inglenook fireplace and a bread oven. Glazed French doors allow in natural light and provide access to the front courtyard. An open wooden staircase ascends to the first floor. A doorway within a striking Plank and Muntin screen, leads to a further reception room with a built-in bookcase, its own fireplace and a secondary staircase.

A large boot room provides plenty of space for household appliances and additional storage cupboards, whilst offering a practical transition space between the indoors and outside.









SELLER INSIGHT

“ The charm of Little Dorweeke captured our hearts the moment we arrived at its gates, offering a slice of history in the serene Devon countryside. For our busy lifestyle, it provides the tranquillity we craved. Conveniently, we're close to transportation networks to Bristol, Exeter, and London, with a direct train to Paddington. Tiverton railway station is just a 15-minute drive away.

Living at Little Dorweeke feels “user-friendly.” The home is easy to maintain, and we've created manageable outdoor spaces that make lawn care a relaxing pastime. The boot room is a blessing, serving as our transition from the outdoors, while the property itself, dating back to the 1500s, is rich in history with charming details that spark conversation. Space is key, and the layout allows for gatherings without feeling cramped. Various seating areas outside let us soak in nature's sounds and sights while dedicated areas for storage keep things organized. The summer house, pool house, gym, and barn ensure we never feel cluttered.

Little Dorweeke possesses different personalities; it's cozy for two over coffee by the bubbling stream, yet lively with children jumping into the pool or playing tennis at sunset. Family breakfasts by the French doors allow us to savor the beauty of each season. Here, we enjoy the essence of countryside living – peaceful and private, with sounds of sheep and tractors rather than city noise. The nearby Butterleigh Inn and The Lamb Inn are favourite spots for good food and the warm local community, which hosts various events throughout the year.

It has been a home filled with laughter and cherished memories. As we prepare to move closer to our eldest daughter's new school, we leave with a bittersweet gratitude for our time here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The stunning first-floor landing is a large and elegant room in itself, with a vaulted ceiling and beautiful views.

This incredible home has five bedrooms in the main accommodation and a further bedroom in the annex. The master bedroom is particularly impressive with beautiful panoramic views and an ensuite shower room. There is also a separate dressing room with a wall of built-in wardrobes and a comfortable space for a dressing table. There are two further family bathrooms which service this generous property.









The Annexe

The stylish and modern self-contained one bedroom accommodation has been renovated to a high standard throughout, with an open plan kitchen / dining / reception room. There is a great sized bedroom with built in storage and a luxurious shower room.





A Stunning Garden Retreat

Step through the French doors from the kitchen onto the sun terrace, perfect for al fresco dining and enjoying the serene views of the large garden which wraps around the rear and side of this stunning home. A stream flows through the garden adding to its tranquil beauty.

Superb leisure facilities include an outdoor swimming pool, with plenty of space for sun loungers and outdoor seating. A private tennis court also awaits, ready for friendly matches amid the picturesque rural surroundings. A gymnasium and large office can be located below the annexe.

This exceptional outdoor space offers a perfect blend of relaxation and recreation.

Area description

Set in the picturesque Devon countryside, surrounded by rolling hills and countryside. The village of Silverton offers local amenities such as a shop, church, doctors surgery, a primary school, and public houses.

Residents enjoy scenic walking and cycling trails, with easy access to Exeter, just a short drive away. The city offers shops, restaurants, and cultural attractions. With nearby Dartmoor National Park, this area combines rural tranquillity with convenient living, making it an ideal location for those seeking a peaceful Devon lifestyle.





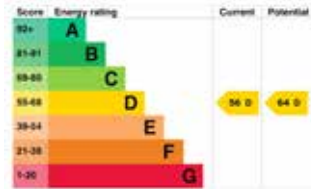


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Services

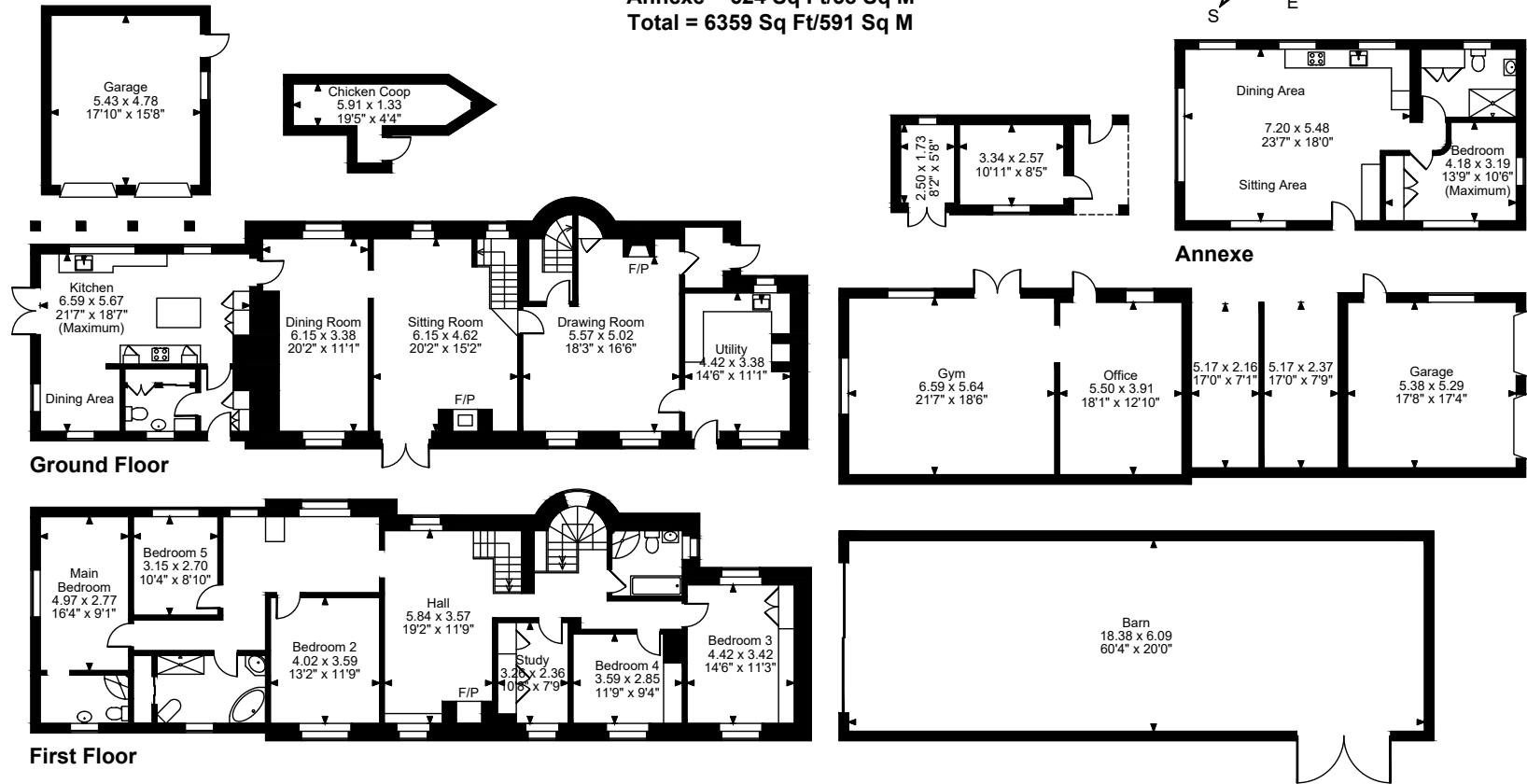
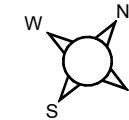
Mains water and electricity.
LPG heating.
Private drainage

Council Tax Band: G
Tenure: Freehold



Little Dorweeke Farm, Silverton, Exeter, Devon

Approximate Gross Internal Area
Main House = 3074 Sq Ft/286 Sq M
Garages = 585 Sq Ft/54 Sq M
Outbuildings = 2076 Sq Ft/193 Sq M
Annexe = 624 Sq Ft/58 Sq M
Total = 6359 Sq Ft/591 Sq M



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