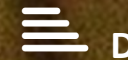




Moor Edge Farm Moor Edge Lane

Broadclyst, Exeter, EX5 3JH

Offers in the region of £999,950



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A wonderful Grade II Listed historic farmhouse on the Killerton Estate (NT) with good outbuildings and gardens plus adjoining land, totalling 4.5 acres. 5 stables, 20x 40m menage, 5 bedrooms, 2 bathrooms (1 ensuite), 4 reception rooms, garden room, farmhouse kitchen, office, utility room. Paddock.

Situation

Mooredge Farm is situated in a rural location on the National Trust owned Killerton Estate, about a mile north of the village of Broadclyst and 2 miles south of Killerton. It is set at the end of a long drive with only one neighbour in the locality. Broadclyst has a good range of local facilities whilst the Exeter suburb of Pinhoe has a further good range of shops and which is only 3 miles away. The centre of the cathedral and university city of Exeter is some 6 miles. The property is within a mile of the B3181 which links to junction 28 of the M5 motorway to the north whilst junction 29 of the M5, on the outskirts of Exeter, is about 4 miles. The National Trust owned Ashclyst Forest which provides excellent riding and walking facilities is just over a mile away.

Introduction

Mooredge Farm is held on a long lease from the National Trust being part of the Killerton Estate with the field being held on a licence. The house is a wonderful Grade II Listed typical thatched Devon farmhouse with a wealth of period features befitting a house of its age and has been tastefully renovated in recent years incorporating newly fitted kitchen and bathrooms, utility room and all round decoration. The property has a fine range of brick and slate outbuildings suitable for a variety of uses, subject to any necessary consents. Adjoining the main property is an additional 4 acres which the owners occupy on licence from the National Trust. Overall a wonderful historic property with good equestrian facilities.





The House

The Listed Buildings Register states that the property dates from c1500 or earlier with modifications. The house has however been upgraded over the years and these blend well with the historic features. It is of a good size, of over 2,300 sq.ft.

An oak door leads in to the dining hall with oak staircase to the first floor. To one side is a wonderful historic sitting room, a dual aspect room with plank and muntin screens on two walls and door to the secondary staircase. Fine inglenook with bressumer beam over and with inset wood burning stove (back boiler connected to the central heating). Three ceiling beams. The study has a heavily timbered ceiling and off this is a former dairy with oil-fired boiler and door to the garden plus slate floor. Returning to the dining hall a glazed door leads to a most attractive, triple aspect garden room with exposed timbers and numerous beams plus slate floor and French windows to both rear garden and to the drive. Original well with oak and glazed top also has a feature open fireplace. Off this room is a dining room also with an open fire and which is a triple aspect room. Also off this reception room is a newly fitted kitchen/breakfast room with range of fitted units plus 2-oven oil-fired Aga, sink unit plus freestanding American-style fridge. Off this is a utility room with space and plumbing for a washing machine and tumble dryer.

On the first floor the landing has a wider sitting area plus cruck beams. The master bedroom has extensive wardrobes and cupboards on one wall and a large under eaves storage cupboard. Ensuite bathroom with white suite of panelled bath, wash basin and wc. The 2nd double bedroom has access to loft space. Separate cloakroom and modern family bathroom with pedestal wash basin and massive cruck beam. The 3rd double bedroom has a fitted wardrobe, whilst the 4th bedroom is a children's room with two built-in bunk beds and wardrobe and exposed timbers. Finally, at the end of the house, is the 5th double bedroom with dual aspect windows and a range of fitted wardrobes.



Area Map



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	57	64
Potential		

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Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

