



Down Farm  
Stockleigh English | Crediton | Devon | EX17 4DL

# DOWN FARM

*A truly idyllic haven, this Grade II Listed thatched cottage is overflowing with character and charm and has the added benefit of a self-contained annexe.*

*The grounds perfectly cater for those with equestrian requirements, with stables, tack room and a large riding arena complete with dressage mirror. There are approximately 37 acres of paddocks and pasture, including a fantastic equestrian trail through its own picturesque woodlands.*

*Additionally, the estate includes several outbuildings, such as a heated yoga barn and a spacious workshop, making it the perfect retreat for both relaxation and productive pursuits.*







# KEY FEATURES

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## Inside:

As you step through the front door, you're greeted by an impressive entrance hallway that radiates charm and character. This spacious area features a stunning plank and muntin screen on one side and exposed beams framing the space where an adjacent room has been opened up, creating an abundance of built-in storage and room for seating. A study can be found at the end of the hallway, with built in furniture providing a desk and storage, with a window overlooking the rear gardens.

The large dining room is situated on the other side of the plank and muntin screen and enjoys the dark warm wood as an atmospheric backdrop to this formal yet cosy room. A raised wood burner adds further comfort, and a delightful window seat provides a relaxing spot to enjoy beautiful views of the front garden.

The main sitting room is a fantastic size and enjoys stunning views from its dual aspect windows, with a wood burner as its focal point. Wooden beams complete this warm and serene room.

The farmhouse style kitchen has underfloor heating and is another generously proportioned room with plenty of space for a breakfast table. There is ample storage with shaker style cabinetry, solid worktops, a kitchen island and a pantry. A large Aga and bread oven fit perfectly within a recessed area. There is an integral fridge/freezer and dishwasher, and an adjoining utility room houses the washing machine and drier along with further storage and a secondary sink. The utility room also provides access to a ground floor cloakroom and an external door to the side courtyard.

The first-floor landing offers an abundance of built-in storage and features exposed wooden beams and space for a seat by the window.

The incredible master bedroom is accessed from its own corridor which also has a door to a bathroom and staircase to the kitchen. This stunning and spacious triple aspect room has a vaulted ceiling with fantastic wooden beams and a mezzanine level with sunken bath. Built-in wardrobes add to the functionality of this room.

There are three further double bedrooms and a beautifully fitted shower room.

The rear courtyard leads to the self-contained annexe, which has a bathroom, sitting room and a bedroom with a built in desk and shelving.

















# SELLER INSIGHT

“ For nearly 20 years, Down Farm has been a cherished home where countless memories have been made. Our children and grandchildren adore it, and when the house is full (it can comfortably accommodate 12 guests and often even more) it becomes a vibrant hub of joy and laughter. While we hold dear the celebrations, weddings, and milestone gatherings, it is the privacy, tranquillity, stunning views, and enchanting starry nights that truly stand out in our minds.

The house itself exudes character and warmth, offering a cozy yet spacious atmosphere that feels inviting without being overly grand. The gardens feature a delightful mix of a kitchen garden, orchard, forest garden, ponds, and secluded lawns, all of which are not only serene but incredibly productive. The barn, also a highlight, comes equipped with underfloor heating powered by solar panels and an air-source heat pump, serving as a fantastic space for yoga classes and family gatherings. Down Farm is more than just a house; it embodies a beloved lifestyle filled with beautiful experiences.\*

\* 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.







































#### Outside:

A large parking area and gravel driveway leads you past the barns and stables and to a courtyard to the right of the property. The enchanting garden is thoughtfully designed with lush, manicured lawns and mature trees. A covered decked area is perfectly situated next to a large pond, enhancing this peaceful space and providing a sheltered spot to enjoy the outdoors, all set against a backdrop of stunning surrounding views.

The rear gardens are predominantly laid to lawn, featuring a variety of fruit trees that attract a diverse array of birdlife. Positioned conveniently at the edge of the garden are the stables and tack room, offering easy access to the paddocks, serene woodlands, and an impressive riding arena that measures 45 meters by 25 meters, complete with a dressage mirror.

For those in search of a tranquil space for wellness and mindfulness, the yoga barn, equipped with underfloor heating, is perfect for year-round use, while a chandelier hangs gracefully from a central wooden beam.

Adjacent to the yoga barn, a spacious workshop provides ample storage, along with a convenient cloakroom. Additionally, a log store and a linhay are located to the side of the property, with access to further paddocks and a large vegetable plot.

This unique property offers a perfect blend of tranquillity, equestrian facilities, and characterful living space, making it an exceptional find.



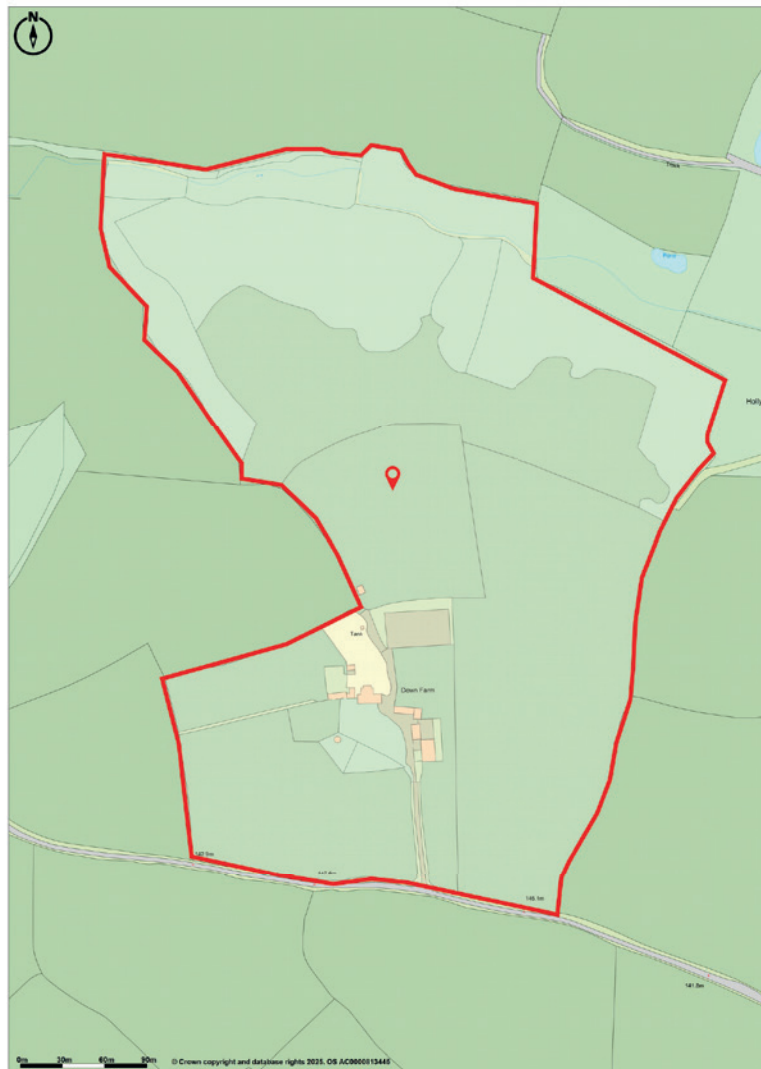












**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:4000. Paper Size - A4

# AREA INFORMATION

Stockleigh English is a small village nestled in the serene countryside located between the market towns of Crediton and Tiverton. The historic Cathedral city of Exeter is approximately 11 miles away.

The nearby village of Cheriton Fitzpaine has amenities include a public house, a village hall, and a village shop.



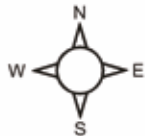


Services:

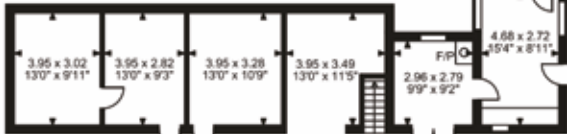
Private drainage  
Mains water and electricity  
Oil fired central heating  
Council tax band: F

Down Farm, Stockleigh English, Crediton, Devon

Approximate Gross Internal Area  
Main House = 2304 Sq Ft/214 Sq M  
Garage = 436 Sq Ft/41 Sq M  
Outbuilding = 1569 Sq Ft/146 Sq M  
Annexe = 287 Sq Ft/27 Sq M  
Linhay Barn = 1097 Sq Ft/102 Sq M  
Office = 1837 Sq Ft/171 Sq M  
Total = 7530 Sq Ft/700 Sq M

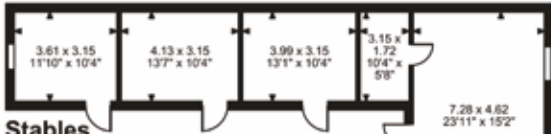


First Floor

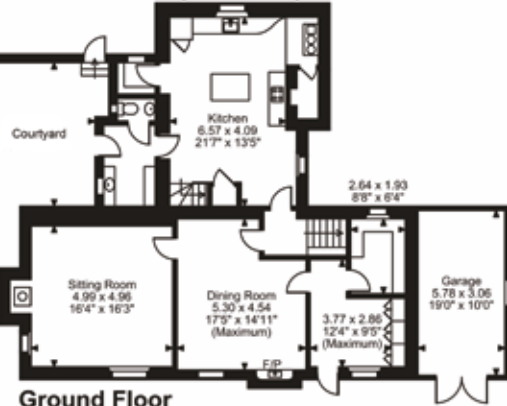


Linhay Barn Ground Floor

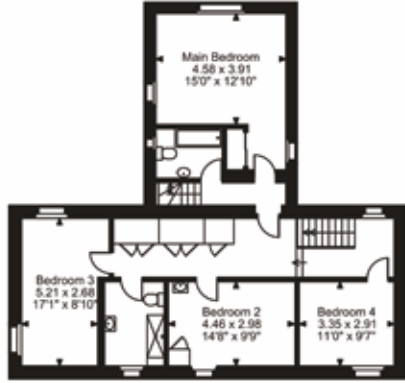
Annexe



Stables



Ground Floor



First Floor



Office

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: F  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed









# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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