



Higher North Coombe
Stockleigh Pomeroy | Crediton | Devon | EX17 4BH

FINE & COUNTRY

HIGHER NORTH COOMBE

An Exceptional Country Estate in Stockleigh Pomeroy



KEY FEATURES

Discreetly positioned in the picturesque parish of Stockleigh Pomeroy and within 5 minutes of the delightful village of Cheriton Fitzpaine, this remarkable estate presents a harmonious blend of rural charm, modern comfort and breathtaking natural beauty.

The estate includes a main farmhouse, two boutique-style cottages with a wood-fired hot tub, and a generously sized thatched linhay barn with extensive storage and rooms above. There are approximately 15 acres, including expansive gardens and productive orchards.

Whether purchased as a private residence, a working farm, a multi-generational retreat, or a boutique hospitality venture, this remarkable property offers an exceptional lifestyle opportunity in one of Devon's most tranquil and idyllic settings.

The Farmhouse

The Grade II listed historic farmhouse is currently undergoing an aesthetic renovation and includes a large country-style kitchen/diner with walk in larder, bread oven and solid fuel Rayburn. It features 4 double bedrooms, a study opening onto the walled garden, lounge with a stone fireplace and wood burner, family bathroom and shower room. This home enjoys enchanting views across the estate, setting the tone for the private and serene lifestyle this property affords.

Boutique Cottage: Apple Blossom House

A quaint three-bedroom cottage brimming with country charm and warmth. The front door opens into a spacious and comfortable sitting room with exposed beams and a stone fireplace with wood burner. An impressive oak framed archway opens through to the large and sociable kitchen/diner. The farmhouse style kitchen extends along one side of the room and boasts solid wooden units and worktops as well as a built-in dishwasher, fridge and freezer and a free-standing range.

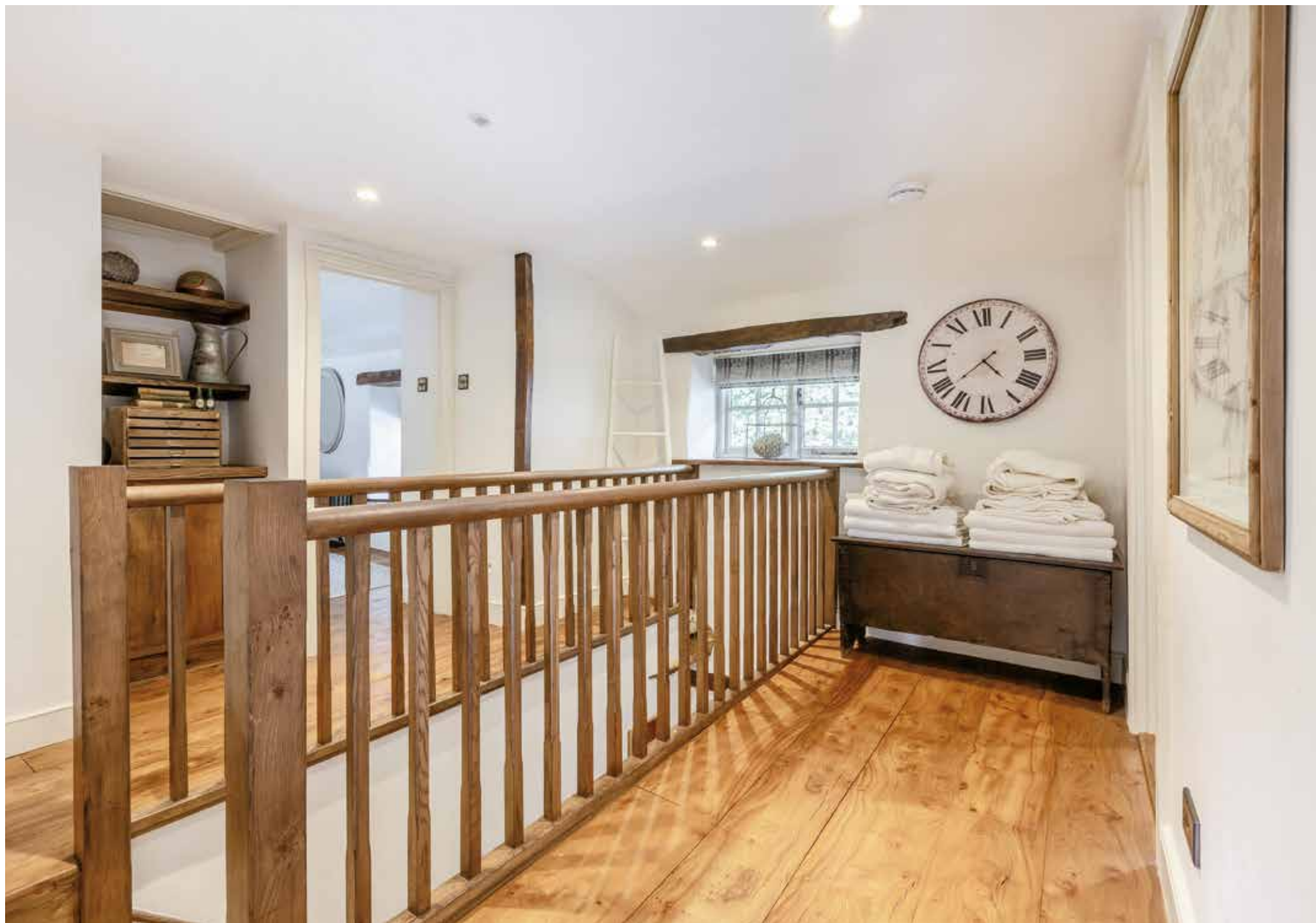
The first-floor landing has beautiful exposed wooden flooring, bathed in natural light from a window positioned at the top of the staircase. The principal bedroom is brimming with character and charm, enjoying a dual aspect that enhances the sense of space and light. It also has gorgeous, exposed Elm wooden flooring and benefits from a luxurious en-suite shower room, fitted with high-end Fired Earth fixtures.

There are two further double bedrooms, each with its own unique character. The main bathroom is a luxurious sanctuary, featuring a freestanding roll-top bath and high-end fixtures and fittings. The perfect place to unwind and escape the hustle and bustle of everyday life. The cottage has a courtyard to the front, a special place to sit and take in the country views.













SELLER INSIGHT

“ The chance to purchase Higher North Coombe in rural Devon was one we could not resist. To bring our children up in a beautiful valley in the countryside where there was no light, noise or air pollution was a fantastic opportunity.

Having the freedom to roam the woods, streams, paddocks and orchards, and observe the wildlife was an experience that will hopefully last a lifetime.

Being in the heart of Devon means we have enjoyed access to beaches on the north and south coasts and the moors, while being close to Exeter, the bright lights of city life are never far away.

The changing seasons and tranquillity of Higher North Coombe have afforded us a unique chapter in life whilst earning a living and upgrading the properties for future generations. The stillness, peace and richness of the flora and fauna are only appreciated by being here. We have loved it. *

* 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.



KEY FEATURES

Thatched Linhay Barn

At the far edge of the estate, a bridge crosses a meandering stream to a picturesque cobbled and paved courtyard. Here you'll find the thatched linhay barn, offering generous storage on the ground floor and a spectacular open-plan space above. The entrance has access to a ground floor shower room with under-floor heating and stairs to the first floor, which is perfect for entertaining, with vaulted ceilings, exposed timbers, a well-equipped kitchen and a large and comfortable seating area. An inviting setting for hosting family and friends in style.



KEY FEATURES

Boutique Cottage: The Gallery

An expertly designed one bedroom boutique style cottage. The open-plan living space is truly impressive, combining thoughtful design with striking architectural features. Vaulted ceilings enhance the sense of light and space, making room for a mezzanine level, a unique and atmospheric location for a luxurious bathroom. The main living area is beautifully styled and centred around a statement wood burner, creating a warm and inviting focal point. A charming window seat provides the perfect spot to take in the countryside views and soak up the character of this stylish retreat.

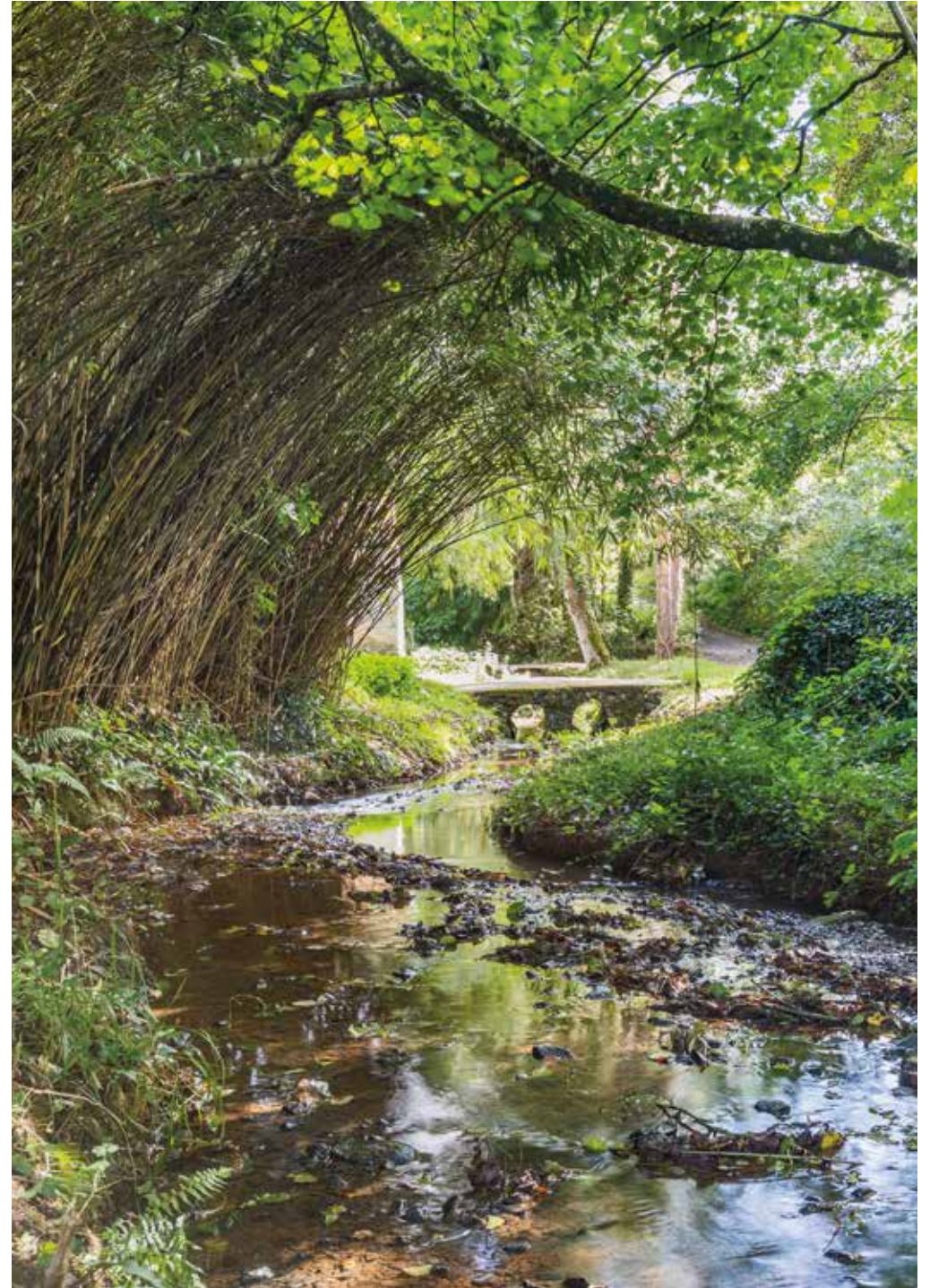
The well-equipped Shaker-style kitchen complements the space beautifully, featuring a breakfast bar and room for a dining table.

The opulent ground floor bedroom also enjoys the space and character of vaulted ceilings. A spa inspired en-suite wet room has an opulent dual shower and underfloor heating.















KEY FEATURES

Outside

The grounds are equally captivating, with a wealth of tranquil spaces to explore amongst approximately 15 acres. There are winding paths revealing landscaped gardens with level lawns, a vegetable garden, wildflower meadows and a stream flowing through pastures and woodlands, with several stone and cob outbuildings providing excellent storage. Two of the outbuildings also benefit from underfloor heating.

One secluded area has been thoughtfully set aside for a wood-fired hot tub and summer house, allowing you to relax and unwind while immersed in the surrounding nature. Set in peaceful seclusion, the estate's naturally farmed land, supports a rich biodiversity and flourishing wildlife. There are paddocks and two productive orchards within the grounds and a large storage barn/ machinery shed built in 2022.

The History

Historical records suggest that this site has been occupied since Saxon times. Following the Norman Conquest, the land is thought to have been granted to Ralf de Pomaria, a Norman soldier who fought alongside William the Conqueror at the Battle of Hastings, becoming part of a larger estate established during that era.

With its blend of period charm, flexible accommodation and captivating outdoor spaces, this is a rare opportunity to enjoy an exceptional lifestyle in a setting defined by tranquillity, privacy, and timeless rural elegance.

Area

Stockleigh Pomeroy is a charming rural parish nestled in the heart of Mid Devon, known for its beautiful unspoilt countryside, rolling farmland and peaceful village lifestyle. The next-door village of Cheriton Fitzpaine also boasts two thriving pubs with the Ring of Bells being known particularly for delicious repasts and local real ales or ciders. It's a lovely community with a well-regarded primary school and numerous clubs covering sporting, art and cultural activities.

Despite its tranquil setting, the area is well connected - just a short drive from the historic market towns of Crediton and Tiverton and within easy reach of Exeter, offering excellent schools, amenities and transport links.

Another benefit of this property is its proximity to the well-regarded Blundells School, which offers a reduced fee for families living within a 10-mile radius, and this property qualifies for the reduction.

With its rich heritage, strong sense of community and picturesque surroundings, Higher North Coombe is the ideal location for those seeking a quiet, country lifestyle without sacrificing convenience.



INFORMATION

Services:

Tenure: Freehold

Mains water, drainage, Calor gas, oil fired central heating.

Broadband connected.

Local Authority

Mid-Devon District Council

Council Tax Band

Farmhouse: Band E

The Gallery: Band B

Apple Blossom House: Band C



Higher North Coombe, Stockleigh Pomeroy, Crediton, Devon

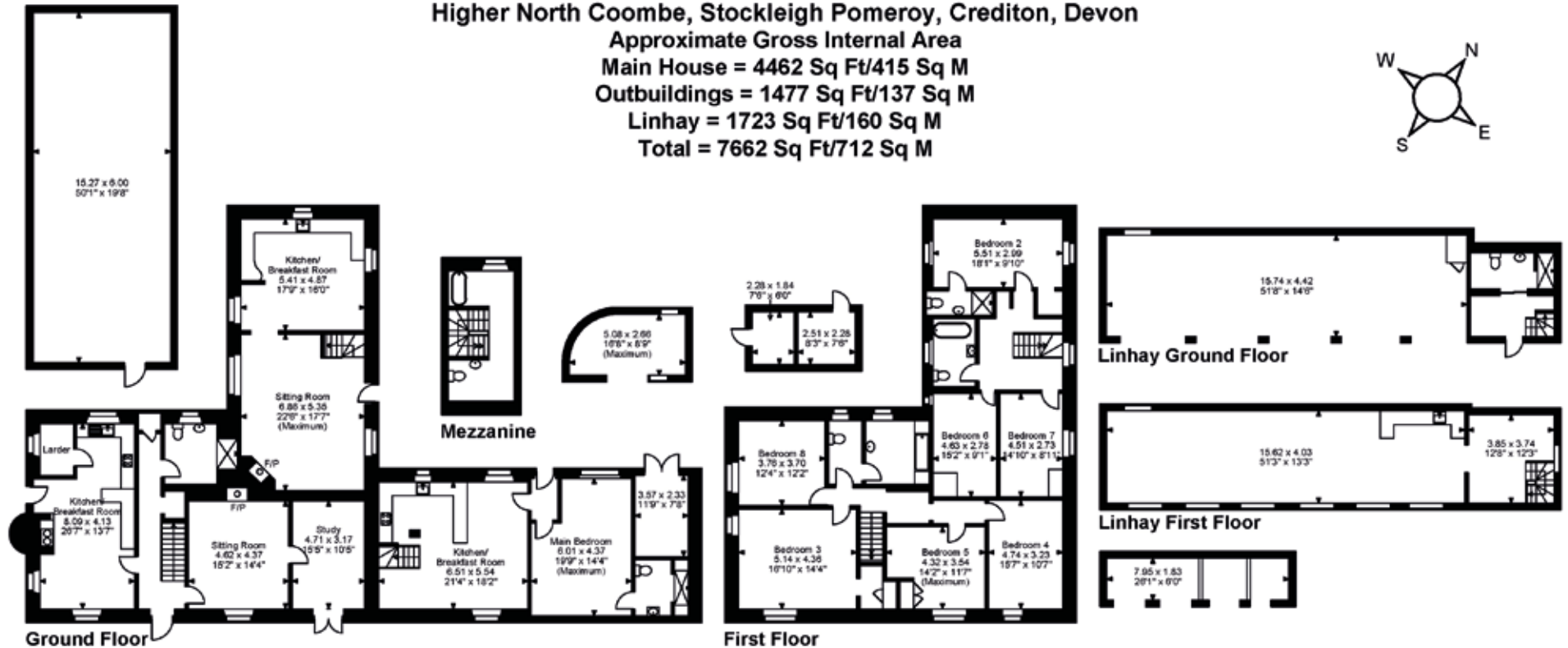
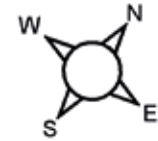
Approximate Gross Internal Area

Main House = 4462 Sq Ft/415 Sq M

Outbuildings = 1477 Sq Ft/137 Sq M

Linhay = 1723 Sq Ft/160 Sq M

Total = 7662 Sq Ft/712 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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