



## Copenhagen Farm, Silverton, EX5 4BS

Guide Price £650,000

**HELMORES**  
SINCE 1699

# Copenhagen Farm

Silverton, Exeter

- Gorgeous period farmhouse
- 3 bedroom house and 1 bed annexe
- Annexe/holiday let (residential permission)
- Set in 5 acres of paddocks
- No near neighbours
- Large outbuildings including stables and workshops
- Further potential to extend/improve
- Wonderful Exe Valley location
- Stunning views

Situated closer to Bickleigh, although the address states Silverton, it's a wonderful position in the Exe Valley with some simply stunning views over the surrounding countryside. With no near neighbours and approached over your own sweeping drive, it's a real sanctuary without being too far off the beaten track. Within 15 minutes and you're in Exeter or Tiverton with all their amenities. There's plenty of pretty walks nearby and it's a sought after area.



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The property is a former farmhouse and currently is laid out as the main house, an attached 1 bedroom annexe (with full residential use) which could be used for a family member to live independently or indeed as a holiday let plus there's further potential to extend the annexe or create another unit next door (subject to planning). There's also a large number of outbuildings including stables and stores which create a wonderful courtyard and could be used for a number of interests, plus, behind the main buildings are further workshops and garages, ideal for those with motor hobbies/work from home or even to further develop (stp). There's a huge amount of scope here with the footprints and all set in about 5 acres of amazing countryside.

The main house has generous room sizes with a kitchen/breakfast room, dining room and living room to the ground floor and 3 double bedrooms and the family bathroom on the first floor. It's all well presented and served by oil fired central heating. The annexe has an open plan ground floor room with kitchen/living space and then a bedroom with shower room on the first floor. The flexibility is endless and as previously mentioned, alterations could be made to suit.



The land extends to approx. 5 acres and is level paddocks with the access lane winding through. There's ample parking and gardens surrounding the house and really is incredibly private with views in all directions. The outbuildings and potential are sure to be a big attraction, along with the stables and paddocks – it really will be a fantastic home for the next owners.

Agents' Note: The house is situated on a flood plain and mitigation has been taken to reduce risk on site. Although the property is currently insured and always has been, please check the environment agency website and check with your insurers before proceeding.

The fishing rights are owned by a third party who rarely use them.

Please see the floorplan for room sizes.

Current Council Tax: Main House Band E - £2913.45 /  
Annexe Band A £1589.15

Approx Age: 1900

Construction Notes: Part Cob, part block

Utilities: Mains electric, well/pump/filtered water,  
telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (septic tank)

Heating: Oil fired central heating and some solar thermal

Listed: No

Conservation Area: No

Tenure: Freehold

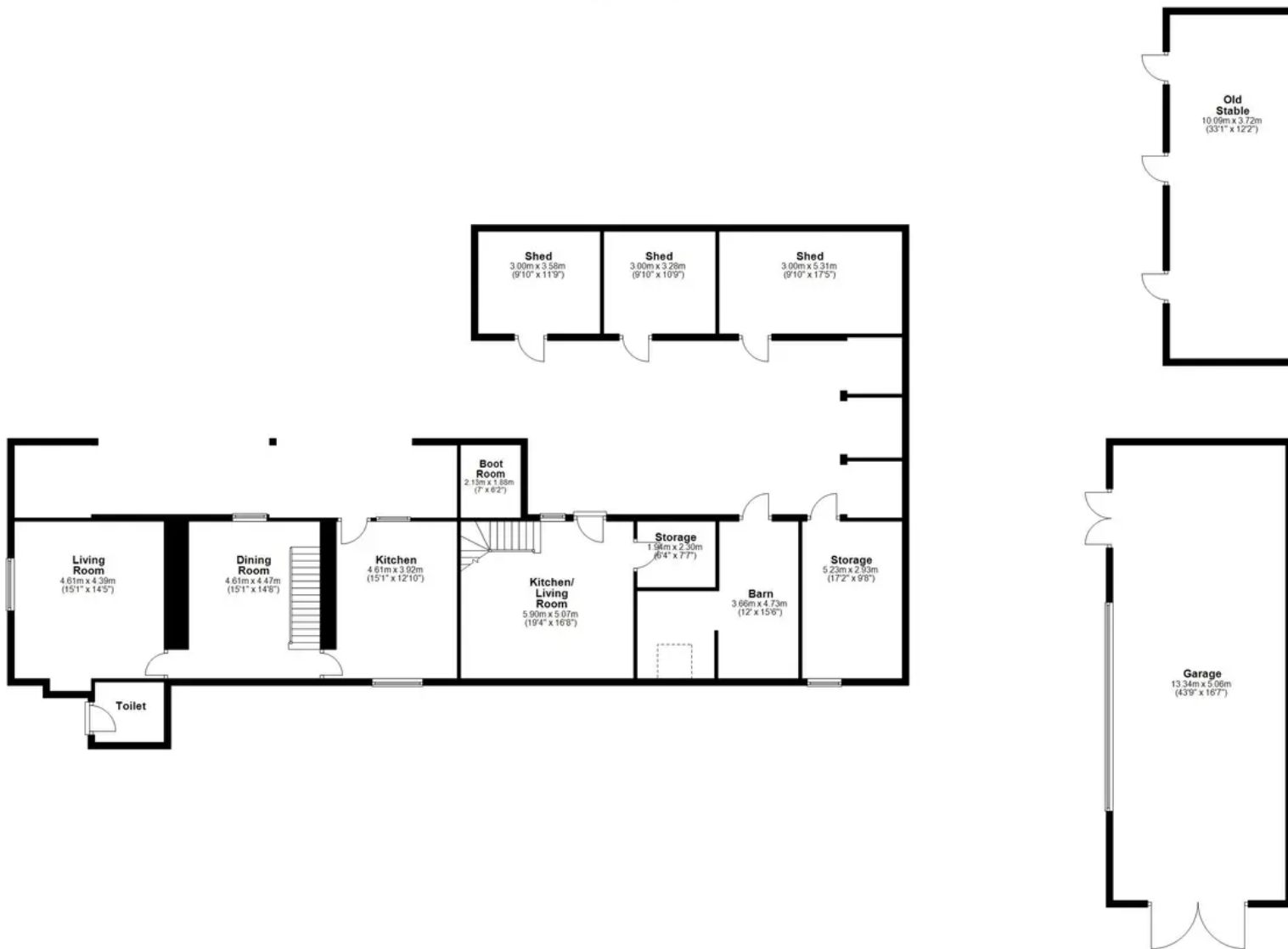
DIRECTIONS : For sat-nav use EX5 4BS and the What3Words  
address is [///sector.dividers.sublime](https://www.what3words.com/sector.dividers.sublime)

but if you want the traditional directions, please read on.

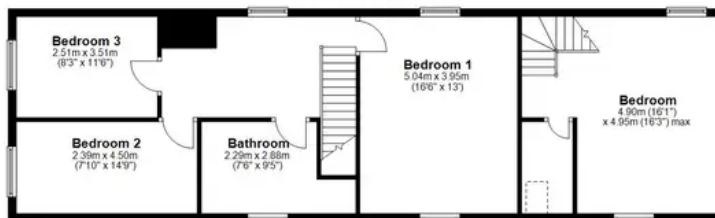
From Bickleigh, follow the A396 towards Exeter and after approx. 1 mile, you'll see a layby on your right. The entrance to the property will be shortly after, on your right. If approaching from Exeter then please pass the entrance, turn around and approach from Bickleigh side.



**Ground Floor**  
Approx. 305.5 sq. metres (3321.1 sq. feet)



**First Floor**  
Approx. 87.0 sq. metres (936.2 sq. feet)



Total area: approx. 395.5 sq. metres (4257.3 sq. feet)





# Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.