



Rock Park Farm Woodland Head, Yeoford, EX17 5HE

Guide Price £985,000

Rock Park Farm

Woodland Head, Yeoford, Crediton

- Spacious four bedroom bungalow
- Beautifully presented and incredible views
- Large living spaces
- Four bedrooms (with 2 en suites)
- Set in approximately 12 acres of mainly grazing land in four fields plus woodland
- Large all weather menage ideal for equestrian use
- Barn with stores and three stables
- Detached holiday cottage with its own drive, garden and services
- Proven holiday income of around £15,000 per annum
- Ample parking and beautifully maintained gardens

Set in a superb semi rural position on the edge of Woodland Head, a small hamlet between Yeoford and Cheriton Bishop, Rock Park Farm enjoys truly breathtaking panoramic views across rolling Mid Devon countryside, a feature that really sets this property apart. Surrounded by its own land yet within easy reach of the A30 and nearby rail links to Exeter and Barnstaple from Yeoford, the location offers the perfect balance of countryside living with everyday convenience close at hand.

The main residence is a substantial and beautifully updated four bedroom bungalow, offering generous and flexible accommodation throughout. The current owners have invested significantly in improving the property including internal décor, a





roof overhaul and updating of the kitchen and dining space that now forms the heart of the home.

The rooms are all impressively proportioned, with large reception areas designed to make the most of the incredible outlook, including a spacious living room with doors opening directly onto the rear decking and countryside beyond.

All four bedrooms are doubles, two of which benefit from en suite facilities, making the layout ideal for family living or hosting guests. The principal bedroom also enjoys direct access to the terrace, allowing you to wake up to those far reaching rural views. The whole house is presented in excellent order, combining modern upgrades with a light and airy feel throughout.

Outside, the property sits within beautifully maintained gardens that wrap around the bungalow, with lawns, mature planting and a large raised decking area providing the perfect space to relax, entertain and simply take in the scenery – even from the hot tub! A gated entrance leads to a generous parking and turning area alongside a substantial barn with adjoining stores and three stables, offering excellent storage and clear equestrian potential.



In total, the property consists of approximately twelve acres of land, mainly arranged as four grazing fields along with a small area of woodland. The land is well suited to a variety of uses and is complemented by a large all weather ménage, making Rock Park Farm particularly attractive to those with horses or countryside lifestyle ambitions.

A real additional highlight is the detached one bedroom holiday cottage, approached via its own separate driveway and enjoying its own services, parking and garden areas. Beautifully finished throughout, the cottage offers stylish open plan living space, a modern kitchen, large shower room and a

feature wood burner, creating a wonderful retreat for guests.

The necessary planning permission is in place and the property is currently producing an income of around £15,000 per annum, offering an excellent supplementary revenue stream.

Rock Park Farm is a rare opportunity to acquire a high-quality rural home with outstanding views, land, equestrian facilities and proven holiday income, all in one of Mid Devon's most attractive countryside settings.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.



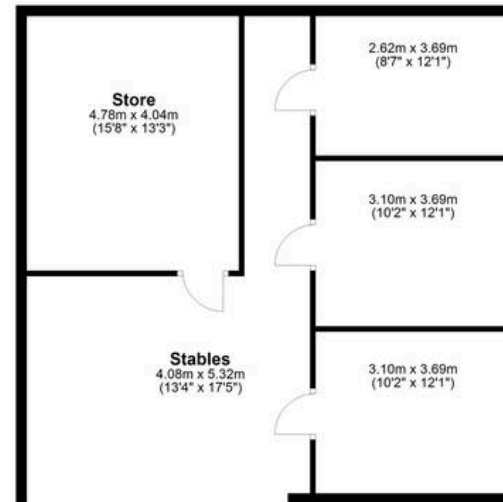


Holiday Barn



Stables

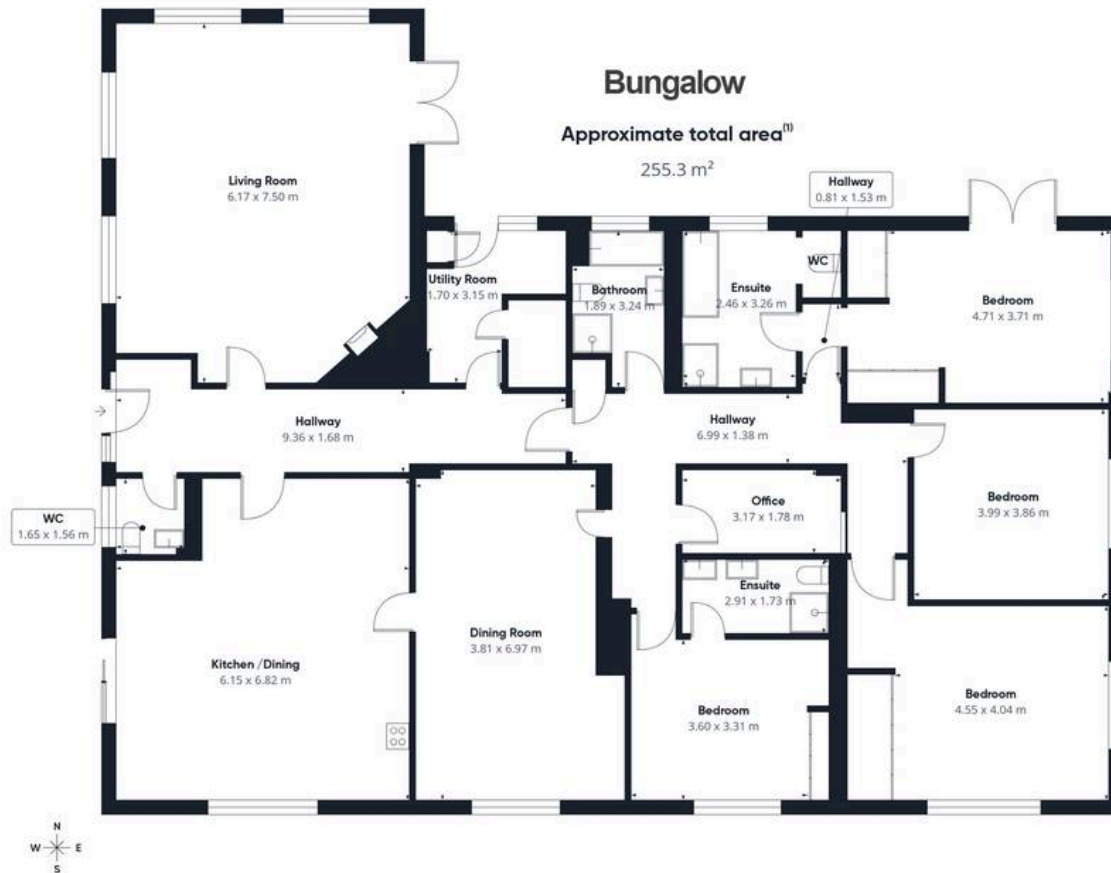
Approx. 82.1 sq. metres (883.4 sq. feet)



Bungalow

Approximate total area⁽¹⁾

255.3 m²



HELMORES
SINCE 1559





Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: 1960's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Septic tank

Heating: Oil (main property) Bulk LPG (holiday cottage)

Listed: No

Conservation Area: No

Tenure: Freehold



DIRECTIONS : For sat-nav use EX17 5HE and the What3Words address is [///flckers/objective/mural](https://www.what3words.com/#!/flckers/objective/mural) but if you want the traditional directions, please read on.

From Crediton take the road to Yeoford (approx. 4 miles). Proceed into the village passing the pub and over the railway bridge, continuing down Station Road. Continue along the road out of the village for approximately 1.5 miles to the first junction and turn left at the crossroads signed to Woodland Head. Rock Park Farm will be found on the left hand side



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.