



Little Hackworthy,





# Little Hackworthy,

Tedburn St. Mary, Exeter, Devon EX6 6DW

8.7 miles to Exeter, 8.3 miles to St Davids train station

Little Hackworthy is a Grade II\* listed four bedroom historic cob farmhouse of great charm and character beautifully set in its own 2.7 acres of land in a convenient location close to Exeter. Would benefit from some updating.

- CHARACTER GRADE II\* LISTED COB FARMHOUSE CLOSE TO EXETER
- 2.7 ACRE PLOT WITH GARDEN, PASTURE AND WOODLAND
- FOUR/FIVE DOUBLE BEDROOMS
- NO UPWARD CHAIN
- 28FT COB BARN/STUDIO
- 23FT TIMBER STORE
- RURAL VIEWS
- COUNCIL TAX BAND - F
- Freehold

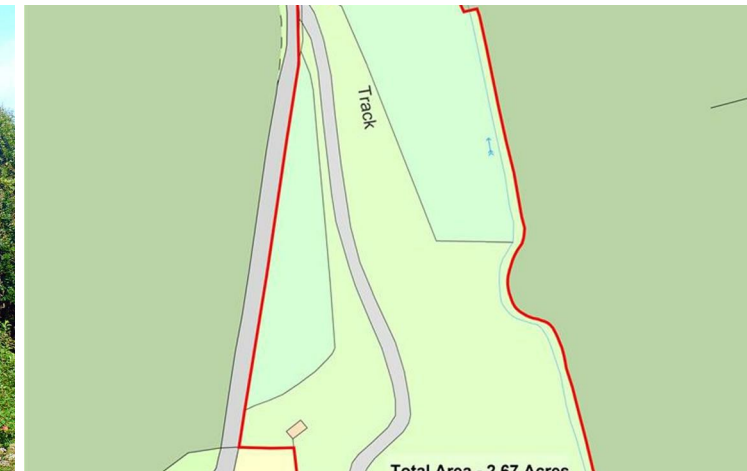
Guide Price £625,000

## SITUATION

Little Hackworthy is a Grade II\* listed four bedroom historic cob farmhouse of great charm and character beautifully set in its own 2.7 acres of land in a convenient location close to Exeter. Offering rural views over the adjoining fields it also benefits from a substantial detached barn with potential (subject to planning) to add further to the accommodation on offer. Offered with no upward chain.

## DESCRIPTION

Little Hackworthy comprises a cross passage 15th century Grade II\* listed main house with later additions offering a wealth of historic and character features including some rare ceiling plasterwork with frieze including heraldic shields, timber mullion window, and oak muntin screen. Benefiting from views over the surrounding countryside it also offers 2.7 acres of land with some garden, walled courtyard and a cob Barn/Studio offering excellent space alongside the existing accommodation but with potential (subject to planning) for further uses.





## LOCATION

The property sits in a rural location approx 10 miles from the Cathedral city of Exeter and located between Cheriton Bishop and the popular mid Devon village of Tedburn St Mary which has a village shop, pub, church, primary school and leisure amenities including a tennis court and a cricket pitch. There is excellent access to the A30 dual carriageway linking to the M5 motorway and Exeter Airport. A few miles to the south lies Dartmoor National Park with its hundreds of square miles of unspoilt moorland offering a range of outdoor pursuits including walking, riding, cycling and fishing amongst others.

## ACCOMODATION

The large oak front door provides access into a cross passage Hallway with original oak muntin screen and exposed ceiling beams with doors leading the Sitting Room and Kitchen/Breakfast Room. The Sitting Room has an open fireplace and ornate ceiling plasterwork, painted beam and concealed stairwell. The spacious Kitchen/Breakfast Room offers rural views to the front and the timber mullion window to the rear facing the walled courtyard. A substantial fireplace houses an oil fired Aga with oak lintel. A door leads through to the dual aspect Dining Room with exposed oak beams, stairs up to the landing and a rear door leading to outside. An inner Hall provides access to the Wet Room with WC and sink, Utility Room and finally through to the light and spacious office with skylight windows. The first floor accommodation can be accessed by the stairs at either end of the house and offers four double bedrooms many with excellent views over the surrounding countryside and a bathroom with an old roll top bath with lions claw feet. There is some reduced head height to some bedrooms.

## OUTSIDE

The property is accessed via a half mile farm track which leads to Little Hackworthy's private drive and to some adjoining barns owned by the neighbouring farm and estate. The private drive leads up past some sloping grass and woodland (including a number of apple trees) with a stream running along one boundary to an area of parking for numerous vehicles next to the barn/studio. To the side of the main house is a level area of lawn with country views and a patio area with greenhouse along the front of the house. The farm track runs past the front of the house. The BARN/STUDIO (8.6m x 5.2m) is accessed via the gravelled walled courtyard at the back of the house (with covered log store and a well). Believed to have once been a detached kitchen it offers a large fireplace with oak lintel and bread oven and benefits from vaulted ceilings with superb exposed timbers. Light and power are connected adding to its potential to be used alongside the main house. TIMBER GARAGE/STORE SHED (7.3M X 5.1M)

## SERVICES

Oil fired central heating. Mains electricity and water. Private drainage.

## DIRECTIONS

From Exeter take the A30 towards Okehampton and turn off at the Cheriton Bishop exit. At the roundabout turn right (crossing back over the A30) and head towards Tedburn St Mary. After approx 1.25 miles take a sharp right into a lane which, after approx half a mile, passes back under the A30. Take the immediate left hand turn up the farm track and after approx 0.3 miles take the left hand fork where a track leads directly up to the rear of the house. FOR SATNAV USE POSTCODE EX6 6DT then take the left turning after going under the bridge. What3words location: dunk.flatten remodel

## AGENTS NOTE

Some restrictive covenants apply. Please contact our office for further details.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 150 sq m / 1614 sq ft  
(Excluding Studio / Barn)  
Studio / Barn = 44 sq m / 477 sq ft  
Total = 194 sq m / 2091 sq ft

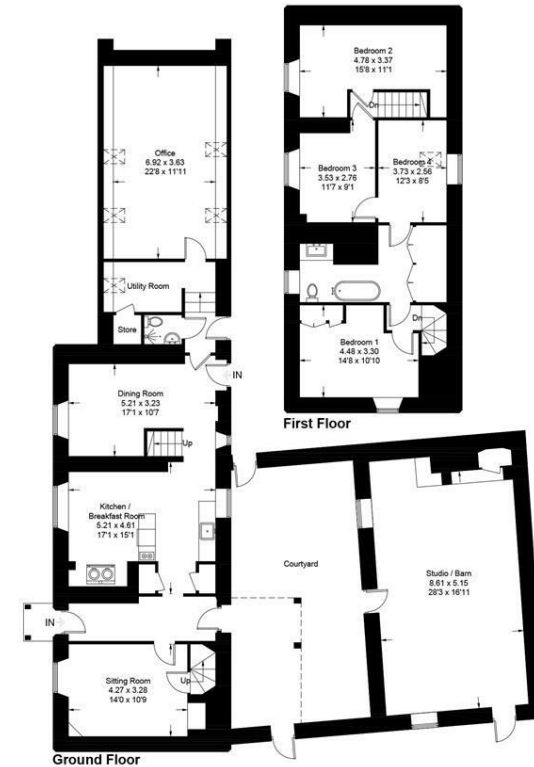


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