



Denbow House





# Denbow House

Farringdon, Exeter, EX5 2HT

Exeter city centre 7.2 miles, Exmouth 10.9 miles.

A charming Grade II listed property in need of general updating, with a large barn, pretty private garden and a paddock totalling 1.56 acres.

- Charming late 17th Century farm house with no onward chain
- Large courtyard parking
- Period features
- Council Tax Band - F
- Useful barns and outbuildings with potential for conversion (stp)
- Attractive gardens and large paddock totalling 1.56 acres in total
- Freehold

Guide Price £625,000

## DESCRIPTION

In the same family for many years, Denbow House is a charming Grade II Listed late 17th Century house located in the hamlet of Farringdon only 3.5 miles from the M5. The house offers spacious accommodation arranged over 3 floors plus a cellar and retains a number of period features, in particular high ceilings some impressive wood panelling and large windows. There is a charming sitting room with open fire, 4 bedrooms and two bathrooms.

Outside, Denbow House has a large courtyard to the rear with a number of sheds that could be converted for additional accommodation subject to the usual consents. To the front is a large area of lawn and a pretty established garden, and nearby a paddock of approximately 1.3 acres.





## ACCOMMODATION

From the front garden, steps lead to a wooden front door opening into a spacious entrance hall with an impressive staircase rising to the first floor and stairs and a cloakroom with a door giving access to the cellar. The sitting room is a good size with feature wood panelling there is a grand stone fire place and a window looking to the front. On the other side of the hall is a kitchen/dining room with a range of wood fronted base, wall and drawer units, a free-standing electric cooker and an Aga is a recess with exposed brick surround. On the first floor are two double bedrooms, both overlooking the gardens to the front and the main bath room, and on the 2nd floor are two further bedrooms with exposed wood beams and another bathroom.

## OUTSIDE

To the front of the house is a pretty garden planted with a number of flowers with a stone slabbed path leading to the front door, and beyond a level grass garden bordered by a post and rail fence with a number of trees. To the side is a driveway providing parking for a number of cars which leads to the rear where there is a courtyard. Leading off the courtyard is a brick barn divided into 5 sheds providing very useful storage, or subject to planning there is scope to convert the barn into additional accommodation. A short distance from the front garden is a paddock measuring 1.3 acres.

## DIRECTIONS

From Exeter, head out of the city toward junction 30 of the M5 and on reaching the Sandy gate roundabout head straight over towards Exmouth and Sidmouth. At the next roundabout go straight over onto the A3052 in the direction of Sidmouth and follow the road past West Point Arena. On passing the Exeter City training ground, take the next turning on the left and follow the land for approximately 1 mile where the turning for Denbow House is on the left hand side, just before Wood Farm.

## SERVICES

Current Council Tax: F

Utilities: Mains electric, water and telephone

Drainage: Water treatment plant shared between 3 properties

Heating; Oil fired central heating

Listed: Grade II Listed

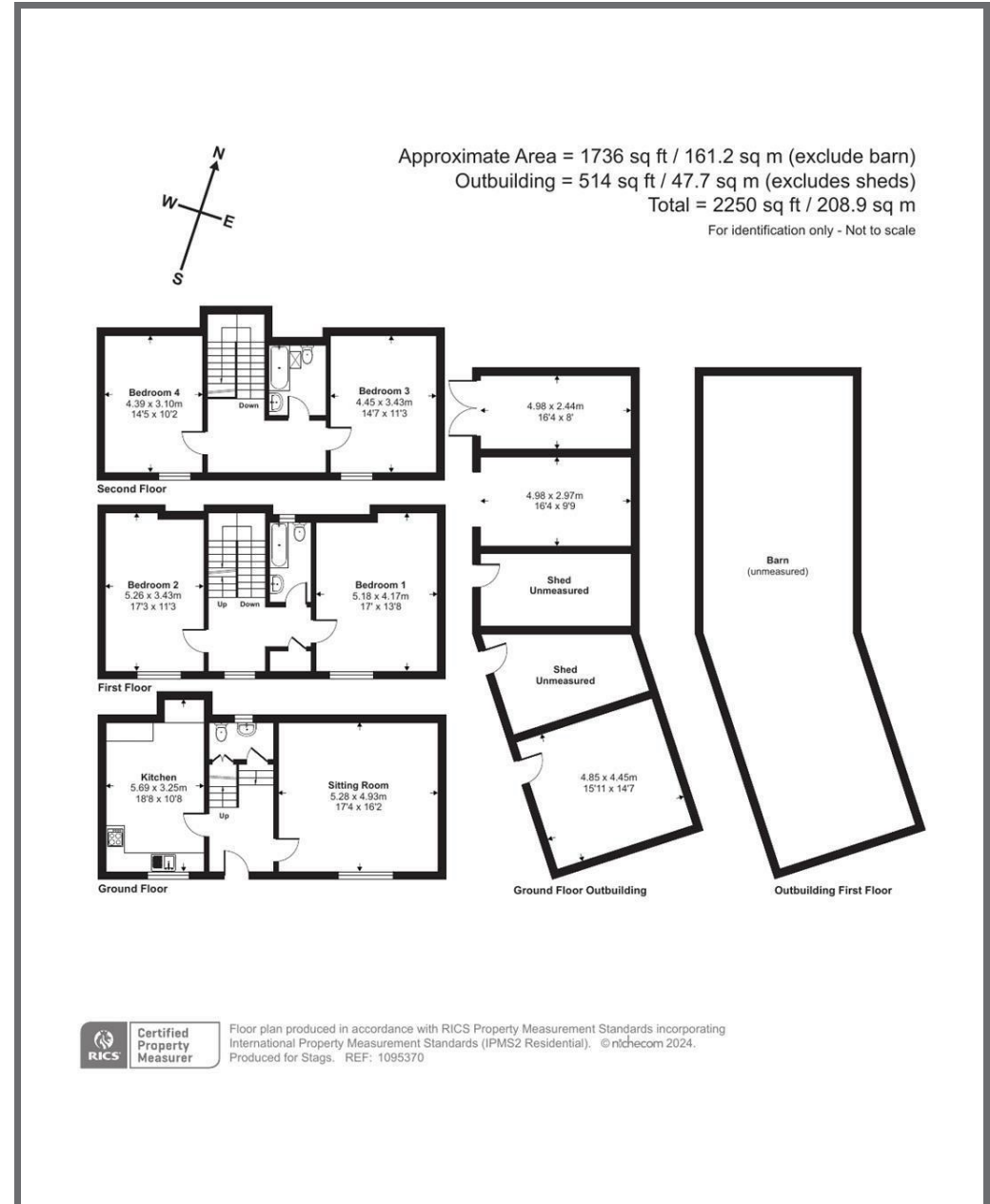
Tenure: freehold

Broadband - Ultrafast 1000 Mbps download speed available and 200 Mbps upload





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)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202