



# Cutteridge Farm







# Cutteridge Farm Cutteridge Lane

Whitestone, Exeter, Devon, EX4 2HE

A superb residential investment holding of 14 properties providing consistent rental income and lifestyle home with income, as well as further potential, just 3 miles from Exeter.

- 14 Residential properties.
- Consistent rental income
- Exeter 3 miles, excellent access A30
- In all approximately 4.7 acres
- 12 on assured shorthold tenancies
- Further development potential (STC)
- Multi-generational and home with income lifestyle potential
- Freehold

£2,250,000

## Stags Holiday Complexes

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

01392 680058 | [holidaycomplexes@stags.co.uk](mailto:holidaycomplexes@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## Introduction

Cutteridge Farm has been owned/managed by the same family since 1986. Much development and improvement has taken place since then. However, there is significant further potential across the site, subject to the necessary consents. The current arrangement has left the two largest family houses vacant. These could be rented to add significantly to the overall income, or used as primary residences for the owners and their families. Indeed, with all the properties having residential consent there is the flexibility to have many family members on site if required.

## Situation

The property is situated in a semi-rural location, just 3 miles to the west of Exeter. The edge of St Thomas is within 2 miles, which has a good range of day to day facilities. Other villages in the locality include Whitestone (1.5 miles), Longdown (2 miles) and Ide (2 miles). The property is set at the end of a 'no-through' council lane. A bridleway continues from the farm over the A30 dual carriageway and gives access to many acres of Woodland Trust Land, ideal for walkers and on, up to Holcombe Burnell and Longdown. Access to the A30 is 2 miles at Alphington, or a similar distance to the west at Pathfinder Village. The property's boundary runs down to the edge of the A30 itself.

## The Stables and Farmhouse

Historically used by the current owners, the stables and farmhouse provide sizeable and flexible accommodation to provide further rental income or for owner/family occupation.

The Stables is a spacious former barn conversion, with flexible accommodation over two floors and is beautifully presented. The accommodation, in brief, comprises five bedrooms, two en-suite, family bathroom, two reception rooms and fitted kitchen/breakfast room.

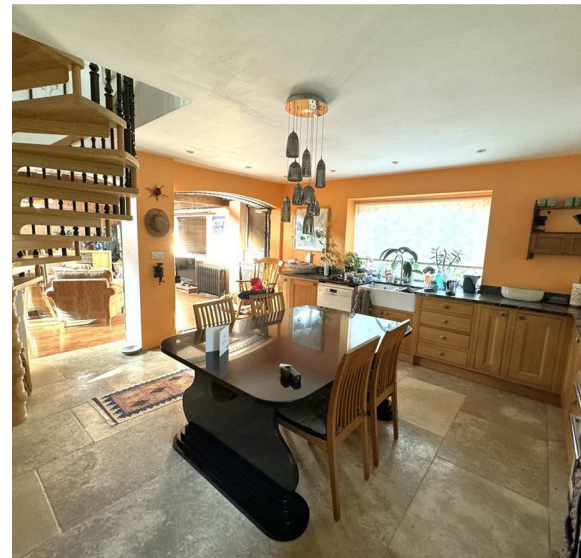
The farmhouse is the original period house to the farm. Currently the property is partway through a renovation programme and has the benefit of recently replaced uPVC double glazed windows and door. Some plumbing, rewiring, as well as soffits, fascia and guttering have also been replaced. The property provides a blank canvas to finish the renovation and create a spacious character home. The accommodation, in brief, comprises six bedrooms and two bathrooms on the first floor, with two reception rooms, kitchen/dining room and utility on the ground floor.

## Additional Properties Under Tenancies

The remaining twelve properties are being sold with tenants in situ, all with Assured Shortholds in place. The Pottery and Barn are also let as storage and a pottery space. Please contact Stags for current rent roll information.

The properties comprise:

- The Wellhouse – Studio
- The Studio – Studio
- Cornerstone – 1 Bed flat
- Salamander – 1 Bed flat
- The Hayloft – 1 Bed flat
- Kunzite – 1 Bed flat
- Woodball – 2 Bed, detached bungalow
- Sunset View – 1 Bed flat
- Honey Corner – 1 Bed flat
- Angel Cottage – 3 Bed, detached bungalow
- Harmony Cottage – 1 Bed plus box room, semi-detached bungalow
- Harmony Annexe – 1 Bed, semi-detached bungalow





### Gardens, Grounds and Outbuildings

Gardens are allocated to each property and maintained by the tenants. The remaining areas between are communal and provide access for cars, parking and pathways. In all, the site extends to 4.7 acres. Beyond the immediate gardens are areas of open grass with inset trees and shrubs. The boundaries are mostly mature hedging and fencing. A redundant piggery provides an enclosed space previously used as a kitchen garden, with the former piggery buildings now being used partly as the let pottery, but also with potential for storage/conversion, subject to the necessary consents.

A modern agricultural barn lies near the entrance and is also let for storage. To the rear of the barn is an area with the base of a static caravan which has permission and, therefore, could be fully constructed or potentially a new replacement brought in for further rental income.

From many locations around the site, views can be taken in of the attractive surrounding countryside.

### Services

Mains electric and water (metered)  
Private drainage – Not compliant, quotation for replacement on file.  
Heating in the majority is by individual LPG boilers.  
Broadband available.  
Mobile coverage 'likely' with EE, O2, Three and Vodafone (Ofcom)

### Outgoings

All the properties are registered for Council Tax and paid by the tenants.  
The Stables is Band D and the Farmhouse is F.

### Rights of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries, in particular, a bridleway continues from the entrance of the property along a track along the north side of the property, exiting to the west.

### Local Authority

Teignbridge District Council  
[www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others are excluded but may be available by separate negotiation.

### Directions

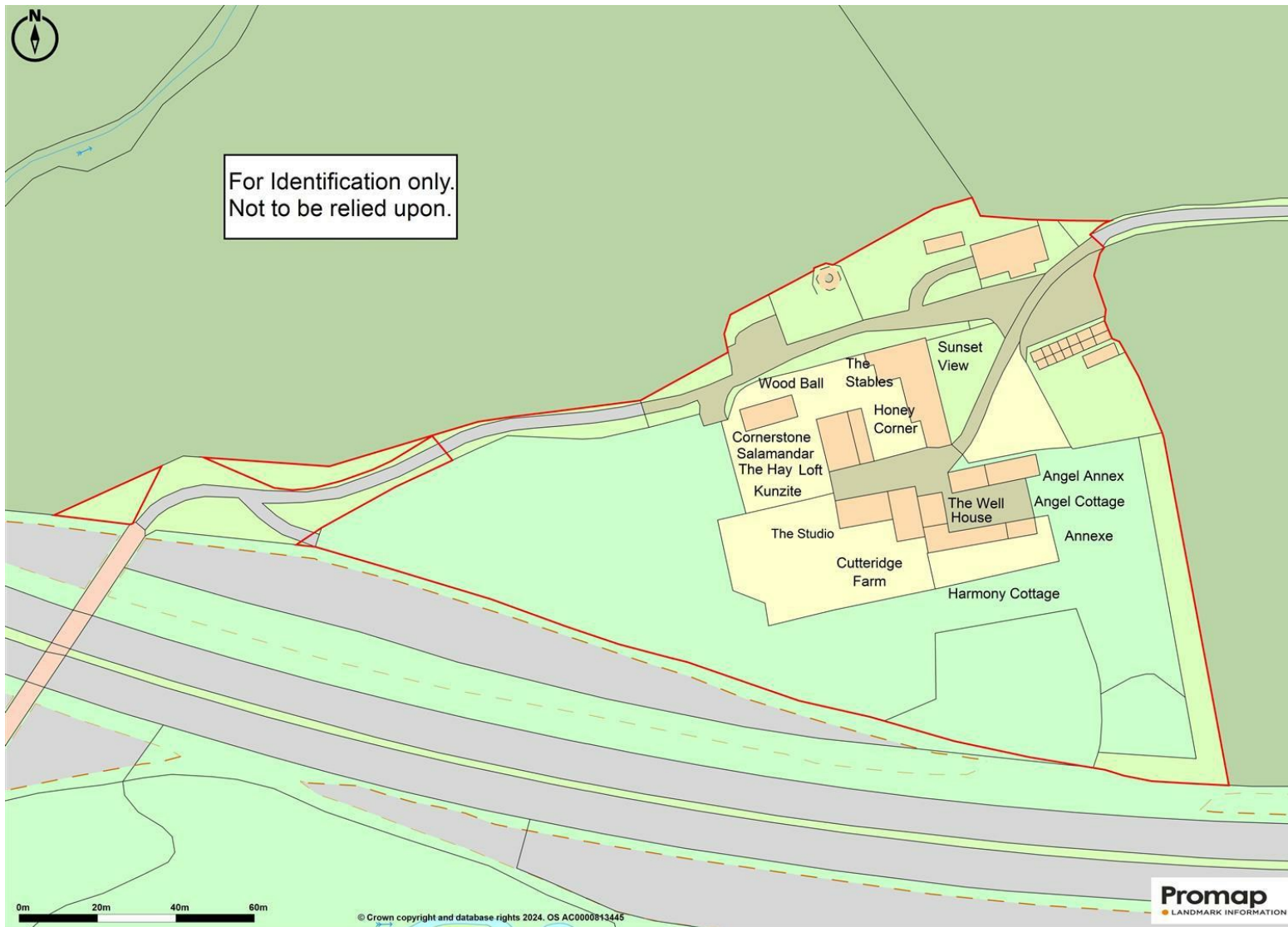
From Exeter proceed on the B3212 (Dunsford Road). After 1 mile turn right onto the Tedburn Road. After a further mile turn left onto Cutteridge Lane, where the property can be found at the end.

### Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

### Disclaimer

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.



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



