



Cutton Farm







Cutton Farm

Broadclyst, Exeter, Devon, EX5 3LH

Exeter City centre (5.2 miles), Killerton House (1.3 miles), Silverton (3.9 miles)

An impressive Grade II Listed Farm house set down a private tree lined drive, on the edge of the popular village of Broadclyst with 18 acres of level paddock land.

- Over 4400 sq ft of accommodation
- Two stable blocks, sand school, barns and 3 workshops
- Edge of Broadclyst and less than 8 miles into the centre of Exeter
- Detached 3 bedroom lodge house
- Leasehold: 99 years from 2015
- 18 acres of level paddock land with additional potentially available.
- Potential for conversion of barns subject to planning
- Potential for annex accommodation in the main house
- Council tax band: G
- EPC: E

Guide Price £1,395,000

Stags Exeter

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

01392 255202 | exeter@stags.co.uk

The London Office

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

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This impressive Grade II Listed farm house is located at the end of a private tree lined driveway on the edge of the popular village of Broadclyst. Broadclyst is a conveniently situated village, within an easy commute of Exeter, with an active community and an excellent range of amenities and day to day facilities, including churches, pubs, Post Office and stores, well-regarded primary school as well as Clyst Vale Community College secondary school. Both Killerton House and Ashclyst Forest, which are owned by the National Trust, are located nearby and offer wonderful recreational areas for riding, cycling and walking.

DESCRIPTION

Cutton Farm is a picturesque Grade II Listed longhouse which has been in the same family ownership for many years and offers spacious, adaptable accommodation of approximately 4400 sqft. The property benefits from spacious reception rooms on the ground floor, whilst on the first floor provides 5 bedrooms in total with three bathrooms, and with two staircases, the possibility of an annex. The land extends to approximately 18 acres in total, there is a range of outbuildings, barns and stables and a detached 3 bedroom lodge house.

ACCOMMODATION

The front door opens into a vaulted hallway with a staircase rising to the first floor, and on the right, the hall leading into the dining room with open fire and leading off here is a snug. Further along the hallway, a door opens into a lovely sitting room with a wood burner and French doors leading out into the garden. There is a T.V room and at the end of the hall, a spacious farm house kitchen fitted with a range of wood fronted base and wall units with a large Aga for cooking set in a recess for a fire. A door leads from the kitchen into a large utility room with a door leading to the rear into the formal gardens and to the front into a courtyard. Beyond, there is a utility room, down stairs cloak room and a large study with a back staircase leading to the first floor. The main staircase rises to a landing with doors leading to 4 of the bedrooms, including the master and bathroom. Leading off the master is another bathroom fitted with a corner bath and a range of storage cupboards. A second door leads from the bathroom onto a second landing where it is possible to section this end of the property off, creating an annex with a third bathroom, 5th bedroom and second set of stairs leading down to the utility room.





OUTSIDE

Cutton Farm is approached along an attractive tree lined driveway with the top section shared with the neighbouring farmer and leading to a parking area on in front of the house, providing parking for a number of vehicles. Leading onto the drive is a large barn incorporating two storage sheds and a large room with a mezzanine level and wood burner suitable as a hobby/games rooms. Nearby are three large secure storage sheds/work shops, dog kennels and there is block of stables along with a tack room with direct access into a sand school.

Beyond the barns is a a further barn with a second block of stables under cover and a detached 3 bedroom lodge, ideal for additional income/extra accommodation.

To the rear of the house is a well presented formal garden laid to lawn and is an overall plot size of 18 acres.

SERVICES

Current Council Tax: G

Utilities: Mains electricity and water.

Drainage Private drainage system emptied bi-annually at a cost of £250.00 p.a.

Heating Oil storage tank serving the AGA/central heating and an LPG storage tank serving the combi boiler.

Listed: Grade II Listed

Tenure: Leasehold

Standard broadband available. EE and O2 mobile networks available - limited service (Ofcom).

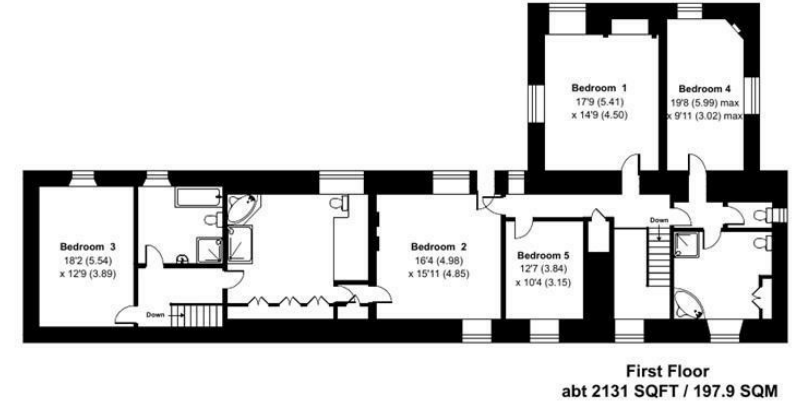
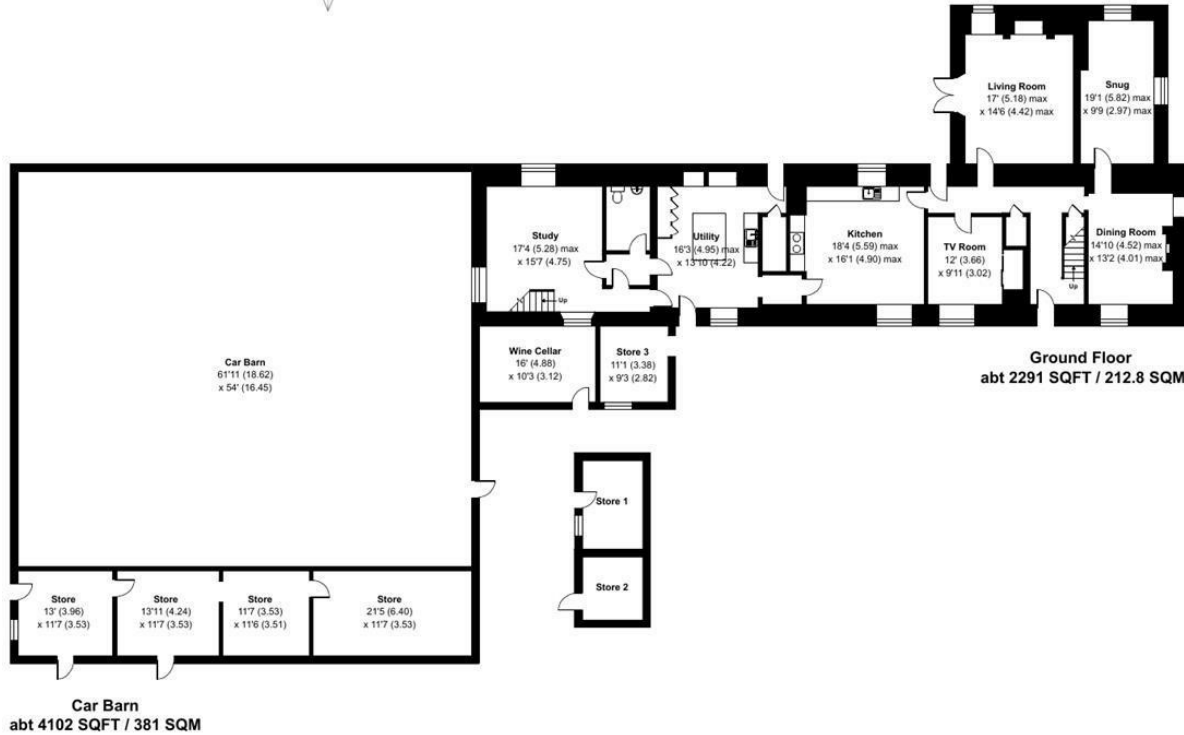
DIRECTIONS

From Exeter, proceed north over Stoke Hill. After approximately two miles, take the turning right signposted Ratsloe and Poltimore. Proceed through Ratsloe village and follow the road around to the left at the Poltimore Gates. After approximately 1 mile, the turning to Cutton Farm can be found on the right hand side.

AGENTS NOTE

The property benefits from a National Trust Lease dated 22.01.2015, which is for 99 years at a Ground Rent of £300 p.a. It is the sellers intention to put the Lease back to the full 99 years at the point of completion at their own expense. As part of the Leasehold and Freehold Reform Act passed in May 2024 the vendor advises that Cutton Farm would qualify for lease a extension to a least 999 years when the Act comes into force subject to a premium and at a peppercorn rent.

There are a number of covenants connected with the lease. Please contact the agent for further details.



Approximate Area = 4422 sq ft / 410.8 sq m
Car Barn = 4102 sq ft / 381.1 sq m
Lodge = 1826 sq ft / 169.6 sq m
Theatre Barn = 7355 sq ft / 683.3 sq m
Barn Stable = 3557 sq ft / 330.4 sq m
Stable = 1187 sq ft / 110.3 sq m
Store = 277 sq ft / 25.7 sq m
Total = 22726 sq ft / 2111.2 sq m

For identification only - Not to scale



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

