



Great Cummins











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Tedburn St Mary, Devon, EX6 6BJ

Tedburn St. Mary 0.7 miles, Cheriton Bishop 3 miles, Exeter 7 miles

A picturesque south-facing farmhouse just outside a sought-after Devon village with a range of agricultural outbuildings, land and woodland amounting to 38.29 acres.

- Four bedroom farmhouse
- Characterful accommodation
- Range of outbuildings
- Land amounting to 38.29 acres
- EPC: E
- Not Listed
- Gardens and orchard
- Pasture and woodland
- Council tax band: E
- Freehold

Guide Price £1,200,000

## Stags Exeter

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

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## The London Office

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





## SITUATION

This beautifully positioned property enjoys a superb rural location whilst on the outskirts of the popular village of Tedburn St Mary, which is less than a mile away. The village provides several everyday amenities, including a local shop, a pub, a village hall, veterinary surgery and a primary school. An excellent GP surgery can be found in nearby Cheriton Bishop. Exeter city centre is just eight miles away, with its first class shopping and entertainment choices, and excellent choice of schooling. Schools in Exeter include the independent Exeter Cathedral School and St. Wilfrid's School, as well as the outstanding-rated Exeter School and Exeter College. Transport connections nearby include the A30, which offers easy access to Exeter, while Exeter's four mainline stations provide regular services towards London and the surrounding towns and cities. There is also good bus services to Exeter, Okehampton, Chagford and Bude.

## DESCRIPTION

A picturesque entranceway off a quiet country lane leads up to the south-facing, thatched farmhouse occupying an elevated position with far reaching rural views across the surrounding countryside. This characterful but unlisted family home provides modern and versatile accommodation over two floors. On the ground floor is a kitchen/breakfast room, sitting room, dining room, study, pantry and utility room. On the first floor are three bedrooms, a family bathroom and an impressive principal bedroom with ensuite shower room. To the front and side of the house are well maintained gardens whilst to the rear are a range of agricultural buildings and store rooms. The property sits within its own land, which is primarily used for pasture, with a section of woodland. In all the land amounts to 38.29 acres.

## ACCOMMODATION

A door from the entrance porch leads into a central hallway with a period plank and muntin screen and stairs rising to the first floor. To the right, steps lead down to a dining room with ornate ceiling beams and decorative fireplace with bread oven. On from the dining room is a study/office with a door leading back out to the courtyard. To the left of the central hallway is a double aspect sitting room with an impressive Inglenook fireplace with wood burner, ceiling beams and French doors leading to the paved terrace and garden. A door to the rear of the sitting room leads to a kitchen/breakfast room with wall and floor mounted kitchen units and an Aga. Off one end of the kitchen is a utility room whilst to the other is a well positioned boot room with sink, door out to the courtyard, and a separate WC. Stairs from the central hallway rise to a landing with built in bookcases. Off the landing are two double bedrooms and a comfortable single, a family bathroom with a shower and an impressive principal bedroom with an ensuite shower room.

## GARDENS & ORCHARD

To the front and side of the farmhouse are well maintained gardens. French doors from the sitting room lead out onto a beautifully positioned paved terrace from where you enjoy the far reaching rural views across your land. On from the gardens is a productive orchard.







## OUTBUILDINGS & STORES

To the side and rear of the farmhouse are a range of agricultural outbuildings and storage rooms comprising of a 5 bay pole barn, a wood framed building with a concrete yard and a range of block built storage rooms and open fronted barns.

## LAND

Surrounding the property is pasture comprising of 6 fields amounting to approximately 26.75 acres. The remaining land lies to the north and to the far western boundary of the property and comprises native and ancient woodland and a productive orchard amounting to approximately 11.54 acres. In all the land amounts to 38.29 acres.

## SERVICES

Mains electricity and water. LPG gas

Private drainage (Septic) which is not compliant with the general binding rules. Please ask the Agent for a copy of the quote to replace the existing system with a sewage treatment plant.

Gas central heating

Woodburners

The property was rethatched in 2023 in water reed.

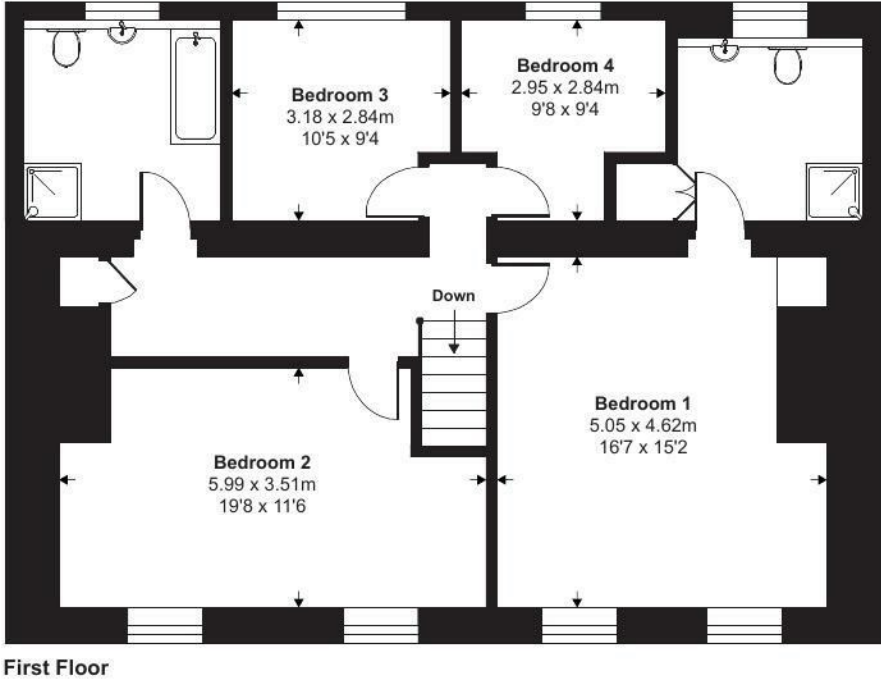
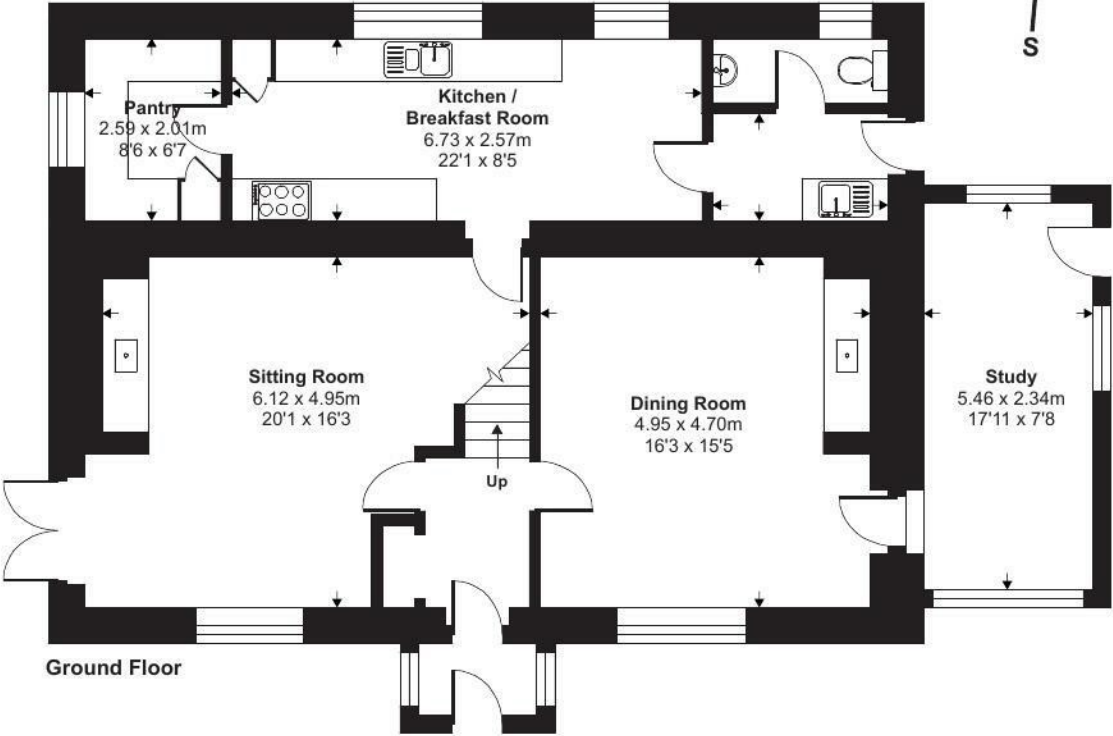
## DIRECTIONS

From Exeter proceed on the A30 westwards towards Okehampton. Take the first exit at Fingle Glen and at the roundabout take the first left towards Tedburn St Mary. On entering the village of Tedburn St Mary carry on through the centre and take the left on Church Hill sign posted Parish Church. Carry on along Church Hill for approx 0.4 miles taking the right lane at Cummins Corner towards Crediton. After a short distance the entrance for the property will be on your left.





Approximate Area = 2161 sq ft / 200.8 sq m  
Outbuilding(s) = 9071 sq ft / 842.7 sq m  
Total = 11232 sq ft / 1043.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1239462



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                                   | 53      | 55        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |







