



Winstode Farm,



STAGS

Winstode Farm,

Yeoford, Crediton, Devon EX17 5HQ

Neopardy 2.4 miles, Crediton (4.3 miles) Exeter (11.6 miles) A30 (3.2 miles)

A picturesque farmhouse nestled in a beautiful valley with a detached cottage, outbuildings and land amounting to 12.45 acres.

- Picturesque rural position
- Vaulted sitting room
- Range of outbuildings
- Land amounting to 12.45 acres with further land available.
- CTB - G
- Thatched 4 bedroom farmhouse
- Detached Grade II Listed cottage
- Beautifully maintained gardens
- Freehold

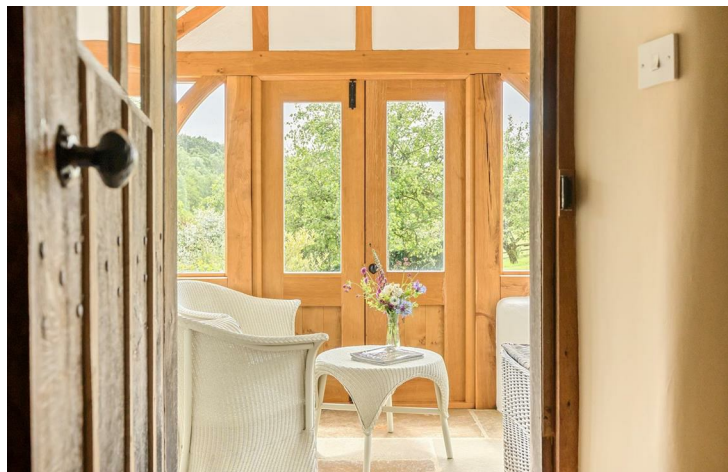
£1,125,000

SITUATION

Winstode Farm is situated in a beautiful rural position to the south of the picturesque hamlet of Neopardy and 2.4 miles from the popular village of Yeoford which has a pub, church, primary school and train station on the Tarka line (Exeter to Barnstaple). The town of Crediton (4.3 miles) has a comprehensive range of day-to-day amenities with a shop, medical centre, pub, church and school as does Exeter (11.6 miles) together with two railway stations to Waterloo and Paddington along with an international airport. There is excellent access to the A30 (3.2 miles) leading west to Cornwall and east to Exeter and the motorway network. A few miles to the south is the Dartmoor National Park which has many thousands of beautiful, unspoilt acres in which to pursue a number of country pursuits.

DESCRIPTION

Approached via an sweeping driveway, this charming south-facing farmhouse is set in a tranquil, private location, surrounded by beautifully landscaped gardens and offering stunning views of the countryside. The thatched farmhouse combines period charm with contemporary, flexible living spaces across two floors, preserving many of its original, distinctive features. Complementing the main residence is a detached Grade II Listed cottage, along with a collection of traditional outbuildings that offer potential for further development, subject to the necessary planning approvals. The property is set within 12.45 acres of land, providing ample space and opportunity.



WINSTODE FARMHOUSE

From the parking area, the farmhouse can be approached through either the traditional open-fronted porch on the ground floor or by steps leading to a secondary porch/utility room that connects to the kitchen. The kitchen features wall and floor-mounted units, a vaulted ceiling with exposed timbers, and stunning views through a large picture window overlooking the flower and vegetable gardens. An archway opens into a dual-aspect dining room with a woodburner, which then leads to the first-floor landing, offering a study/bedroom 4, a WC, and French doors that open to a vaulted sitting room with a woodburner and captivating views over the land.

Stairs from the landing descend to the ground floor entrance hall, where doors lead to the open-fronted entrance porch and a south-facing oak-framed porch that opens to the garden. Off the entrance hall are three additional bedrooms, one with an ensuite shower room and storage cupboard, as well as a family bathroom

THE BAKEHOUSE

The Bakehouse is a charming 17th-century Grade II Listed cottage situated across the front gardens from the farmhouse. Approved for use as an annexe, the cottage features a remarkable open-plan ground floor with a sitting room, kitchenette, and a striking original stone fireplace with a woodburner. A staircase leads to a mezzanine level on the first floor, which includes a bedroom and an ensuite shower room.

RANGE OF OUTBUILDINGS

Adjoining the farmhouse is an unconverted barn, predominantly constructed from cob and stone. Additionally, the property includes a detached two-storey linhay, a three-bay single-storey barn, and a tractor shed. Adjacent to the farmhouse is a two-storey workshop with a first-floor door leading to the vegetable garden, along with a separate storeroom.

GARDENS & LAND

The house is accessed via a sweeping driveway offering ample parking space for several vehicles. The front of the farmhouse is adorned with beautifully maintained lawns, interspersed with vibrant flower borders and a variety of shrubs and trees. To the side of the property, pathways lead through landscaped borders showcasing an impressive selection of specimen plants and trees, along with a walled rose garden, a raised bed garden, and a greenhouse, shed, and polytunnel.

To the south of the farmhouse, a paved sun terrace provides the perfect spot to take in the stunning views over the lawn, orchard, and the paddock.

AGENTS NOTE

There is a right of way for the neighbouring property along the entrance driveway. Speak to the Agent for further details.

SERVICES

Mains water and electricity. Private drainage (Sewage treatment plant). Oil central heating. LPG for gas cooking hobs.

The farmhouse was rethatched in 2016.

The Bakehouse CTB: A.

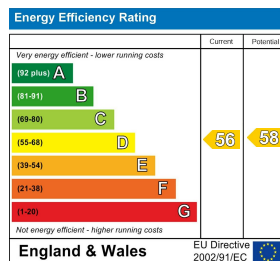
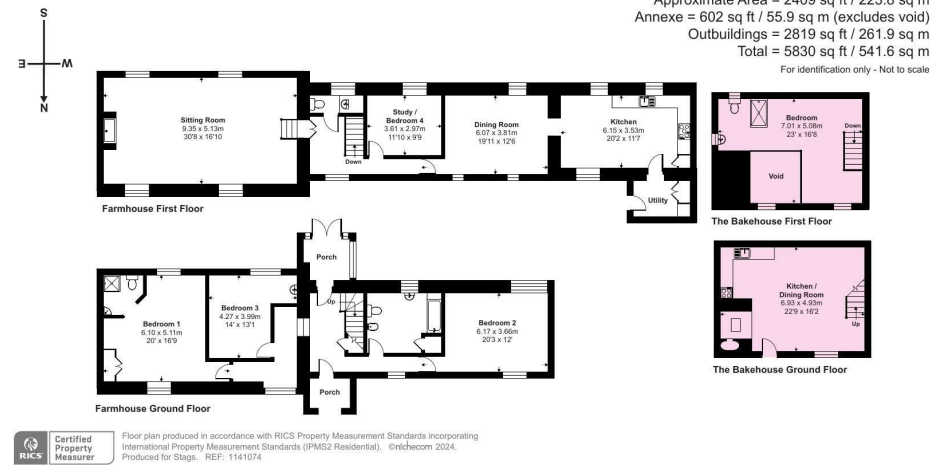
DIRECTIONS

From Exeter, proceed on the A30 towards Cheriton Bishop. From the Cheriton Bishop exit of the A30, at the top of the ramp, take the 3rd exit and cross the A30 going northwards towards Tedburn St Mary. Almost immediately turn left down Crediton Lane to Twisted Oak Cross. Turn left there down the hill taking a sharp right at Froggy Mill Cross towards Crediton. Continue on this lane for approximately 1.5 miles and the property will be on your left.

What3words: childcare.peach.glove



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.



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

exeter@stags.co.uk

01392 255202



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London