



Winstode Farm and Land







Winstode Farm and Land

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 25.12 acres.

- Picturesque rural position
- Vaulted sitting room
- Range of outbuildings
- Land amounting to 25.12 acres
- CTB - G
- Thatched 4 bedroom farmhouse
- Detached Grade II Listed cottage
- Beautifully maintained gardens
- Freehold

Guide Price £1,200,000

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



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

A sweeping entrance driveway leads to a picturesque south-facing farmhouse occupying a private position nestled within beautifully maintained gardens with far-reaching views over the surrounding countryside. The character thatched farmhouse provides modern and versatile accommodation over two floors and retains many of its original characterful features. In addition to the main house there is a detached Grade II Listed cottage, a range of traditional outbuildings with potential for further conversion, subject to gaining the necessary planning consents, and land and woodland amounting to 25.12 acres.

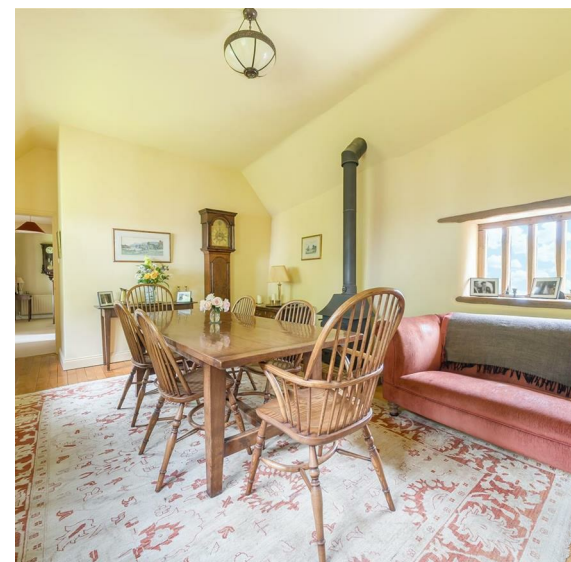
WINSTODE FARMHOUSE

From the parking area, the farmhouse can be accessed either via the traditional ground floor open fronted porch or via steps leading to the secondary porch/utility room leading to the kitchen. The kitchen has wall and floor mounted units, a vaulted ceiling with exposed timbers and beautiful views through the large picture window over the flower and vegetable garden. An archway leads into a dual aspect dining room with a woodburner and on to the first floor landing with a study/bedroom 4, WC and French doors leading down into the vaulted sitting room with woodburner and beautiful views over the land.

Stairs from the landing lead down to the ground floor entrance hall with doors leading to the open fronted entrance porch and a south-facing oak framed porch to the garden. Off the entrance hall are three further bedrooms, one with an ensuite shower room and storage cupboard, and a family bathroom.

THE BAKEHOUSE

The Bakehouse is a 17th Century Grade II Listed cottage located on the opposite side of the entrance courtyard from the farmhouse. The cottage, which has permissions to be used as an annexe, has a stunning open plan ground floor with sitting room, kitchenette and magnificent stone fireplace with woodburner. Stairs lead up to a first floor mezzanine with a bedroom and ensuite shower room.





RANGE OF OUTBUILDINGS

Attached to one end of the farmhouse is an unconverted barn primarily made of cob and stone. In addition there is a detached two storey linhay, a 3 bay single storey barn and a tractor shed. Next to the farmhouse is a two storey workshop with a first floor door to the vegetable garden, and a separate store room.

GARDENS, LAND & WOODLAND

The house is approached over a sweeping driveway providing parking for multiple vehicles. To the front of the farmhouse are beautifully maintained lawns interspersed with flower borders and a variety of shrubs & trees. To the side of the farmhouse pathways lead to a section of landscaped borders featuring an array of specimen plants & trees, a walled vegetable garden, and a raised vegetable garden with a greenhouse, shed and polytunnel. To the south of the farmhouse is a paved sun terrace from which to enjoy the views over the lawn, orchard and over the paddock which amounts to 12.24 acres. There is a separate section of woodland with a paddock amounting to approx. 11.86 acres. In all, the property amounts to 25.12 acres.

AGENTS NOTE

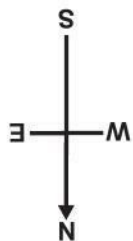
There is a right of way for the neighbouring property along the entrance driveway. Speak to the Agent for further details.

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.

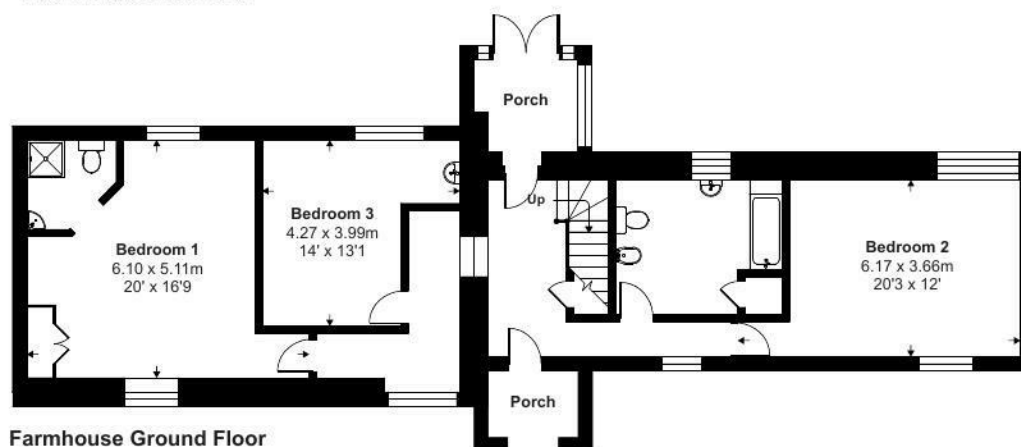
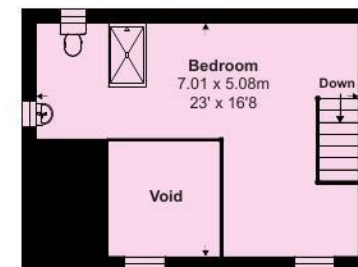
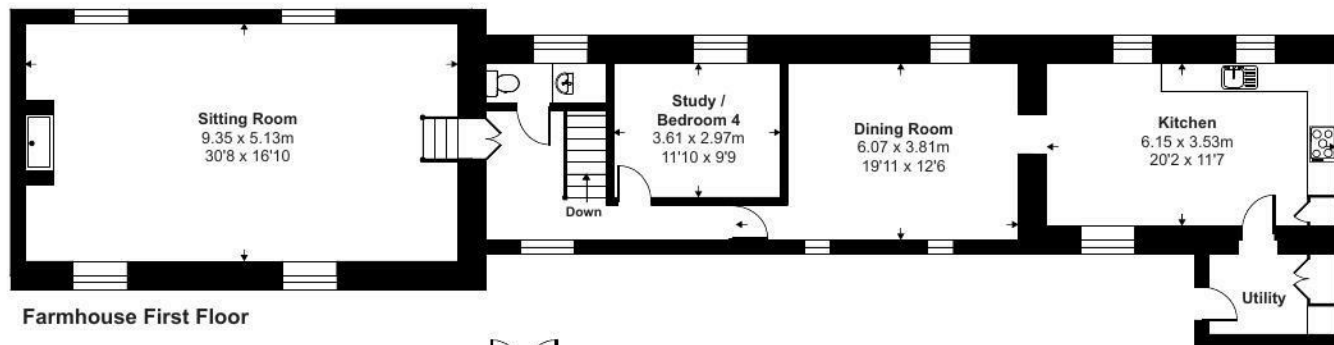
DIRECTIONS

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



Approximate Area = 2409 sq ft / 223.8 sq m
Annexe = 602 sq ft / 55.9 sq m (excludes void)
Outbuildings = 2819 sq ft / 261.9 sq m
Total = 5830 sq ft / 541.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Stags. REF: 1141074



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	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



