



Town Farm



STAGS

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Clyst St. Lawrence, Cullompton, Devon, EX15 2NW

Clyst Hydon 2.1 miles, Exeter, 8.7 miles, Tiverton 13.8 miles

A charming Grade II Listed thatched farmhouse with outbuildings and land, set in rural but accessible East Devon

- Wonderful thatched farmhouse
- Grade II Listed
- Period featured reception rooms
- Five bedrooms
- Outbuilding with potential for conversion (STP)
- Gardens and grounds
- Land amounting to 1.42 acres
- Freehold
- Council tax band: F
- EPC: F

Guide Price £750,000

SITUATION

Ideally located, Town Farm enjoys a peaceful rural setting in the village of Clyst St Lawrence, just 2.1 miles from the well-served village of Clyst Hydon. Local amenities include a primary school, village halls, churches, pubs, a community-run shop, and a railway station at nearby Whimple on the London Waterloo line.

Despite its tranquil surroundings, the property offers excellent connectivity. The B3181 links to the M5 at Junctions 28 (Cullompton) and 29 (Exeter), as well as the A30 at Daisymount, providing easy access to London, Bristol, and Cornwall. Regular train services run from Whimple to London Waterloo and from Exeter St David's to London Paddington. Exeter Airport also offers a range of domestic and international flights.

The vibrant cathedral city of Exeter is within easy reach, offering a rich mix of cultural attractions and a wide selection of educational options, including private schools, a sixth form college, and the University of Exeter.



DESCRIPTION

Having remained in the same family since 1936, the property offers characterful and well-proportioned accommodation arranged over two floors, brimming with period charm.

Approached from a peaceful country lane, a gated entrance leads to an open-fronted porch and into a welcoming entrance hall, with direct access to the courtyard and staircase to the first floor. To one side lies a cosy family room featuring exposed ceiling beams and a fireplace, while opposite, the sitting room and snug are partially divided by a striking plank and muntin screen, lending authentic character and charm.

Further along, the heart of the home reveals itself in the spacious open-plan kitchen/dining room, complete with a traditional oil-fired Aga. A walk-in larder, store rooms, and secondary staircase offer additional practicality and flexibility for modern family living.

Upstairs, a generous landing gives access to three south-facing double bedrooms, one of which benefits from an en suite shower room. Two further bedrooms, a family bathroom, and separate WC complete the first-floor accommodation.

GARDENS AND LAND

The property is nestled within gardens and grounds extending in total to approximately 1.42 acres. The gardens are well maintained and primarily laid to lawn whilst the land is predominantly level. The river Clyst meanders along the northern and western boundaries of the land.

OUTBUILDINGS

On the adjacent side of the courtyard from the farmhouse is an extensive and versatile range of traditional and more modern outbuildings. These comprise of a selection of character stone, brick and cob barns, some with original features such as stable doors and loft spaces, and a more modern steel framed agricultural building. Whilst currently used primarily for storage purposes, these buildings offer an exciting potential for a variety of uses—from equestrian facilities and hobby farming to conversion (subject to the necessary consents). Immediately to the rear of the farmhouse is a further brick built barn and timber-framed sheds—providing excellent scope for agricultural, domestic or leisure use.

AGENTS NOTE

Whilst the farmhouse has never recorded an instance of flooding some of the outbuildings have, very occasionally, flooded. Speak to the Agents for more details.

SERVICES

Mains water and electricity.

Private drainage system. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Heating is provided by a range of night storage and convector heaters as well as a Woodburner and the Aga.

Fibre broadband available - reported download of 240mbps, upload 125mbps
5G mobile signal available

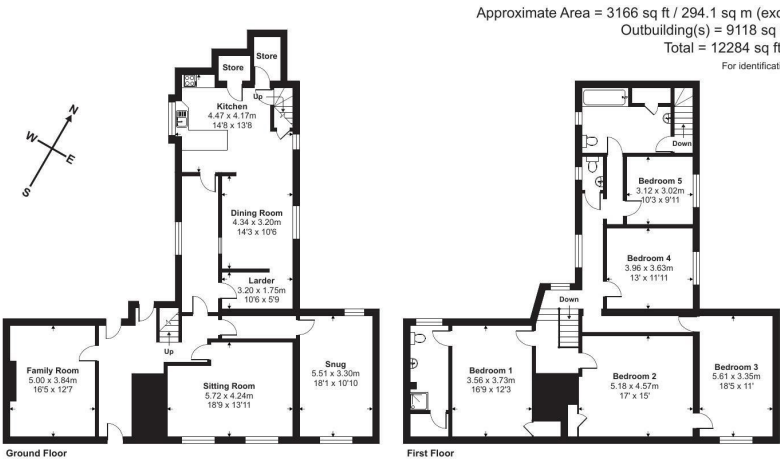
DIRECTIONS

From Exeter proceed north on the B3181 towards Broadclyst, then turn right into Dog Village. Keep left leaving the village, and follow for approx 0.7 miles, keeping left at the junction signposted Westwood and Clyst St. Lawrence. Continue on this road until entering the village of Clyst St. Lawrence, where after approximately 1.2 miles the property will be found on your left.

What3words - sideboard.shrub.encoder



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) 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		

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