



Kitlake Farm







# Kitlake Farm

Stockleigh Pomeroy, Crediton, , EX17 4AW

Crediton (5 miles), Exeter (8.5 miles), Tiverton (10 miles)

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An attractive farmhouse set in a secluded position, enjoying exceptional countryside views and extending to 11.18 acres, with a range of barns, outbuildings and excellent equestrian facilities.

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- Attractive farmhouse with rural views
- Versatile accommodation with potential for multi-generational living
- Variety of barns and farm buildings
- Planning permission granted for 5 holiday lodges
- EPC: C
- Rural yet accessible location
- Gardens and grounds amounting to 11.18 acres
- Equestrian facilities
- Freehold
- Council Tax Band: C

Guide Price £1,250,000

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## SITUATION

Kitlake enjoys a wonderfully secluded, rural position, set amidst the unspoilt rolling countryside of Mid Devon, yet remains conveniently placed for nearby towns and transport links. The property lies just a mile and a half from the small village of Stockleigh Pomeroy, while the popular market town of Crediton is only 5 miles away, offering a wide selection of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, together with well-regarded secondary schooling.

To the north, the bustling town of Tiverton lies around 10 miles distant and provides an even broader range of amenities, including both independent and High Street shopping, large supermarkets and further leisure opportunities. For a more extensive array of cultural, recreational and retail facilities, the Cathedral City of Exeter is approximately 8.5 miles to the south. Here can be found an excellent range of shops, including John Lewis and IKEA, together with the RAMM museum, Exeter Arts Centre, a vibrant restaurant and café scene, and numerous bars and eateries.

Communications are excellent, with Crediton station providing direct services into Exeter, which further connects at Exeter St David's with mainline trains to London Paddington. The M5 motorway is just 11 miles away, providing swift road access to the wider region and beyond.

The area is also well served by a choice of highly regarded independent schools, including St Wilfrid's, Exeter Cathedral School, The Maynard and Blundell's at Tiverton.

## DESCRIPTION

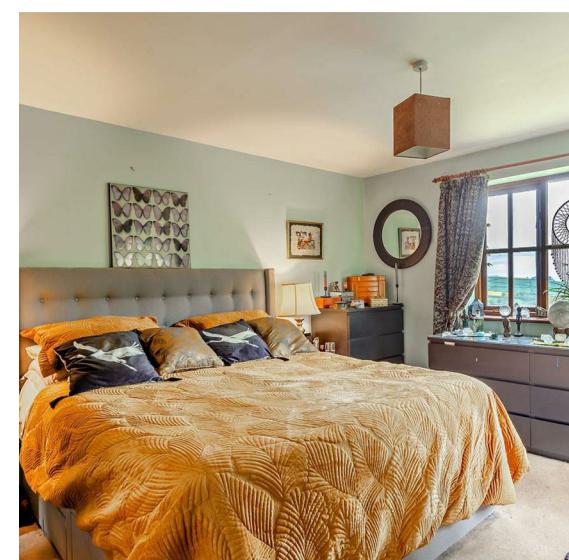
A rare opportunity to acquire an attractive and versatile farmhouse extending to over 2,800 sq ft together with an outstanding range of agricultural buildings, workshops and equestrian facilities in a beautiful rural setting. The property includes extensive stabling with sandschool and a holistic retreat with shop with treatment rooms, offering excellent scope for a variety of uses. Planning permission has also been granted for the development of 5 holiday lodges, 1 of which has been partially built, enhancing the income-generating potential. The property is set within 11.18 acres of land.

## ACCOMMODATION

The farmhouse offers generous and versatile accommodation, currently arranged as two interconnecting living spaces linked by an internal door.

The main house features a spacious dual-aspect sitting room, centred around an attractive feature fireplace and filled with natural light. An adjoining study provides an excellent home office, alongside a separate dining room. The contemporary kitchen, set within a more recent extension, is a particular highlight, with its vaulted ceiling and triple aspect creating a bright and airy heart to the home. Fitted with shaker-style units, a central island and integrated appliances including a double oven and induction hob, it is both stylish and highly practical. A utility room adjoins the kitchen, offering further space for appliances and incorporating a WC, while a separate boot room provides additional storage. Upstairs, there are three double bedrooms, including a principal with en suite shower room, together with a well-appointed family bathroom featuring both a bath and a separate shower.

The annexe enjoys its own private entrance yet also links seamlessly with the main farmhouse, creating ideal accommodation for multi-generational living. The ground floor includes a welcoming sitting room with a feature fireplace and French doors opening directly onto the garden, an additional family room, and fully fitted utility room. A cloakroom completes the ground floor. The first floor is accessed via its own staircase and provides three further double bedrooms, all with fitted storage, and a family bathroom with both a corner shower and separate bath.





## LAND AND GARDENS

The farmhouse has beautifully maintained front and rear gardens, with patio areas serving the main house providing an ideal space for al fresco dining and entertaining. The gardens include a garden shelter gazebo and large areas of lawn bordered by a variety of established trees and shrubs. Beyond the garden, the grounds include a high quality sand and rubber school surface, extensive fields and paddocks totalling approximately 11.18 acres.

## THE OUTBUILDINGS

Kitlake presents an outstanding agricultural, equestrian or commercial opportunity within a beautiful rural setting.

At the heart of the enterprise is a substantial outbuilding extending to over 1,800 sq ft. This includes partially converted bays with large storerooms. To the front of this building is a terraced seating area takes full advantage of the far-reaching countryside views.

Additional accommodation is provided by a partially completed lodge, with planning permission in place for 4 further lodges (Planning: 20/00019/FULL) within the grounds. A wet room with shower and WC adjoins the tractor barn, adding to the facilities available.

A further business element is offered by the holistic shop, which incorporates several treatment and meditation rooms. Equestrian facilities include an adjoining stable block with five loose boxes, alongside a large farm building with five stores, all of which offer scope for further development (subject to gaining the necessary consents).

## SERVICES

Local Authority: Mid Devon District Council

Services: Mains electricity and private water (natural spring into a holding tank, a pressure vessel pumps to the site)

Drainage: Private drainage (2 Cesspits along with treatment plant; emptied every 18 months) which we understand may not be compliant with current regulations. Buyers may wish to make their own investigations.

Solar Panels - A 6kW system with battery storage providing energy for main farmhouse and some of the outbuildings

Heating: Oil-fired central heating

Council Tax: Band C (for main house and annexe)

Tenure: Freehold

EE, O2, Three and Vodafone network available (Ofcom)

Standard broadband available (Ofcom)

## AGENTS NOTE

Right of Way: The neighbours have a right of way over 2 sections of the entrance driveway to access their property and fields.

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Kitlake, Stockleigh Pomeroy

Main House internal area 2,831 sq ft (263 sq m)

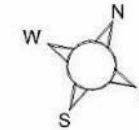
Outbuilding internal area 1,822 sq ft (169 sq m)

Outbuilding internal area 5,196 sq ft (483 sq m)

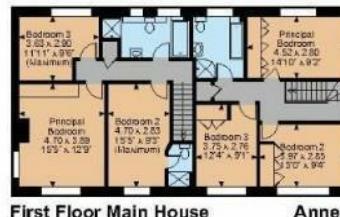
Shop, Meditation and Treatment Rooms internal area 2,519 sq ft (234 sq m)

Stable Block internal area 3,003 sq ft (279 sq m)

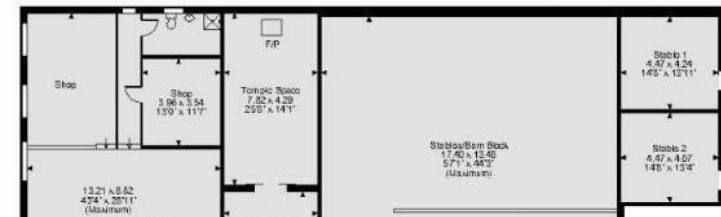
Total internal area 15,371 sq ft (1,428 sq m)



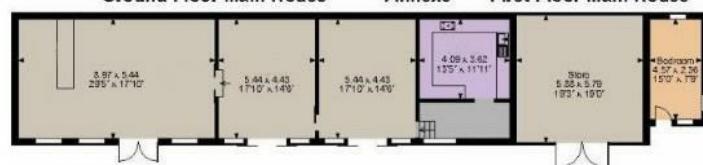
Ground Floor Main House



First Floor Main House



Annexe



Annexe



Partially converted lodge



FOR ILLUSTRATIVE PURPOSES 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	86	
(81-91) B		69
(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		



