



Higher Binneford Farm







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Yeoford, Crediton, , EX17 5EZ

Yeoford (1 mile), Cheriton Bishop (3 miles), Crediton (7 miles), Exeter (16 miles)

An attractive Grade II Listed family home with a 2 bedroom cottage and unconverted barn set within an idyllic and unspoilt rural setting.

- Characterful accommodation
- 4-5 bedrooms
- Separate 2 bedroom cottage
- Freehold
- Hillside cottage EPC - C
- Beautiful thatched family home
- Open plan living areas
- Unconverted barn and triple garage
- Land amounting to 8.96 acres
- Council tax band F

Guide Price £1,250,000

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SITUATION

The property is situated in the beautiful, unspoilt rolling Devon countryside. The nearest village is Yeoford (1 mile), which has a pub, church and primary school. There is also a railway station on the Tarka Line (Barnstaple to Exeter). The larger village of Cheriton Bishop (3 miles) has a shop, doctors surgery, pub and primary school. The town of Crediton (7 miles) provides a broad range of day-to-day facilities whilst the cathedral and university City of Exeter (16 miles) offers a wider range of facilities befitting a centre of its importance.

7 miles to the south is the Dartmoor National Park with its thousands of acres of unspoilt countryside. The A30 dual carriageway, which links to the M5 motorway near Exeter, is accessed 4 miles away.

DESCRIPTION

Higher Binneford Farm presents a rare opportunity to acquire an attractive Grade II Listed family home set within an idyllic and unspoilt rural setting. The farmhouse is peacefully positioned and rich in character, with a detached traditional barn situated across the entrance courtyard. Part of this barn was converted in the early 1980s to create a well-appointed, self-contained two-bedroom cottage. In more recent years this has been lovingly refurbished.

In addition to the main house, cottage and gardens, the property includes productive pastureland and an idyllic area of traditional broadleaved woodland, offering both agricultural and natural appeal. The land provides excellent scope for smallholding, equestrian, conservation or lifestyle uses.

ACCOMMODATION

A Grade II Listed farmhouse dating from the late 17th Century, full of period charm with exposed beams and original fireplaces. The rear entrance opens to a generous hallway with shower room with WC, leading into the country-styled kitchen/breakfast room, fitted with a modern range of units and quartz worktops. Beyond is a utility room with separate larder and boot room. Both the utility and boot rooms have doors leading out to the courtyard.

The three main reception rooms are positioned at the front of the house to enjoy superb south-easterly views across the gardens and unspoilt farmland to the woodland beyond. The dining room features a stone floor, beams and access to the lawned garden. Below sits a cosy family room with brick fireplace and a secondary staircase rising to the master bedroom. At the western end, the sitting room offers a substantial stone inglenook with wood-burner and the principal staircase.

Upstairs, the triple-aspect master bedroom enjoys far-reaching rural views. A central landing, which could be used as a dressing room, leads to the family bathroom and bedroom 4 to the rear, while bedrooms 2 and 3 are both comfortable doubles. The first floor is extremely versatile with the present owners using a section of the landing as a study.





HILLSIDE COTTAGE

Originally converted in the 1980s, Hillside Cottage is positioned on the opposite side of the entrance courtyard. The accommodation comprises an entrance porch with cloakroom/WC, a kitchen/breakfast room with a range of wall and floor-mounted units, and a reception room featuring a stone fireplace with a wood-burning stove.

On the first floor there are two double bedrooms and a family bathroom.

The recently refurbished cottage is subject to an agricultural occupancy restriction. Speak to the agents for further details.

GARDENS AND GROUNDS

Accessed from a quiet country lane, the property is approached into a generous courtyard providing extensive parking and a timber triple garage/store. Within the grounds there is also a summerhouse, greenhouse, gazebo, pergola and polytunnel. The main gardens lie to the south of the house and are principally laid to lawn, with a cottage garden and established orchard situated just below Hillside cottage.

The land comprises two pasture fields: one with long road frontage and the other gently sloping down towards a small stream. The stream feeds an attractive pond, creating a charming natural feature. There is also an area of broadleaved woodland. In total the land extends to approximately 8.96 acres.

OUTBUILDING

Attached to Hillside cottage is a substantial traditional barn, constructed primarily of cob, measuring approximately 46' x 18'. This would make a wonderful 'party barn' or could offer an excellent opportunity for further conversion, subject to gaining the necessary consents.

SERVICES

Mains electricity and mains water.

Private drainage - Septic tank (purchasers would need to undertake their own investigation into its compliance with the general binding rules)

Oil fired central heating in the farmhouse and modern electric heaters in the cottage
Solar panels.

DIRECTIONS

From Exeter proceed on the A30 dual carriageway in a westerly direction towards Okehampton and take the Woodleigh exit signposted Cheriton Bishop. Continue into the centre of the village and take the 2nd right turn just before the store signposted Yeoford and village hall. Continue on this road for 2.2 miles and at Three Gate Cross, turn left signposted Binneford. At the bottom of the hill, go over the ford, turn sharp left and the entrance to the property is on the left after a few hundred yards.

What3words - funnels.modern.octagonal



Approximate Area = 2622 sq ft / 243.6 sq m

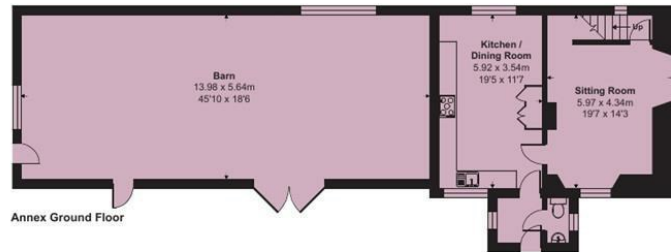
Annex = 1001 sq ft / 93 sq m

Barn = 849 sq ft / 78.9 sq m

Garage = 512 sq ft / 47.6 sq m

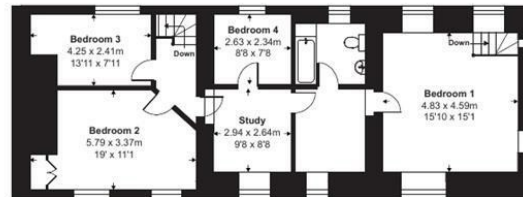
Total = 4984 sq ft / 463 sq m

For identification only - Not to scale



Annex Ground Floor

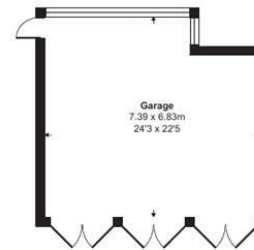
Annex First Floor



First Floor



Ground Floor



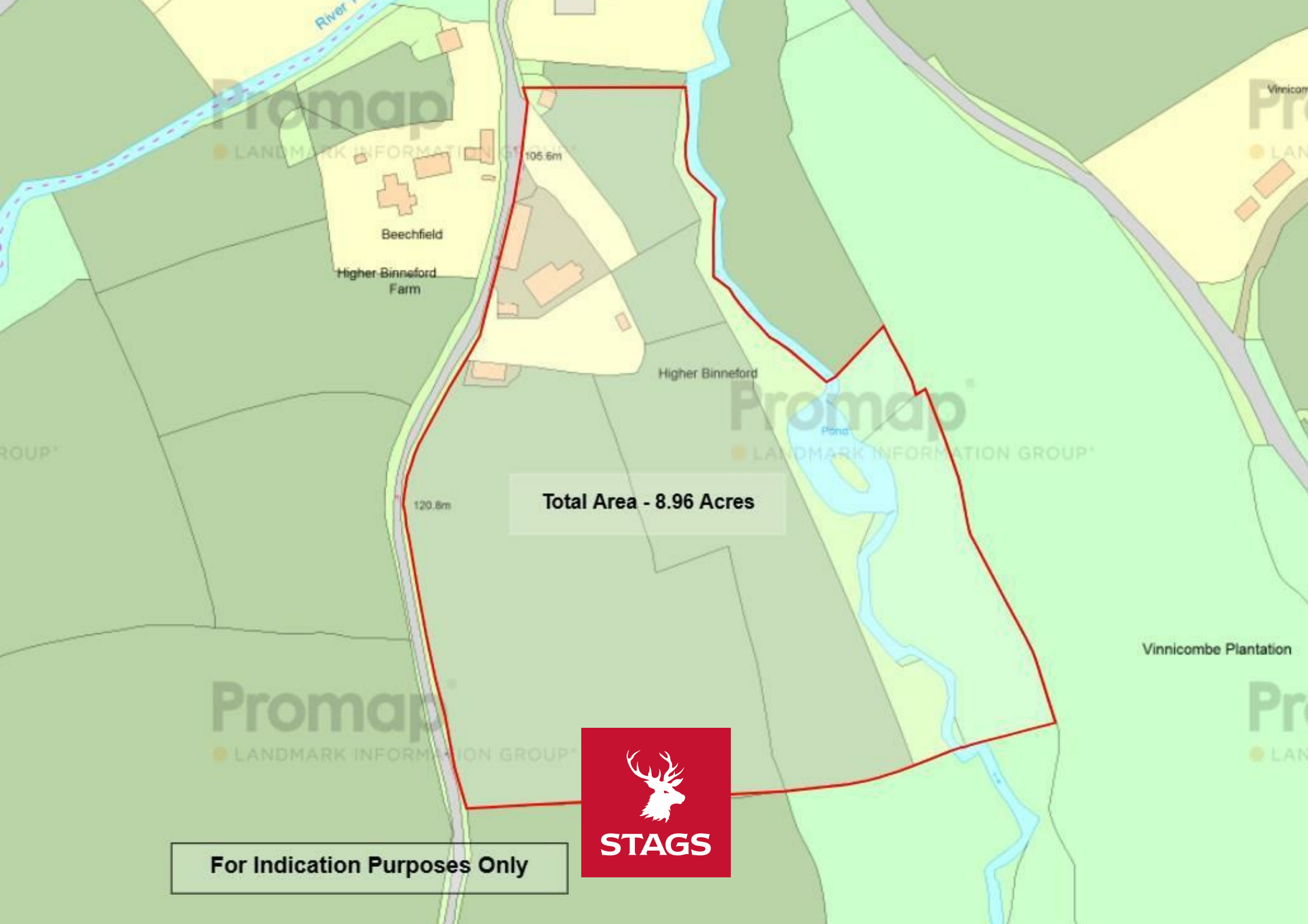
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1375831



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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	





Total Area - 8.96 Acres

For Indication Purposes Only

