



Glebe Lodge, Farringdon, Exeter





A fine, substantial **country house with six bedrooms**, stables and extensive grounds, in the small village of Farringdon.

Summary of accommodation

Ground Floor: Sitting room | Study | Snug | Dining room | Kitchen/breakfast room | Laundry Utility | Pool room | Shower room

First Floor: Principal bedroom with dressing room and en suite bathroom | Five further bedrooms, one en suite | Family bathroom | Shower room

Outside: Triple garage | Stables | Workshop | Store | Field store | Gardens and grounds | Tennis court

An array of solar panels located in the paddock are on the 2011 F.I.T. tariff

In all approximately 8.34 acres

Distances

Exeter Airport 3.2 miles (1 hour to London City Airport), M5 (Jct 30) 3.3 miles

Exeter city centre 6.4 miles, Exeter St. David's station 8.4 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

The property is set in a rural location in the small village of Farringdon yet within easy reach of the popular city of Exeter. Farringdon has a village hall and a parish church, while there is a pub, the White Horse Inn, just outside the village. There is also a farm shop within easy reach, providing fresh produce and fish.

The villages of Woodbury Salterton and Clyst St. Mary nearby provide a choice of everyday amenities, including a pub and a primary school in Woodbury Salterton, while Clyst St. Mary has a post office, a village store, a primary school and a local pub.

Six miles to the west, Exeter provides a wide range of amenities and a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants. Exeter also offers a fine selection of schools and is home to one of the country's most well-regarded universities.

Farringdon lies close to the East Devon Area of Outstanding Natural Beauty, and several stunning sandy beaches. The South West Coast Path is less than 10 miles away, while there are several excellent golf courses available nearby and sailing is accessible at Topsham six miles away.





The area offers excellent transport links and Exeter's four mainline train stations are all within eight miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over three miles away, offering both local and international flights.

The property

Glebe Lodge is an impressive, detached home with six bedrooms and almost 5,000 square feet of beautifully presented accommodation. The property is light and airy throughout, with four well-proportioned reception rooms providing comfortable, flexible living.

The main reception room is the triple aspect sitting room, which welcomes plenty of natural light through the day and includes French doors opening onto the gardens. There is also a snug in which to relax with its woodburning stove, a useful study with built-in shelving and a splendid formal dining room with a ceiling lantern skylight and two sets of French doors opening to the gardens.

The ground floor also has a well-proportioned kitchen and breakfast room. It includes a central island, an AGA and integrated appliances, while the utility room and laundry provide further space for storage and home appliances.



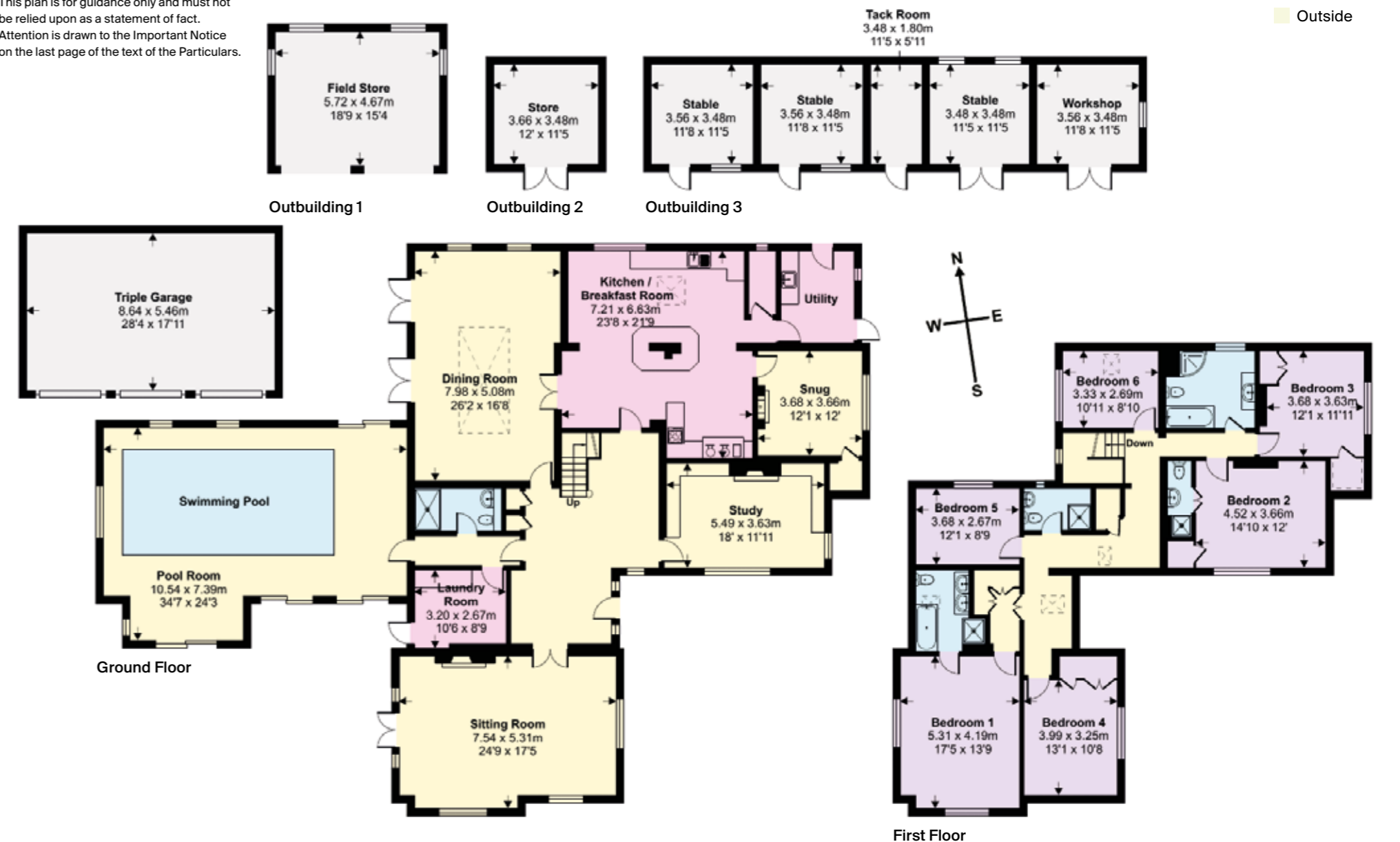


A luxury addition to the ground floor is the indoor swimming pool, with the pool room featuring a vaulted timber ceiling. Sliding glass doors to two aspects welcome plenty of light and create a connection to the outside space.

Upstairs there are six well-presented double bedrooms, including the principal bedroom with its dressing room and en suite bathroom, which has a bathtub, a separate shower unit and dual washbasins. One further bedroom has an en suite shower room, with the first floor also including a family bathroom and an additional shower room.

Approximate Gross Internal Floor Area
4714 sq ft / 438 sq m (excludes garage)
Limited Use Area(s) = 16 sq ft / 1 sq m
Outbuildings = 1021 sq ft / 95 sq m
Total = 5751 sq ft / 534 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Garden and grounds

The property features several outbuildings, including the detached triple garage. Further parking is available on the gravel driveway. There is also a stables block, a workshop, a store and a field store. The gardens surrounding the house are mostly laid to lawn with paved terracing and various established shrubs, trees and hedgerows. Beyond the gardens there is a hard tennis court and several paddocks and fields, including an all-weather paddock. The grounds are ideal for training and exercising horses.

Services

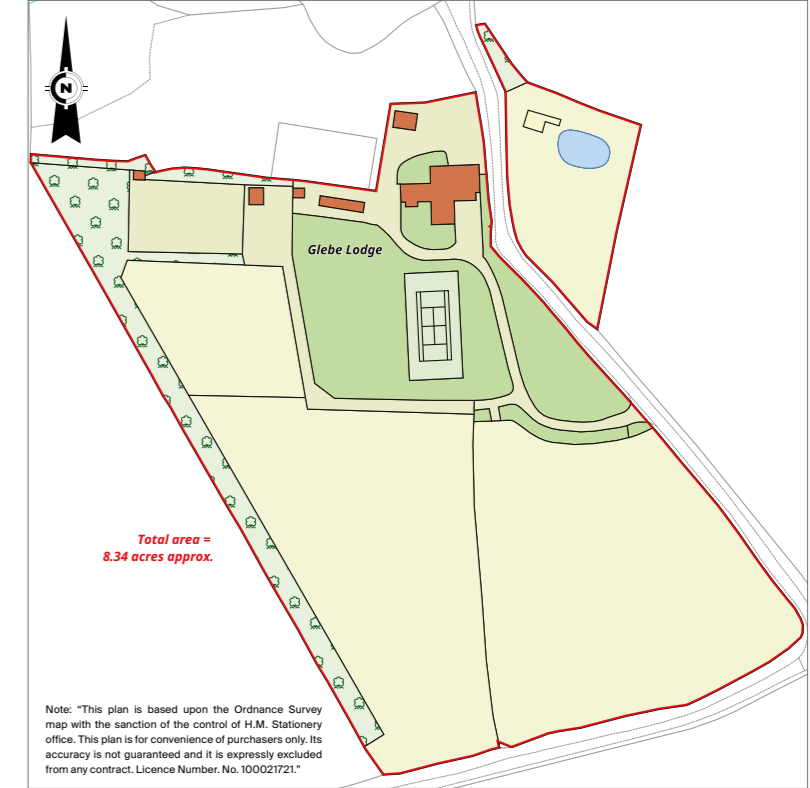
Private water supply. Mains electricity. Private drainage. Oil-fired central heating. 4 kW ground array of solar panels on a 2011 FIT.

Directions (Postcode EX5 2HY)

[what3words///tides.author.defaults](#)

Property information

Tenure: Freehold
Local Authority: East Devon District Council
Council Tax: Band G
EPC Rating: C
Guide Price: £1,750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated February 2024. Photographs and videos dated July 2023 and February 2024.
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