



Nomansland Farm House, Uffculme, Devon





An unlisted, period farmhouse set in over four acres with **extensive outbuildings** and no near neighbours.

Summary of accommodation

Porch | Hall | Drawing room | Dining room | Sitting room | Study | Playroom | Conservatory
Kitchen/breakfast room | Utility room | Boot room | Cloakroom

Landing | Principal bedroom with en suite shower room | Four further double bedrooms | Family bath and shower room

Parking | Well | Outbuilding incorporating carport, open-fronted store and stable | Barn | Outbuilding with four storerooms | Garden | Pergola | Kitchen garden with polytunnel | Two paddocks | Woodland

In all about 4.05 acres (1.64 hectares)

Distances

Uffculme village centre 0.75 mile, Junction 27 M5 1.5 miles, Tiverton Parkway station 5 miles (Paddington 1 hour 54 minutes) 3 miles, Cullompton 5 miles (Exeter Central 23 minutes),

Tiverton 8.5 miles, Honiton/A30 14 miles, Exeter Airport 17.5 miles (London City Airport 1 hour)

Exeter city centre 18 miles (All distances and times are approximate)



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Location

Nomansland Farm House stands on its own amidst unspoilt countryside and under half a mile to the west of the charming village of Uffculme, which offers a church, pub, Post Office, One Stop convenience store, fish and chip shop, GP surgery, primary school and secondary school (Ofsted 2 and 1 respectively).

The nearby former weaving town of Cullompton has a Tesco Superstore and a selection of local shops and businesses including dental and veterinary surgeries. Exeter is also easily accessible, with its many shops, restaurants and cultural venues as you might expect from a cathedral and university city.

Local transport links are also excellent with the M5 and a regular train service from Exeter. Tiverton and Honiton stations offer regular train services to Paddington and Waterloo respectively and Exeter International Airport is also just a 20-minute drive away.

The local area also offers a wide choice of schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all in Exeter itself, along with Blundell's School in Tiverton.

The property

Nomansland Farm House has a lovely setting amidst lush, level countryside characterised by fields enclosed by thick hedgerows dotted with oak trees. The house itself is set back about 50 yards off a leafy country lane and has no near neighbours. This combination of peace, beauty and privacy provides a perfect setting for this lovely example of a large Devon longhouse, which has been the much-loved home of the same family for 42 years. It has been carefully maintained over that time and today is well presented and unlisted.

The exterior of the house is protected by painted render along with wide, timber framed windows, all sheltering under a slate roof. It has generously sized accommodation on two floors and is thoughtfully laid out so that the three of the reception rooms, the kitchen and all five bedrooms are arranged along the front of the house facing southeast with views over the surrounding countryside.



This arrangement means that as many rooms as possible enjoy the best of the available natural light throughout the day giving an overall feel of light and space. In recent years it has been refurbished to a high standard with care being taken to retain some original architectural fittings including some fine, chamfered beams, ceiling timbers, window seats, exposed roof timbers and a gorgeous inglenook fireplace in the drawing room, now fitted with a wood burning stove. The kitchen/breakfast room and dining room are interconnected creating a U-shaped room with a beamed ceiling and a fireplace fitted with a wood burning stove. The kitchen fully fitted with units under polished granite work surfaces and a range of built-in electric appliances.





Upstairs there are five generous, southeast-facing double bedrooms. The main bedrooms has windows on two sides so it catches the late afternoon/evening sun as well and has an en suite shower room. The remaining bedrooms all share the family bath and shower room.

Garden and grounds

The house is approached down a tarmac drive opening onto a large parking area in front of the house. It also extends around one side of the house to a concrete yard with outbuildings on two sides.

To one side of the yard is a white-painted, block-built range incorporating a carport flanked by a stable and an open fronted store. Facing back of the house is a timber-clad outbuilding encompassing five storerooms. Behind it is a tall contemporary, metal-clad barn (3,825 sq ft) suitable for storing both hay/straw and agricultural machinery/tractors.

The garden extends out in front of and to one side of the house, where it is overlooked by the conservatory. It is designed to be easily maintained and consists of lawn fringed by a strip of broadleaf woodland. Beyond the garden and outbuildings are two paddocks.



The smaller of the two lies beyond the side area of garden and currently forms part of the garden overlooked by a roofed pergola. The other, which amounts to about half the total acreage, is enclosed by a mix of post and rail fencing and thick field hedging. In all the garden and grounds amount to about 4.05 acres (1.64 hectares).

Services

Mains water and electricity. Private drainage. Oil-fired central heating.

Directions (Postcode: EX15 3EY)

What3Words: extent.octagon.envy

From the M5, take Junction 27 and exit onto the A38, signed to Wellington and Uffculme (B3391). After just under half a mile turn at the Waterloo Cross Roundabout take the second exit onto the B3181, signed to Uffculme (B3440). Continue for just over half a mile and then turn left onto Chapel Hill. The entrance to the property will be found on the left after half a mile.

Property information

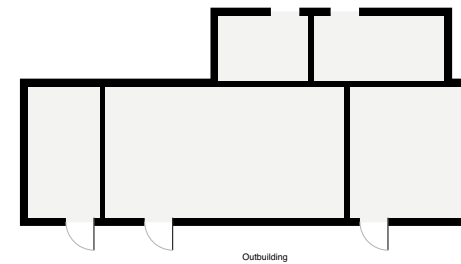
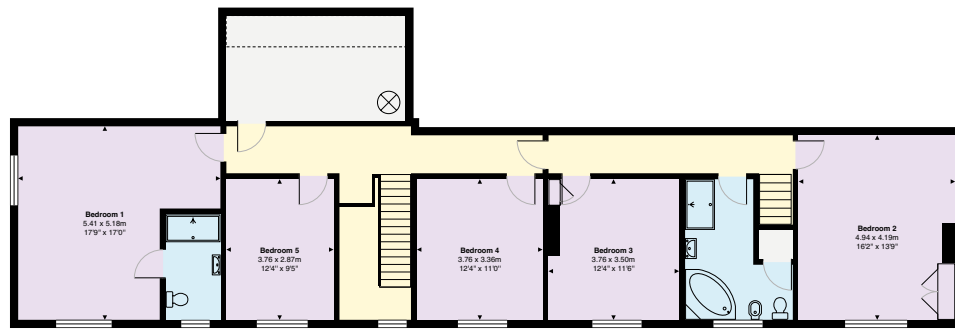
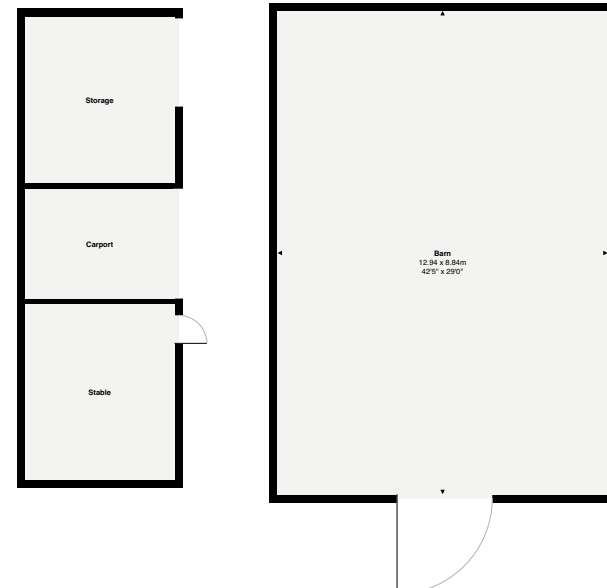
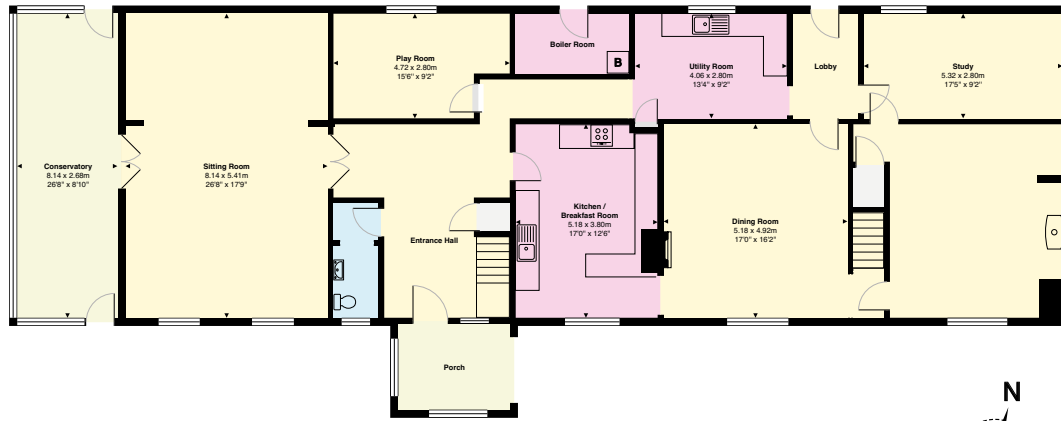
Tenure: Freehold
 Local Authority: Mid Devon District Council (www.middevon.gov.uk).
 Council Tax: Band F
 EPC Rating: E



Approximate Gross Internal Floor Area
375.7 sq m / 4044sq ft (excluding outbuildings)

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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 July 2024. Photographs and videos dated July 2024.

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