



Balls Farm, Whitestone, Devon





A **beautifully refurbished**, period farmhouse and separate cottage set within about 3.71 acres on a southwest-facing slope in a delightful and very private rural setting about 200 yards off a no-through lane.

Summary of accommodation

Balls Farm

Ground Floor: Porch | Hall | Drawing room | Dining room | Kitchen/sitting room | Study | Utility room | Conservatory

First Floor: Landing | Principal bedroom | Further double bedroom | Family bath and shower room | Separate bedroom/sitting room with en suite shower room

The Bolthole

Ground Floor: Kitchen/dining room

First Floor: Sitting room | Two bedrooms | Bathroom | Back door to Garden

Garden and Grounds

Parking | Single garage | Bike shed with power | Two wooden summer houses | Garden store | Further garden store beside The Bolthole | The Bunker
Greenhouse | Garden | Pond | Woodland | Paddock

Distances

Exeter city centre 5 miles, Whitestone 2 miles, Tedburn St. Mary 3 miles, Junction 30 M5 7 miles, Exeter Airport 14 miles

Exmouth 30 minutes, Salcombe 1 hour 10 minutes, Padstow 1 hour 15 minutes, North Devon coast 1 hour 20 minutes

(All distances and times are approximate)



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Situation

Balls Farm is situated about two miles from the small village of Whitestone, within a widespread rural community. The property is set amidst unspoilt, rolling countryside and yet only three miles from the western edge of Exeter. The village has a pretty 13th century parish church and a parish hall. Exeter city centre takes only about 15 minutes by car and has all the amenities, both cultural and commercial, that you would expect to find in a city that is home to a cathedral, a Russell Group university and a population of about 130,000 residents. Exeter is the major transport hub of the West Country and consequently the property has quick and easy access onto the major road network via A30, which is only two miles away on the far side of Tedburn St. Mary and thence onto the A380/Devon Expressway and the M5. In addition, there are two railway stations in Exeter. Exeter St David's has regular services to Paddington in as little as two hours seven minutes and Exeter Central connects directly to Waterloo in a little over 3 hours. Exeter Airport is only fourteen miles/20 minutes away on the far side of the city via the A30 and M5, offering flights to both UK and international destinations. The local area also offers a wide choice of schools from both the state and independent sectors. Local independent schools include Exeter School, Maynard's and the Cathedral School and Blundell's School in Tiverton provides a daily bus service from and to Exeter.





Balls Farm and The Bolthole

Balls Farm nestles in a woodland clearing near the top of a steep-sided valley in a setting that is near perfect; so peaceful you can almost hear the silence, achingly beautiful and very private, yet only 10 minutes drive to Exeter. It is a home that would appeal to creative, artistic people who wish to escape and cut-off from the pressures of life.

Originally a small farm with cider apples and grazing lands, Balls Farm has been home to both a famous sea captain and well known actor, who planted many of the varied trees and shrubs and re-landscaped the area with paths

and terraces. A wild wooded area full of oak trees is dissected by streams that come from the Alphincombe brook and small bridges lead to a pond and terraced area where several apple trees produce great apples for juicing.

The property consists of a charming, small farmhouse along with a former agricultural worker's cottage set in nearly three and three quarter acres of enchanting grounds. The main house faces southwest looking out across the garden and woodland to the surrounding countryside beyond, with the cottage set at a right angle behind and above it. Both houses have been fully refurbished to a very high standard combining antique charm with contemporary simplicity and feature white-painted ceiling beams, a combination of flagstone or timber flooring and fireplaces fitted with wood-burning stoves.

The farmhouse dates from the 18th century and pre-dates the cottage. Both have two storeys with their exteriors protected by white-painted render under a slate roof. Both also have their own individual areas of paved terrace connected by a flight of steps and are sheltered by the mature woodland behind them. On its ground floor Balls Farm has a drawing room and dining room positioned either side of the hall and both rooms have wonderful south westerly, uninterrupted views out over the garden. At the back of the house is a gorgeous kitchen/sitting room with tall picture windows overlooking a wide expanse of paved terracing that is perfect for barbeques and evening supper parties. On one side of the kitchen is the study with a further reception room and conservatory above it that also doubles as a bedroom with its own shower room when required. On the house's main first floor are two good-sized double bedrooms that share a bath and shower room between them.

The Bolthole is positioned above and to one side of the farmhouse's rear terrace and is completely self-contained. It has been refurbished to an identically comparable standard to the main house. Its ground floor contains a sitting room and an adjacent cosy kitchen/dining room. There is a spiral staircase leading to the first floor which incorporates two bedrooms and a bathroom. There is a back door giving access to the garden and a separate path to the parking area. The independence from one another that the house and cottage provide are great for extended stays by ensuring that each has its own space great for guests, teenagers or granny!

Outside

The property is approached down a 200 yard long, private drive, with a long paddock belonging to the property on one side and a field belonging to a neighbouring farm on the other. The farmhouse and cottage sit at the centre of the grounds, which extend



along both sides of the upper reaches of a steep sided valley. Near the end of the drive and below the garden is a parking area for overflow parking with further parking for a handful of cars at the end of the drive beside the house. Beside this immediate parking area are a single garage, garden store and greenhouse.

Extending out from the front of the house is the garden, which incorporates a series of small lawns, paved seating areas and richly planted beds enclosed by clipped box hedging, all supplemented by a variety of trees and flowering shrubs including large, rare flowering tulip trees, early summer flowering magnolias and rhododendrons. Extending around behind and in front the house in a horseshoe-shape is a belt of native, broadleaf woodland of mainly oak but also a huge copper beech, that provides a fantastic level of extra privacy over and above that afforded by the setting. There is also a fruit cage with raspberries, currant and blueberries. Within the grounds are two timber-built summer houses, one of which is a compact, circular home office fondly known as The Bunker set up on the edge of the woodland behind the house. It is completely wired with several sockets and wi-fi from the Bolthole. Built only 2 years ago, the Bunker is fully insulated, has a slate roof and is double glazed. This has its own little terrace and provides an idyllic setting watching the sun go down.

Services

Mains water. Mains Electricity (completely rewired). Oil central heating. 2 wood burners. Broadband BT and Cloud, local provider for faster speeds. Wood-burning stoves.

Directions (Postcode: EX4 2HW)

What3Words: abundance.fabricate.awakening via relaxed.selection.lashed

Viewings

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council (www.teignbridge.gov.uk)

Council Tax: Band G

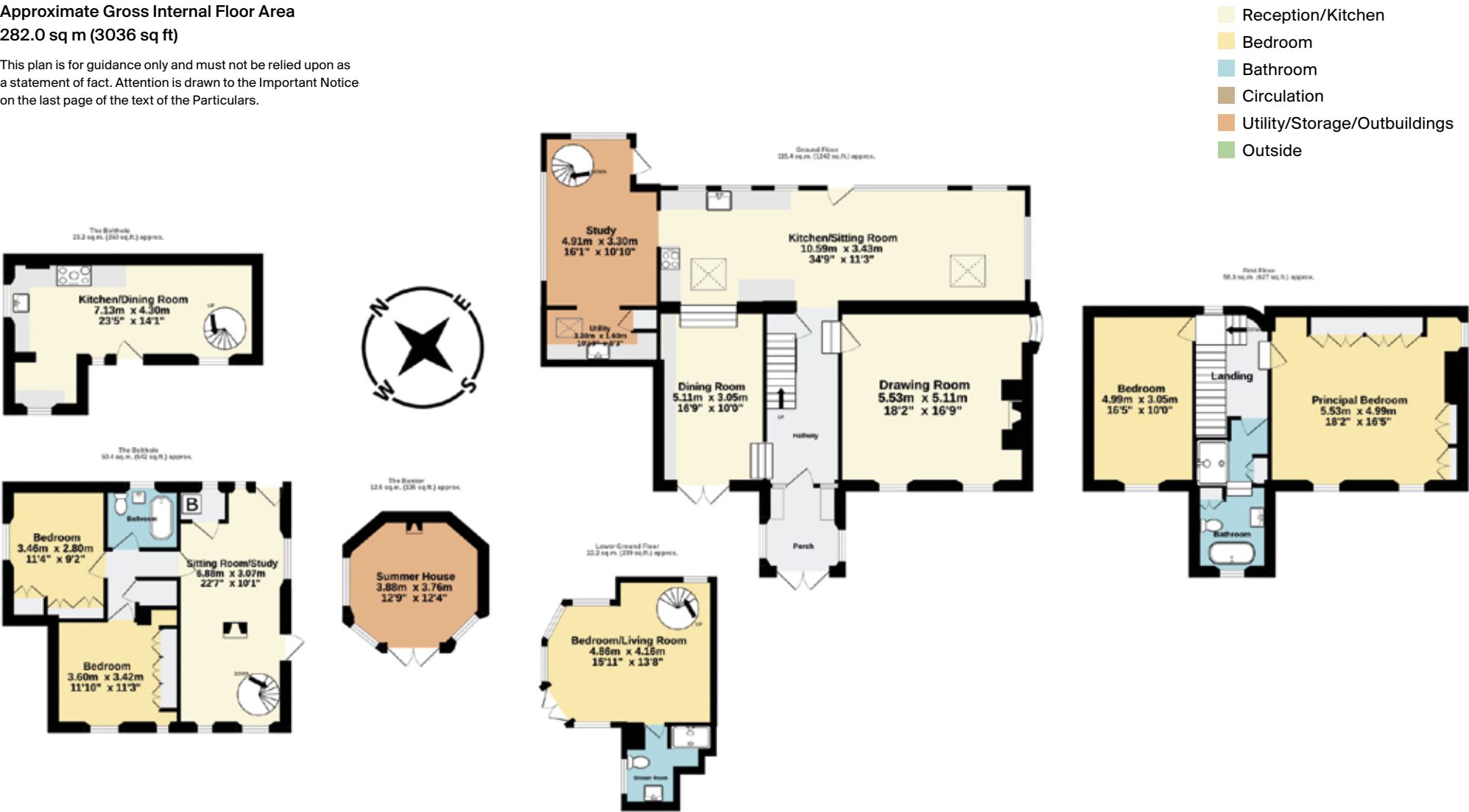
EPC Rating: D

Guide Price: £000,000



Approximate Gross Internal Floor Area
282.0 sq m (3036 sq ft)

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.



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 2025. Photographs and videos dated Various.

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