



## CROSSE FARM

Cheriton Bishop, Devon



# A WELL PRESENTED 19TH CENTURY DEVON FARMHOUSE

With separate annexe, stabling, gardens and grounds with wild life pond, pasture and woodland, in all, ring fenced within about 26 acres, close to the edge of Dartmoor National Park.

## Summary of accommodation

**Ground Floor:** Reception hall | Sitting room | Living room | Study | Office | Kitchen/dining room | Utility room

**First Floor:** Principal bedroom/shower room suite | Three further bedrooms and bathroom

**Old Bakery Annexe:** Living room | Kitchen | Bedroom with en suite shower room

**Outbuildings:** Extensive range of outbuildings including modern farm buildings with covered yard stores, workshop, stabling and traditional barns

**Gardens and grounds:** Gardens and wildlife pond | Parking areas | Range of pasture paddocks | Woodland

**In all about 25.83 acres**

**Directions:** A30 junction 1.5 miles, Exeter 12 miles (London Paddington 2 hr 15 mins), Okehampton 15 miles  
(All distances are approximate)

**Guide price: £1,600,000**

## SITUATION

Crosse Farm is situated about a mile outside the village of Cheriton Bishop, to the west of Exeter, and just outside the boundary of Dartmoor National Park. In the village is a church, primary school, doctors' surgery, shop and post office and The Old Thatch Inn. Dartmoor, close by, is renowned for its spectacular scenery and there are many opportunities for walking, cycling, riding, fishing etc. nearby.

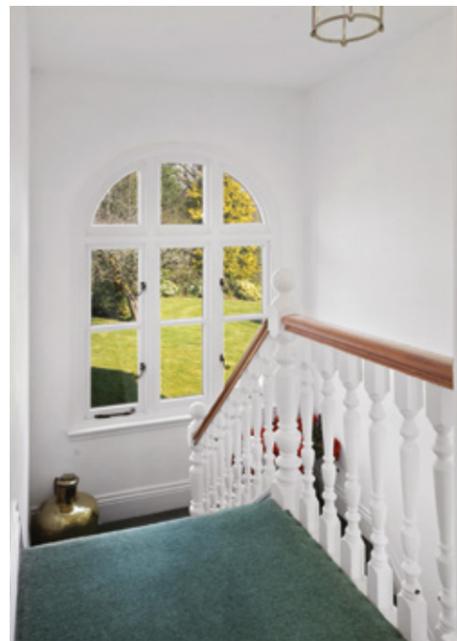
There is quick access from the village to the A30 dual carriageway, leading east to the university and cathedral city of Exeter or west to Cornwall, via Okehampton. In Exeter there is access onto the M5 motorway, mainline stations with connections to London (Paddington and Waterloo) and an airport, as well as secondary education including the private schools, Exeter School and The Maynard School. At Okehampton is a Waitrose store, leisure centre and state secondary school.

## THE PROPERTY

Crosse Farm is accessed down a long private drive off a country road and the house, gardens and outbuildings are ring-fenced within its own extensive pastureland and woodland.

The light and attractive farmhouse is understood to date from the 19th century and has spacious, high-ceilinged rooms. Either side of the reception hall are the main reception rooms with fine fireplaces with wood burners and French doors out to the verandah on the south side. From the large kitchen/dining room with fully fitted kitchen, slate flagged floor and AGA, glazed folding doors open to the decking overlooking the wildlife pond. On the first floor are the principal bedroom/shower room suite, three further bedrooms and bathroom.







On the other side of the parking around the house, and overlooking the pastureland, is the Old Bakery, comprising a comfortable, separate one bedroom annexe.

Around the house are attractive, well maintained gardens including a summer house and a wildlife pond attracting a plethora of wild flora and fauna.

Essentially to the west of the house and gardens are an extensive range of farm buildings and outbuildings. Beside the parking area are a range of six loose boxes and behind them are two substantial covered, framed outbuildings providing covered yard, feed and machinery stores, workshop and with access off the drive into a yard. Also to either side of the house are traditional barns.

Surrounding the house, gardens and outbuildings are a range of well fenced pasture paddocks providing privacy, protection and amenity and, to the east side, is an area of about 3 acres of natural woodland consisting of mixed hardwoods.





# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Central heating, mains electric and water, Private drainage

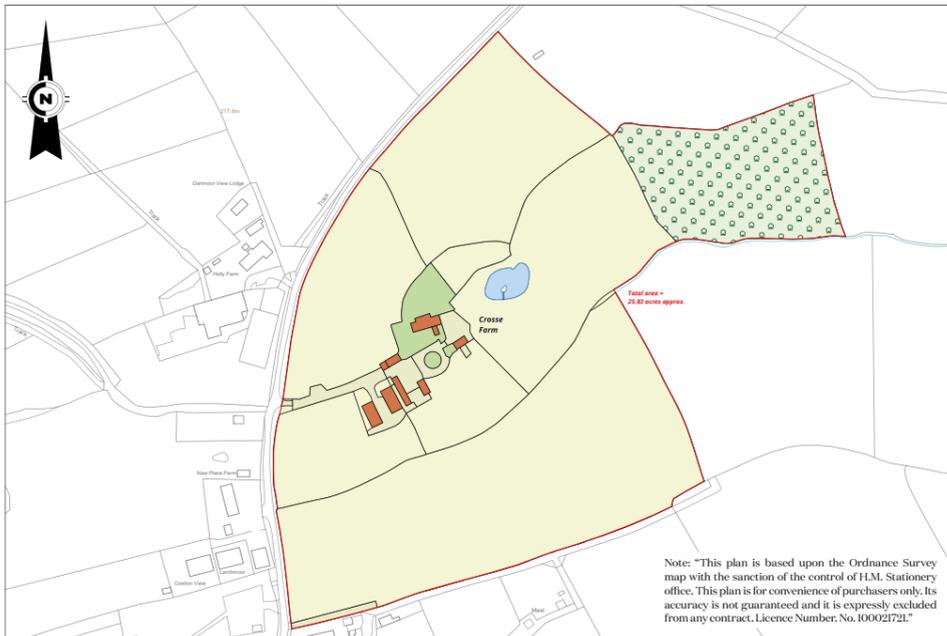
**Local Authority:** Mid Devon District Council: 01884 255255

**Council Tax:** Band F

**EPC Rating:** D

## Directions (Postcode EX6 6JD)

Leave the A30 at the Cheriton Bishop Junction about 8 miles west of Exeter. Go into the village and turn right at the far end just before the village shop. Leave the village past the village hall on your right and go over the bridge back over the A30. The entrance to Crosse Farm is on the right-hand side about 1 mile out of the village.



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



Approximate Gross Internal Area  
House: 2,840 sq ft  
Enclosed outbuildings: 5,000 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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