



## 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.

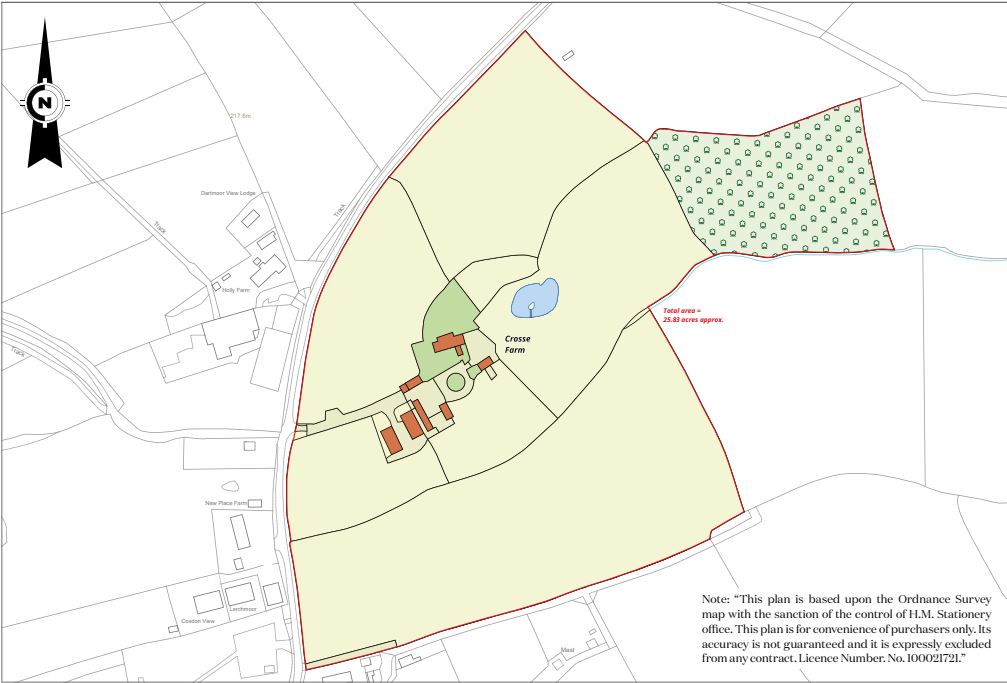
Around the house are attractive, well maintained gardens including a summer house and a wildlife pond attracting a plethora of wild flora and fauna.

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.

**Mark Proctor**  
01392 423111  
mark.proctor@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

**Florence Biss**  
01392 423111  
florence.biss@knightfrank.com

knightfrank.co.uk

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)