



THE OLD SCHOOL HOUSE

Yarcombe, Devon



AN ENCHANTING VICTORIAN DETACHED PROPERTY

With no near neighbours in a lovely rural setting on the Blackdown Hills.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Breakfast room | Kitchen
Pantry | Shower room | Attached workshop

First Floor: Landing | Principal bedroom | Further double bedroom | Large single bedroom
Family bathroom

Outbuildings & Garden: Parking | Summerhouse | Classical grotto | Greenhouse
Garden | Pond | Orchard

In all about 0.9 acre (0.36 hectare)

Distances: Marsh 0.5 mile, Chard 5.5 miles, Ilminster 7.5 miles, Honiton 9 miles, Taunton 12.5 miles
(All distances are approximate)



SITUATION

This charming property is situated above the River Yarty river valley within the Blackdown Hills Area of Outstanding Natural Beauty. It has no immediate neighbours and is about half a mile from the large hamlet of Marsh, which has a popular pub, The Flintlock Inn. The property also sits in a roughly central position between the towns of Chard, Ilminster and Honiton, so there is a wide choice of shops and local businesses nearby. This includes several large supermarkets and a choice of GP, dental and veterinary surgeries. Honiton also has a mainline railway station on the West of England Line with regular services to Waterloo (2 hours 50 minutes) and Exeter St. David's (25 minutes). Other nearby transport links include the A303 and the A30 arterial roads which are only a third of a mile and two miles away respectively. The wider local area also offers a wide choice of schools from both the state and independent sectors. This includes three CofE primary schools within a three mile radius along with King's and Queen's Colleges in Taunton and Perrott Hill from the independent sector, which are all within a 30-minute drive.

THE PROPERTY

The Old School House has a truly enviable setting amidst rolling, hilly countryside on the edge of the Blackdown Hills. It is set back off a little used country lane with wide views across a swathe of gorgeous countryside below the house. Built in the early 1800's and now Grade II listed, the property is south-facing with walls of flint and local stone under a slate roof. The house is positioned to catch the best of the daylight throughout the day and the interior is filled with natural light. Overall the house has enormous charm and character and has been the much-loved home of the current owners for the past 18 years. During that period of time it has been carefully maintained and today is beautifully presented.





The ground floor has two principal, south-facing reception rooms plus a gorgeous kitchen including a breakfast area. The sitting room used to be the school room and so has a tall ceiling, tall windows on two sides including a full height Gothic mullioned window and a cut stone fireplace fitted with a wood-burning stove. The kitchen looks out across the garden and is fitted with a slate floor, timber-fronted units, double Belfast sink and a range of built-in electric appliances.

Upstairs off the central landing are three bedrooms, all with wonderful, far-reaching views and share the first floor family bathroom and downstairs shower room.

OUTSIDE

The house is set in mature and carefully tended grounds of just over half an acre. On one side of the house twin five-bar gates open onto a gravelled parking where there is space for several cars.

Beside it and extending across the front of the house is a charming area of formal garden bound by low stone walling topped with cast iron railings. Most of the garden extends out behind the house from a paved terrace. The rear of the garden incorporates lawns fringed by rose borders, laurel and beech hedging, a pond, several mature trees and a small orchard, along with a summerhouse, a classical grotto and greenhouse.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water & electricity. Private drainage (septic tank). Oil-fired central heating.

Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band F

EPC Rating: F

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

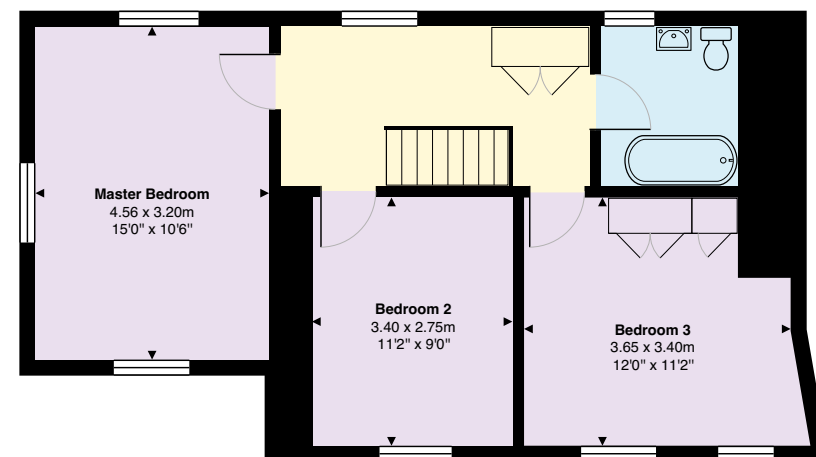
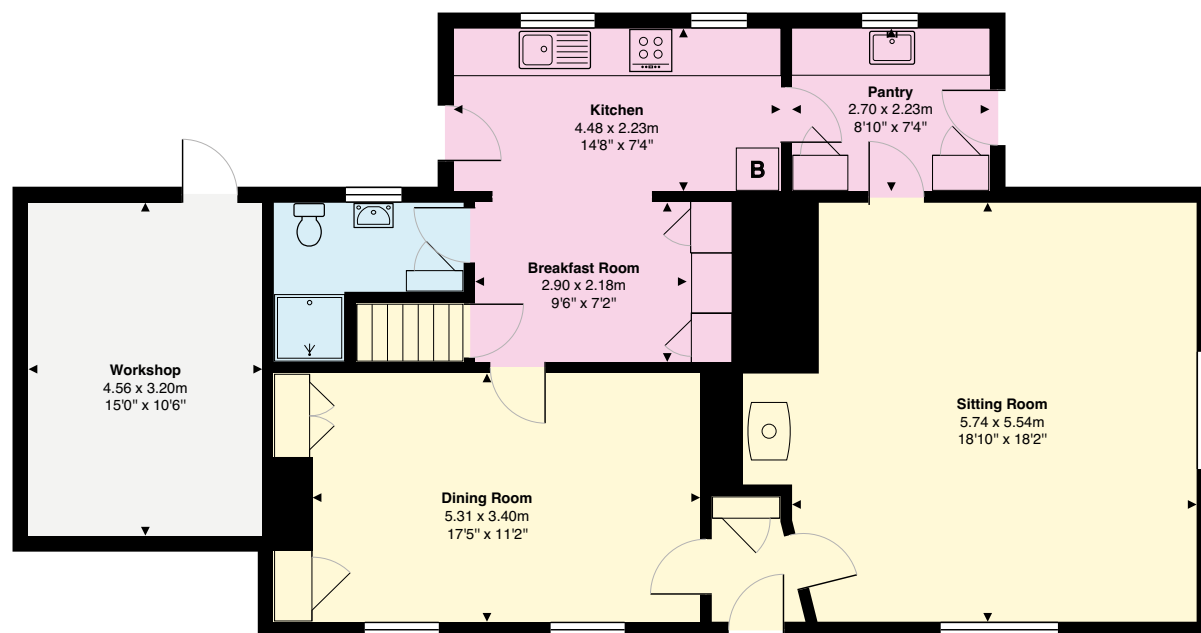
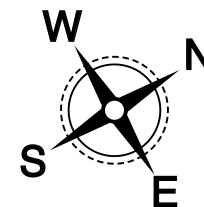
DIRECTIONS

EX14 9AG / What3Words [///swinging.sailors.blockage](https://www.what3words.com/swinging.sailors.blockage).

Travelling southwest along the A303, bypass Marsh via a half-mile long stretch of dual carriageway. As the road narrows to single carriageway, slow down and prepare to turn left onto a narrow lane just after passing a farmhouse on the right undergoing refurbishment. The lane is unsigned save for an advisory sign marked "Unsuitable for HGVs". The driveway entrance to the property will be found on the right after about a third of a mile.



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



Approximate Gross Internal Area
161.0 sq m / 1733 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.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)