



**MIDDLE CLYST WILLIAM, PLYMTREE,  
CULLOMPTON, EX15 2LG**

**£950,000**

A lovely example of a Detached Grade 2\* Listed Devon Farmhouse dating in part to the 15th Century. The property has been well maintained by the current owners while preserving the charm & character and maintaining a host of features including the smoke blackened Mediaeval roof structure with rare smoke louvre (reputedly one of only a handful left in Devon), chamfered beams, exposed cruck and ceiling beams, substantial timber doors, brick and clay tile floors, and a thatched roof.

The farmhouse stands in approximately 0.85 of an acre with large gardens, workshop, parking and outbuildings. The accommodation offers great flexibility with an Annexe adjoining which is currently let and producing an income of £500 per month with potential for holiday letting, space for dependant relatives or incorporating back into the main house (subject to obtaining any necessary consents).

Middle Clist William occupies a rural location approximately 6 miles from Honiton and 5 miles from Cullompton, with access to the M5 Motorway. The Devon coast lies approximately 11 miles to the south.

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to:-

**Hall:**

Block flooring. Radiator. Door and staircase to First floor. Door to Rear Garden.

**Living Room:**

26'2 x 20'10 max (7.98m x 6.35m max)

An impressive room with an open inglenook fireplace. Radiator. TV point.

**Sitting Room:**

16'6 x 13'3 (5.03m x 4.04m)

Radiator.

**Dining Room:**

21'4 x 13'8 (6.50m x 4.17m)

2 radiators. Telephone point.

**Winter Kitchen:**

21'2 x 13'7 max (6.45m x 4.14m max)

Base units with timber worksurfaces over. Belfast sink. Inglenook fireplace with inset 'Aga'. Pantry. Door and staircase to First Floor.

**Utility Room:**

8'2 x 7'2 (2.49m x 2.18m)

Plumbing for a washing machine. 'Worcester' oil fired boiler providing central heating and hot water. Door to side.

**Summer Kitchen:**

19' x 17'10 max (5.79m x 5.44m max)

Range of base units with granite worktops over. Belfast sink. Range oven. Integrated dishwasher. Door to Rear Garden. Door to Store Room with wood store beyond.

**Bathroom:**

Clawfoot bath. with 'Triton' shower over. Low level WC. Pedestal wash basin. Radiator.

**First Floor Landing:**

Radiator.

**Bedroom 1:**

22'5 x 11'7 (6.83m x 3.53m)

Radiator. Secondary staircase to Ground Floor. Door to Under eaves storage with radiator and hot water cylinder. Further door to:-

**En Suite:**

Cubicle with 'Mira' shower unit. Low level WC. Wash basin. Radiator. Airing cupboard with radiator.

**Bedroom 2:**

20' x 15'8 (6.10m x 4.78m)

Radiator. Door to:-

**En Suite:**

Cubicle with 'Mira' shower unit. Low level WC. Wash basin.

**Bedroom 3:**

22'6 x 16'7 (6.86m x 5.05m)

Radiator.

**Bedroom 4:**

22'5 x 9'3 (6.83m x 2.82m)

Radiator.

**Bedroom 5:**

12'8 x 10'4 (3.86m x 3.15m)

Radiator.

**Annexe:**

Access for the main house or separate front door to:-

**Lounge:**

18'9 x 16'5 (5.72m x 5.00m)

Radiator. Staircase to First Floor.

**Kitchen:**

16'8 x 8' (5.08m x 2.44m)

Base units with timber worksurfaces over. Belfast sink. Plumbing for a washing machine. Radiator.

**First Floor Bedroom:**

20'9 x 17' max (6.32m x 5.18m max)

Radiator. Door to:-

**En Suite:**

Cubicle with 'Mira' shower unit over. Low level WC. Pedestal wash basin. Radiator.

**Outside:**

Shared access to a cobbled driveway with parking for several vehicles in front of the property. Gently sloping Rear Garden laid mainly to grass with mature tree and shrubs. Gravelled patio area. Outside WC.

**Workshop:**

47' x 17'6 max (14.33m x 5.33m max)

A versatile timber building currently used for woodworking. The workshop is insulated and has power, light and a wood burning stove. Double doors to the front.

**Outbuildings:**

Two storey barn: 23'6 x 13 (7.16m x 3.96m) and attached garage/store: 24'10 x 12'7 (7.57m x 3.84m)

**Services:**

Mains electric. Private water and drainage. Oil fired central heating.

**Tenure:**

Freehold.

**Council Tax:**

Band G

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Data Protection:**

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

**Anti-Money Laundering**

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Ground Floor**  
Approx. 292.8 sq. metres (3151.6 sq. feet)



**First Floor**  
Approx. 181.2 sq. metres (1950.0 sq. feet)



Total area: approx. 474.0 sq. metres (5101.6 sq. feet)  
Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plans produced using Planity.





