



Cross Farm







Cross Farm

Poughill, Crediton, , EX17 4LA

Crediton 6.2 Miles, Tiverton 9 Miles, Exeter 11 Miles

Built in 2004, Cross Farm is a superb family home set in a plot of 1.5 acres with a large agricultural outbuilding and unrivalled views across the Mid Devon countryside.

- Substantial Family Home
- 1.5 acres inc garden and paddock
- Views across Exe Valley and Dartmoor
- No onward chain
- Ample parking for multiple vehicles
- Large agricultural outbuilding
- 2,200sq ft of Accomodation
- Five bedrooms
- Council Tax Band E
- Freehold

Guide Price £799,950

Stags Tiverton

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@StagsProperty

SITUATION

The property sits on the edge of the rural village of Poughill, in a beautiful south-facing position with outstanding views across the surrounding countryside as far as Dartmoor National Park. There is excellent access to public footpaths and bridleways.

Poughill has a great community, with regular events held at the village hall. The nearby village of Cheriton Fitzpaine has a community shop, two public houses, one being the highly regarded Ring of Bells and Thorne's Farm Shop.

The nearby towns of Crediton and Tiverton have a range of shopping, recreational and educational facilities, including the highly regarded Blundell's School in Tiverton. The city of Exeter is just 10 miles away and offers extensive amenities.

DESCRIPTION

A spacious modern home, built in the style of a classic Devon Long House, with incredible views from each room and set in 1.5 acres. The property boasts 5 double bedrooms, with one being on the ground floor, a large sitting room, kitchen/dining room, sun room, utility, ensuite, family bathroom, garage and multiple outbuildings.

ACCOMMODATION

Cross Farm is well presented with attractive tiling and exposed floorboards throughout along with exposed beams and upvc windows creating a characterful feel. Upon entering the property there is a bright and spacious entrance hall with stairs leading to the first floor, and access into the kitchen and utility. The kitchen boasts a range of fitted units, a Range Heritage Cooker, large walk in pantry and ample space for formal dining. Set off the kitchen is a large sunroom with glorious views across the countryside and French doors leading out to the south facing terrace. On the ground floor there is also a useful utility room with a range of base and wall units, sink and plumbing for a washing machine. The study/fifth bedroom is a useful space and can be adapted for use depending on an individual's requirements. With the shower room directly opposite it is a perfect space for anyone requiring ground floor sleeping arrangements. The main family sitting room is at the end of the corridor and has beautiful exposed beams, a wood burner, and French doors leading to the outside and oak flooring.

Upstairs, there are four generously proportioned bedrooms. The master bedroom features an attached en-suite shower room. Bedroom two is equipped with a walk-in wardrobe situated in the corner. Both bedrooms three and four offer ample space for a double bed and other furnishings.

Each of these bedrooms showcases a breath-taking south-facing view, contributing to the overall charm of the property.





OUTBUILDINGS

There is a large detached outbuilding, classified for agricultural usage, that measures 916 sq ft. The building has power and is split into two separate units with sliding doors to one end and double doors to the other. Subject to necessary planning consents there could be potential for this building to develop further. There is also a spacious garage providing useful storage space or the ability to store a car.

GARDENS & GROUNDS

The gardens and grounds at Cross Farm are what set it apart from its competitors. The south facing land is perfect for keen gardeners, buyers wishing to own livestock or those looking for privacy in their plot. The land spans 1.5 acres and comprises of a beautifully kept garden with flat lawned area, well stocked flower beds and multiple areas for seating and evening entertainment. There is a small paddock to the south of the plot with a raised area to the north that runs parallel to the road. This area has previously been used for growing vegetables.

SERVICES

Water - Mains connected plus private water supply via well.

Electric - Mains connected

Drainage - Mains connected

Oil Fired Central Heating via underfloor heating

Ofcom predicted broadband services: Standard - Download 6Mbps, Upload 0.7Mbps.

Ultrafast - Download 1000Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment only through the agents, Stags, on 01884 235705.

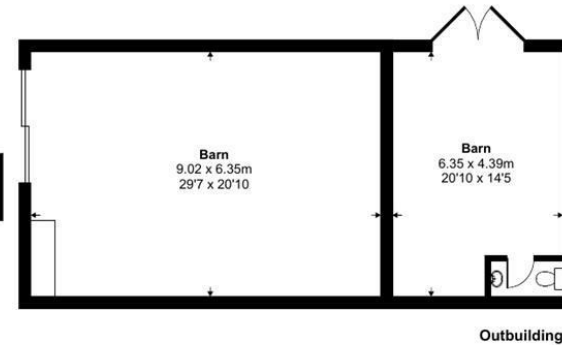
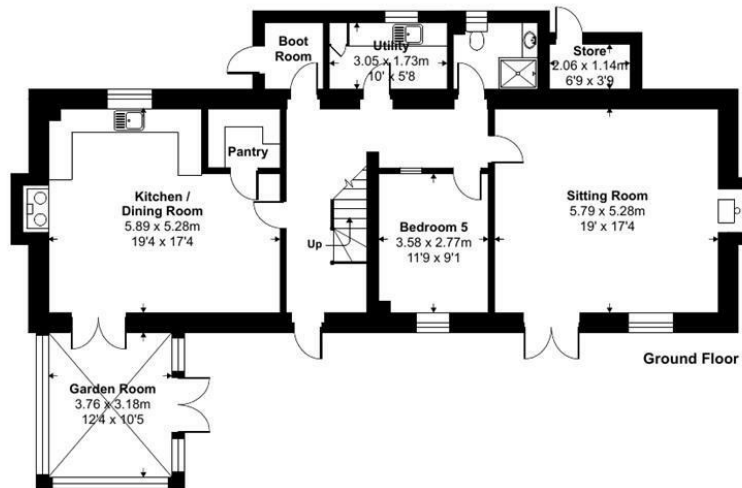
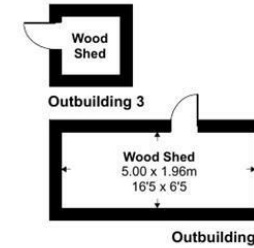
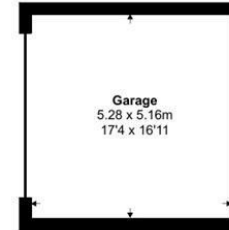
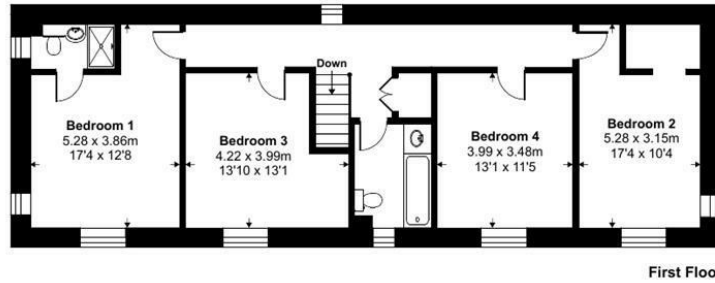
DIRECTIONS

From Junction 27 off the M5 take the A361 link road towards Tiverton, turn left at the first roundabout, go straight over the mini-roundabout and then turn right at the next roundabout. Go straight across the mini-roundabout by Morrison's petrol station and turn right at the next mini-roundabout signposted to Witheridge. After about 100 yards take the left fork to Witheridge on the B3137, continue along this road through the village of Witleigh and after a wooded hill take the second turning on the left and then the first turning on the left towards Pennymoor. At the T-junction (by The Cruwys Arms Pub), turn right and then take the left fork as you leave the village towards Poughill. Continue for around 1.7 miles until reaching the T junction at the entrance of the village and continue straight over and to the end of the lane.

What3words: ///parsnips.smarter.sock



Approximate Area = 2304 sq ft / 214 sq m
 Garage = 294 sq ft / 27.3 sq m
 Outbuildings = 1072 sq ft / 99.5 sq m
 Total = 3670 sq ft / 341 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2023. Produced for Stags. REF: 1042530



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



