



Daresdown







# Daresdown

Hockworthy, Wellington, Somerset, TA21 0NP

Tiverton 8 Miles Exeter 22 Miles Taunton 15 Miles M5 Junction 27/Tiverton Parkway 6 Miles

A superb equestrian property set in 4.57 acres with an additional three-bedroom cottage, stable block, enclosed Dutch barn, further outbuildings, ménage and superb access to Tiverton, Exeter and Taunton.

- Five bedroom family home
- Attached three-bedroom cottage
- A range of useful outbuildings
- Equestrian facilities including ménage
- Mixed use property
- Planning permission for two holiday pods
- 4.57 acres
- Available as a whole or in 2 lots.
- Council Tax Band D
- Freehold

Offers In Excess Of £1,000,000

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## SUMMARY

An equestrian home set in a convenient location with three bedroom attached cottage, five bedroom main house, a range of useful outbuildings offering the potential to run a business from the property, 4.57 acres and ménage.

## SITUATION

Daresdown is situated in a tranquil, rural area, boasting breath-taking vistas of the surrounding countryside. Holcombe Rogus, a popular village, is located two and a half miles away. Here, you can find various everyday conveniences, including a local pub, a post office, a convenience store, a petrol station, a primary school, and a church. For more extensive amenities, Wellington and Tiverton, both eight miles distant, offer additional services. Independent schooling options in the vicinity comprise Wellington School in Wellington and Blundell's School in Tiverton. Taunton, a larger town, is 15 miles away, while the vibrant city of Exeter is 22 miles away.

The region enjoys excellent connectivity, with the M5 easily accessible just five miles to the south. Tiverton Parkway hosts a mainline railway station less than six miles away, providing direct services to London Paddington and Exeter. Exeter Airport, situated 20 miles away, offers regular flights to London City Airport. The property is nestled in some of the country's most picturesque countryside, with the North Devon and Jurassic Heritage coastlines nearby, as well as the Exmoor National Park.

## DESCRIPTION

Daresdown is an exquisitely presented farmhouse boasting five bedrooms and generous living spaces, nestled in a scenic rural landscape at the heart of Mid Devon. This charming property features an attached cottage offering valuable supplementary accommodation, ideal for either a holiday rental or as an annex for family members. Additionally, the property comprises a collection of splendid outbuildings, including stables and barns that are currently used to run a successful veterinary supply business but could also be used to run a multitude of commercial entities, enhancing its appeal and functionality.

## MAIN HOUSE (LOT 1)

The main wing of the property is impeccably maintained, showcasing four reception rooms adorned with wooden flooring and an array of appealing characteristics. These include a fireplace and French doors that gracefully connect the interior to the surrounding gardens. The focal point of the main reception area is the elegant sitting room, distinguished by its majestic brick-built fireplace equipped with a woodburning stove. This space seamlessly transitions into the family room, designed with a semi open-plan layout, where French doors invite abundant natural light into the interior.

The ground level also hosts a formal dining room, perfect for family gatherings or entertaining visitors, along with a sizable 20ft games room offering additional space for relaxation or socializing. The expansive kitchen is equipped with base units and a central island complete with a breakfast bar, providing ample storage. Connecting seamlessly with the kitchen, the breakfast area creates a casual dining space, with enough room for a dining table.

Upstairs, five generously sized double bedrooms await, with two currently combined into a larger multi-functional area but easily divisible to create separate bedrooms. The lavish principal bedroom boasts a private dressing room and an en suite shower room, while one other bedroom includes its own en suite shower room, and another features an en suite cloakroom. Additionally, the first floor accommodates a family bathroom.

## COTTAGE (LOT 2)

The cottage offers supplementary living space, complete with fully self-contained amenities. This includes a comfortable sitting room, an inviting dining area, and a well-appointed kitchen, ensuring convenience and comfort for guests or additional family members. Additionally, the cottage features three bedrooms, providing ample accommodation for occupants.

Convenience is further enhanced with shower facilities available on both the ground floor and the first floor, allowing for flexibility and ease of use for residents and visitors alike. This thoughtful provision ensures practicality and comfort throughout the cottage, catering to the needs of its occupants across multiple levels.





#### OUTBUILDINGS & EQUESTRIAN FACILITIES (LOT 1)

Set in expansive grounds, Daresdown Farm offers panoramic views of the idyllic Devon countryside. The front gardens boast charming landscapes, featuring verdant lawns, picturesque flowerbeds, and mature hedgerows. Meanwhile, the rear grounds extend into fenced fields and paddocks, enclosed by sturdy post and rail fencing.

The property is further enhanced by its exceptional equestrian facilities. An expansive stables block, comprising both open and contained stables, a well-equipped tack room, and a versatile stable and barn area, caters to a variety of equestrian needs and storage requirements. Complementing these facilities is an impeccably maintained ménage measuring 22m x 42m, offering ample space for training and exercising horses.

The combination of superb stabling and a top-notch ménage presents an enticing opportunity for an equestrian business to thrive on the premises. Additionally, the property features a Dutch barn housing a convenient tack shop and extra storage, along with a substantial warehouse equipped with offices, a kitchen, and a bathroom. These facilities, seamlessly connected to electrical and heating systems, ensure operational efficiency and provide a conducive working environment.

Parking is available at the front of the house, with concrete and gravel hardstanding's offering convenient access to the outbuildings and additional parking areas. These amenities play a pivotal role in supporting the operations of a successful business, providing the necessary infrastructure and convenience for seamless day-to-day activities.

#### GROUNDS (LOT 1)

The land at Daresdown Farm extends to 4.57 acres. The land is west facing and gentle sloping and has been divided into 5 paddocks with post and rail fencing. The land has had an application approved for the change of use from agricultural to equestrian usage. Please refer to the land plan for further information.

#### PLANNING PERMISSION (LOT 1)

The current owners have obtained planning permission and have made a meaningful start on the development of two holiday pods in the field closest to the road, which enables huge potential to prospective buyers to further enhance the income potential provided at Daresdown Farm. Details of the planning permission can be found using the reference no: 21/00933/FULL on the Mid Devon planning portal.

#### SERVICES

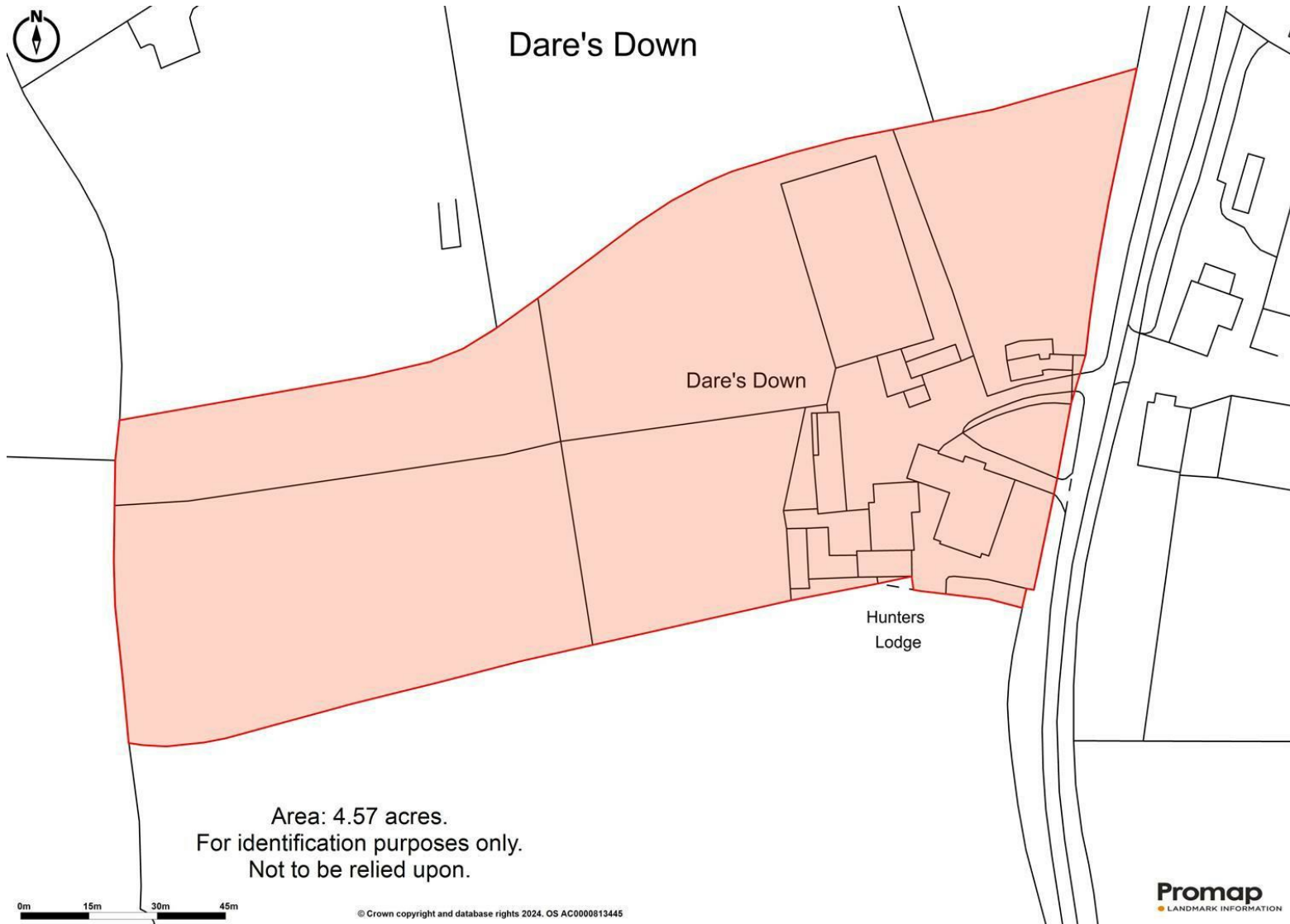
Electric - Mains connected  
Drainage - Private drainage via septic tank  
Water - Mains connected and private water supply  
Gas - Private supply via LPG tank  
Heating - Gas central heating & Wood burners  
Ofcom predicted broadband services - Standard: Download 8Mbps, Upload 0.8Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal - EE & O2. External - EE, Three, O2 and Vodafone.  
Local Authority: East Devon District Council.

#### VIEWINGS

Strictly through the agents Stags Tiverton.

#### DIRECTIONS

From junction 27 of the M5, follow the A361 towards Tiverton. After traveling 0.3 miles, take the exit marked Sampford Peverell/Halberton/Parkway. At the roundabout, take the second exit, then continue straight at the subsequent roundabout onto Holbrook Lane. Proceed for 2 miles until you reach a junction; turn right. After another 1.7 miles, at the next junction, turn left. You'll spot the entrance to the property on your right after 0.3 miles.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



