



Mogridge Farm



# Mogridge Farm

Seven Crosses, Tiverton, Devon, EX16 5NW

Tiverton 1 mile - M5 (J27) 8.5 miles - Exeter 15 miles

An attractively positioned small farm with 23 acres, near to Tiverton and with stunning views from the land over the Exe Valley

- An Accessible Small Farm near to Tiverton
- Approximately 23.36 Acres
- Characterful Farmhouse with Four Bedrooms
- Garage & Outbuilding
- Small Pockets of Woodland
- Council Tax Band E
- Pasture Land with Stunning Views over the Exe Valley
- FREEHOLD

Guide Price £695,000

## SITUATION

Mogridge Farm is situated in an accessible yet rural part of Mid Devon, only one mile from the centre of Tiverton and with stunning views from the farm over the town towards Knightshayes and the Exe Valley beyond.

The market town of Tiverton offers a range of shops, restaurants, supermarkets and schooling for all ages including the independent Blundell's School. There is a weekly farmers market and an 18-hole golf course on the eastern edge of the town.

The A361 (North Devon Link Road) can be accessed on the edge of Tiverton and provides a direct link to the M5 motorway at Junction 27 and Tiverton Parkway Railway Station which are approximately 8.5 miles to the east.





**DESCRIPTION**

Mogridge Farm comprises of a characterful farmhouse with an open yard, outbuilding and a garage set within approximately 23.36 acres of pasture land and woodland and would suit those looking for a rural yet accessible small-holding or equestrian property.

The farmhouse has rendered walls underneath a clay tile roof on the main part and a fibre cement roof over the kitchen with mostly uPVC double glazed windows.

There are some characterful features throughout including an open inglenook fireplace in the dining room, a wood-burning stove in the living room and window seats in some of the rooms. The ground floor accommodation also includes the kitchen, a shower room with a walk-in shower, an office, a cloakroom, a glazed boot room and a rear hallway.

On the first floor there are four bedrooms, three of which are big enough for a double bed and the fourth is a smaller single room which could be converted to create a bathroom.

Outside, the gardens lie on the higher side of the house and across the entrance driveway is a single garage. On the lower side of the house, is an open yard and a single storey outbuilding which would be suitable for storage or housing animals.

**THE LAND**

The land at Mogridge Farm comprises five pasture fields and two smaller wooded areas. The fields are gently sloping and steeper in places and would be suitable for grazing livestock or horses. The pasture amounts to approximately 22 acres with a small area of woodland.

**SERVICES**

Mains electricity. Mains water (currently Mogridge Farm provides both Mogridge Barn and Mogridge Bungalow with a sub-metered mains water supply) . Private drainage via a sewage treatment plant shared by Mogridge Farmhouse and Mogridge Barn. The maintenance of this will be shared equally between the properties. Oil-fired central heating.

Ofcom predicted broadband services - Standard: Download 29Mbps, Upload 5Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE, Three (Limited), O2 & Vodaphone (Limited). External - EE, Three, O2 & Vodaphone.

**LOCAL AUTHORITY**

Mid Devon District Council. Tel: 01884 255255. [www.middevon.gov.uk](http://www.middevon.gov.uk). Council Tax Band: E.

**WAYLEAVES & RIGHTS OF WAY**

The neighbouring properties (Mogridge Barn and Mogridge Bungalow) both have a right of access over the entrance lane to Mogridge Farm. Mogridge Bungalow has a right of soakaway over land belonging to Mogridge Farm. The land being sold with Mogridge Farm is accessed by a right of way over the area hatched brown on the plan.

**VIEWING**

Strictly by prior appointment with Stags. Please call: 01884 235705.

**DIRECTIONS**

From Wellbrook Street on the north-western side of Tiverton, proceed west towards Seven Crosses. After 0.2 miles turn left left on to Seven Crosses Road and continue up the hill on this road for 0.75 miles where the entrance to Mogridge Farm will be found on the left. Turn into the drive and continue straight ahead and the house will be found on the right.

**WHAT3WORDS**

Reference/// reissued.host.work

**DISCLAIMER**


These particulars are a guide only and are not to be relied upon for any purpose.





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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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