



Way Farm







# Way Farm

Thorverton, Exeter, Devon, EX5 5LN

M5 (J27)/Tiverton Parkway Station 15 Miles, Tiverton 6.6 Miles, Exeter 10 Miles.

Situated in Thorverton, this distinguished Grade II listed farmhouse spans 5.63 acres, offering a blend of historical elegance and modern amenities, ideal for tranquil rural living, with orchards, paddock and woodland.

- Thatched Farmhouse
- Grade II Listed
- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Extensive Gardens
- Pool and Pool House
- Further Outbuildings
- Council Tax Band F
- Freehold

Guide Price £1,000,000

## Stags Tiverton

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@StagsProperty

## SITUATION

Set in a secluded yet convenient location between Bickleigh, Thorverton and Cadbury. Thorverton is the closest village being located just a short ten-minute drive away, offering essential amenities such as a parish church, two welcoming pubs, and a village hall that hosts a monthly Saturday Market featuring locally sourced products. Bickleigh Castle is also a short walk/drive from the property. Bickleigh and Thorverton also have excellent schooling.

For everyday necessities, Tiverton is in close proximity, providing access to a Tesco Superstore. Additionally, Tiverton offers easy access to the M5 motorway, and Exeter Airport is within reach. Tiverton Parkway station conveniently offers frequent train services to London Paddington. The local area also boasts a diverse selection of schools, catering to both independent and state education preferences with the well renowned Blundells School offering discounted school fees to local children.

## DESCRIPTION

Way Farm showcases an impressive integration of historical preservation and modern living, set against the backdrop of Devon's scenic landscapes. This well-preserved farmhouse retains authentic period elements such as priest holes, extensive Inglenook fireplaces, and traditional joinery, complemented by contemporary comforts. The property's expansive grounds include a south-facing garden and a private swimming pool, creating a serene retreat. Located near Exeter and various local villages, Way Farm offers the perfect balance of seclusion and accessibility, making it a prime choice for those seeking the tranquility of pastoral life with convenient access to urban amenities.

## ACCOMMODATION

The interior opens to three elegantly appointed reception rooms on the ground floor, each featuring exposed wooden beams and Inglenook fireplaces that anchor the spaces with a touch of historical grandeur. The heart of the home is a spacious kitchen/dining area equipped with an Aga and direct access to a picturesque garden, ideal for outdoor dining and entertainment. This area is styled with classic furnishings that reflect the home's rich historical narrative whilst the kitchen has recently been refitted by Lowe & Bespoke. Additional ground-level amenities include a study and a snug, enhanced by period-specific plank and muntin screens and adorned with windows that fill the space with natural light. There is also a utility room/ wash-house.

On the first floor, five thoughtfully designed bedrooms await, including a master suite with panoramic views and an en-suite bathroom equipped with high-end fixtures. A striking feature of this level is the spiral wooden staircase, adding functional elegance and historical charm. The family bathroom serves the additional bedrooms, featuring a standalone roll-top bath and a double shower with views over the lush landscape. A third bathroom supports Bedroom 4 and 5, whilst the main guest bedroom has an attractive roll top bath. A large walk-in airing cupboard completes the accommodation.





## GARDENS & GROUNDS

The exterior of Way Farm is as remarkable as its interior, with a meticulously maintained garden leading to a secluded pool area and pool house, now converted into a studio with bi-fold doors. The garden extends westward to a swimming pool set perfectly to catch the evening sun. The property also boasts two orchards, a vegetable garden with solar enhancements, and a woodland copse, complementing its rural setting. Outbuildings offer potential for further development, providing new owners with numerous possibilities for customization.

## SERVICES

Mains electricity and water. Private drainage via septic tank, installed in 2015. Partial central heating via underfloor heating, radiators and fischer electric radiators.

Ofcom predicted broadband services - Standard: Download 5Mbps, Upload 1Mbps.

Ultrafast: Download 1000Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -O2, Three and Vodafone. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment only through the agents, Stags.

## DIRECTIONS

From Tiverton, proceed on the A396 towards Bickleigh. Just before Bickleigh Bridge turn right sign posted Crediton (A3012), leaving The Fishermans Cot on the left. After 350yards bear left and continue past Bickleigh Castle and after approximately 1 mile turn right. Way Farm is the first property on the left.



Approximate Gross Internal Area = 303.0 sq m / 3262 sq ft

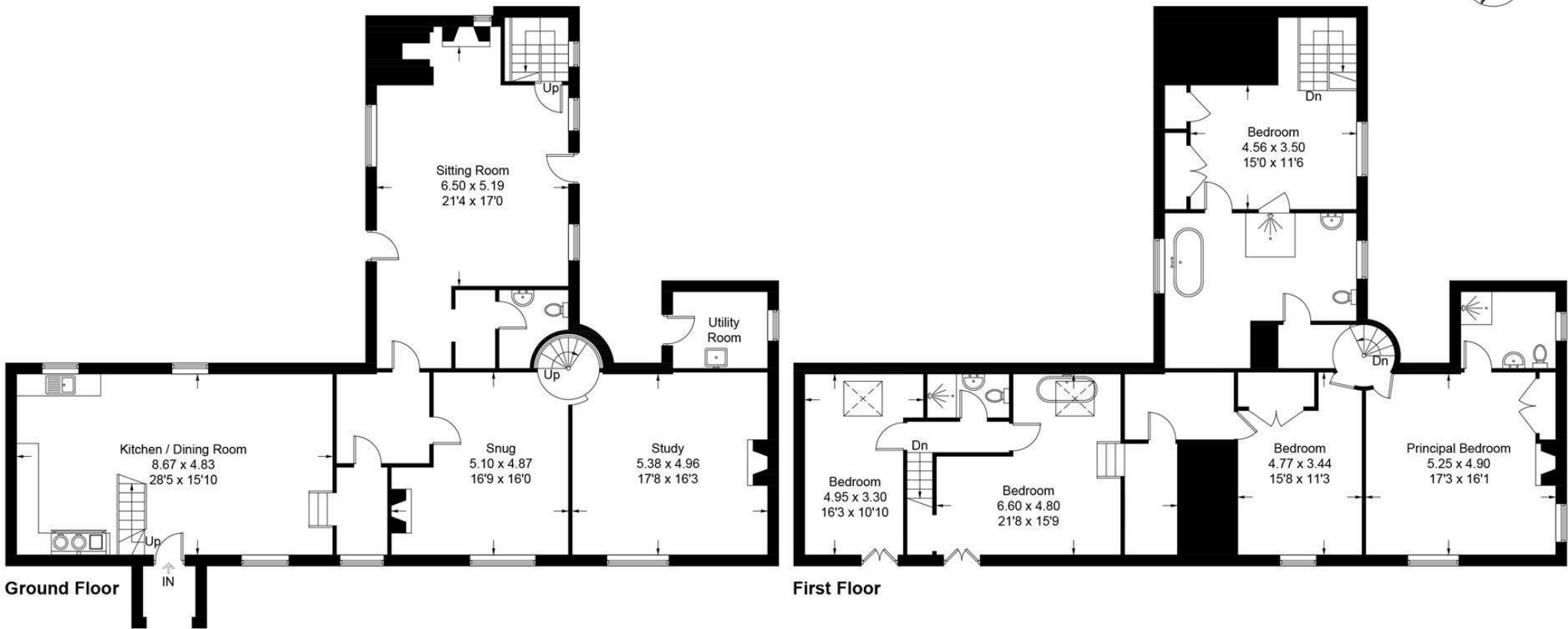


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108847)



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>		
(55-68) <b>D</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		



