



Slade Barton



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Payhembury, Honiton, Devon, EX14 3HR

Honiton 8 miles; Exeter 14 miles; M5 at Cullompton (Junction 28) 6.5 miles;

Stunning renovated farmhouse in the heart of the village

- 7 bedrooms
- Historic farmhouse
- Indoor pool & tennis Court
- Freehold
- 7 bathrooms
- Refurbished & improved
- In all 0.72 acres (0.29 ha)
- Council Tax Band G

Guide Price £1,150,000

INTRODUCTION

Slade Barton is an historic farmhouse that has been sympathetically and extensively renovated and improved over the years to a wonderfully high standard by the owners as their principal home, enhancing the wealth of character with new facilities including kitchen, bathrooms and roof covering.

Plans are now in place for improvement of the next door farm buildings to be removed and replaced with nine high quality homes, village parking and relocated business premises.



SITUATION

Located in the heart of the popular village of Payhembury, Slade Barton is one of the principal properties of the village with the village facilities on the doorstep.

Positioned in the gently undulating countryside of East Devon part way between the A30 near Ottery St Mary and M5 at Cullompton to the North West, the village of Payhembury is home to a thriving community, including a wide range of clubs, groups and societies. There is a richly praised primary school, community run shop and the Six Bells Inn.

The small town of Ottery St Mary is within easy reach and is serviced by a range of facilities including the much revered The King's Secondary School.

The neighbouring village of Feniton hosts a mainline rail station on the Exeter to London Waterloo line, whilst a direct service from Penzance to London Paddington is offered via Tiverton Parkway station to the North. For travel further afield, Exeter airport offers domestic and international flights to an ever increasing range of destinations.

DESCRIPTION

Extending to over 4,750 sq ft (440 sqm) the high quality and adaptable layout of accommodation in the house, has suited a variety of family arrangements over the past 100 plus years of the current ownership. Particular highlights being the 25' sitting room with solid oak flooring, the wonderful double aspect farmhouse kitchen and upstairs the main suite with walk through dressing room, generous bedroom and stunning bathroom.

GROUNDS

Electric double gates providing a fitting entrance to this stunning home, opening into a large private courtyard with high walls and attractive Quartz paving providing generous parking for multiple vehicles and near level lawns.

To the rear is a patio looking up over the established gardens, with its array of colour and interest next to a large terrace adjoining an wonderful garden room. Steps continue up to a further lawn area.

INDOOR POOL

Significantly upgraded over recent years, this 13 metre (43') indoor pool has a fantastic heating and conditioned system, fully tiled surround with showers and individual changing rooms.

TENNIS COURT

Positioned behind the pool the tennis court has been well maintained, being used extensively by the family.

SERVICES

Mains water, electric and drainage. Oil-fired central heating.



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.



Approximate Area = 4884 sq ft / 453.7 sq m
 Pool House = 2629 sq ft / 244.2 sq m
 Summer House = 124 sq ft / 11.5 sq m
 Total = 7637 sq ft / 709.4 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 886524



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | 66 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Bank House, 66 High Street,
 Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885