



Tiphayes







# Tiphayes

Upton, Honiton, Devon, EX14 9NZ

Honiton: 7.5 miles Ilminster: 11 miles Taunton: 12 miles

Historic farmhouse with annexe, glorious views and nearly 3 acres.

- Grade II Listed
- Character features
- Covered pool, car port & pigsty
- Freehold
- Stone farmhouse
- Large annexe barn
- In all 2.75 acres (1.12 ha)
- Council tax band F



Guide Price £800,000

## Stags Honiton

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## SITUATION

Located in an elevated position with glorious views across the Otter Valley, the property is in the heart of the Blackdown Hills Area of Outstanding Natural Beauty.

The nearby village of Upottery has a lovely local community with a public house, The Sidmouth Arms, village hall, church, and a well respected primary school as well as various sports clubs and village activities. 2.5 miles to the north is the village of Churchinford, where there is a good community run shop and post office as well as the popular York Inn.

The A30, about a mile and half to the south, gives rapid access to both Honiton and Exeter to the southwest and the A303 and London to the northeast. Taunton with its direct line to London Paddington and the M5 motorway are a short drive to the north.

Honiton benefits from a range of amenities including shops, schooling and recreational facilities as well as a station on the London Waterloo line.

## DESCRIPTION

Built in the 16th Century, this charming stone former farmhouse was substantially renovated in the mid 80's by its architect owner, including a new thatch roof (the ridge will require some work soon) and some quality timber work, enhancing the historic character of this wonderful home.

A cross-passage hall leads into the main reception rooms, both of which have large fireplaces, the dining room fireplace featuring 3 bread-ovens, a large bressummer beam and what is thought to be an old curing chamber. To the rear is a double aspect kitchen, at the far end of the house is the study/library, and to the bottom is a large utility/boot room, which was once the old dairy.

A late 16th/17th century newel staircase gives you access to the first floor where there are two generous bedrooms, each with high vaulted ceilings, the main bedroom with a huge ensuite bathroom with rolltop bath. There is also a guest/family bathroom.

Above the utility/boot room a steep staircase goes up to a studio/mezzanine bedroom.

## THE BARN

Adjoining the lower part of the farmhouse, the barn was converted in the late 70's/early 80's into an annexe, subject to conditions and section 52 agreement (so it wasn't separated from the house). The accommodation includes a fitted kitchen, impressive double height living spaces with a wood burner and exposed beams and stonework, there are doors to the rear garden and stairs to a mezzanine floor bedroom.





### OUTSIDE

The property is approached down a short sweeping private lane into a cobbled courtyard in front of the house, where there is a large log/garden store. The lane loops into the front paddock back out to the drive past a useful car port.

Behind the house is a rear courtyard leading around to a side garden, where there is a WC.

Beyond the garden and with a separate field access, are two paddocks sheltered by tree-lined boundaries.

In all the property extends to 2.75 acres (1.12 ha).

### SWIMMING POOL

Set behind the house, the swimming pool is now in need of some renovation. Beside the covered pool is a filtration system.

### PIGSTY

Opposite the house across the courtyard is a stone former pigsty with a slate roof and small enclosures behind.

### CAR PORT

At the top of the front paddock is a useful timber frame car port.

### SERVICES

Mains electric. Oil-fired central heating to house and barn. Fibre optic to the house by Gigaclear (upto 1gb/s available), not currently connected. Water Supply from a spring fed system - recently upgraded by On Tap. Private drainage systems to house and barn, both likely to need an upgrade to meet general binding rules. Quote for replacement available.

### DIRECTIONS

From Honiton, head east on the A30. Turn left to Rawridge and Upottery, continue through the village and after about a mile, turn down right. After about 20 meters, on the tight right bend the entrance is on your left/straight on.



Approximate Area = 2416 sq ft / 224.4 sq m (excludes carport)

Barn = 640 sq ft / 59.4 sq m

Outbuildings = 1107 sq ft / 102.8 sq m

Total = 4163 sq ft / 386.6 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). © nchecom 2024. Produced for Stags. REF: 1080069



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

66

36



