



Lower Northcott Farm





Light wood cabinetry on the left wall, featuring open shelves with decorative ceramic jugs and a glass-fronted cabinet. Below the cabinets is a green tiled backsplash. On the countertop, there is a silver electric kettle, a white blender, and other kitchen items. The lower part of the cabinetry is made of vertical wood slats.

A large green range cooker with a tiled backsplash featuring a chicken and vegetable motif. Above the range cooker is a wooden shelf holding a row of small, colorful ceramic mugs. The range cooker has a black stovetop and two large green doors with handles.

Light wood cabinetry on the right wall, including a glass-fronted cabinet with white plates inside. The countertop is dark grey and holds a red coffee maker, a toaster, and a knife block. The backsplash is green tiles.

A large window with a white frame, providing a view of the outdoors. Above the window is a round white clock with black numbers and hands. To the right of the window, a television is mounted on the wall. The countertop below the window has a sink with a chrome faucet and a toaster.

A breakfast bar with a dark grey countertop and a light wood base. On the countertop, there is a clear glass vase filled with red tulips, a wooden cutting board, and a silver toaster. The bar is positioned in the foreground on the right side of the kitchen.

The floor of the kitchen is covered in large, square terracotta tiles with a reddish-brown hue and dark grey grout. The tiles are laid in a grid pattern across the entire floor area.



Lower Northcott Farm

Blackborough, Cullompton, , EX15 2JF

Honiton 7.5 miles Tiverton Parkway Station 8.5 miles Taunton: 14 miles

Beautiful Grade II* listed home with barns and nearly 13 acres

- Historic features
- Traditional outbuildings
- Gently sloping pasture
- Freehold
- Long private drive
- Modern farm building
- In all 12.69 acres (5.14 ha)
- Council Tax Band G

Guide Price £1,200,000

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SITUATION

Positioned up a long sweeping drive the property is set in the heart of the Blackdown Hills, surrounded by rolling hills and wooded valleys within this Area of Outstanding Natural Beauty. There is excellent walking and riding in the surrounding countryside.

Hemyock, to the north, has an active community with a good range of facilities including village shops, Post Office, public house, health centre, veterinary practice and parish hall. Easily accessible from the property, are the nearby market towns of Wellington, with a Waitrose supermarket and access to the M5, and Honiton with a range of shops, sports facilities and a mainline station on the London Waterloo line.

The Jurassic Coast and the seaside town of Sidmouth is 16 miles to the south. There are good transport connections via the A303 at Honiton, which provides a convenient link to London, as well as Exeter and its international airport. The county town of Taunton, with an excellent range of shopping and recreational facilities, is also within easy reach.

DESCRIPTION

This historic 17th Century thatched former farmhouse is Grade II* listed for its special architectural or historic interest, likely of stone and cob construction. Well maintained and enhanced by the current owners, the property features an array of character including plank & muntin screens, chamfered beams and large fireplaces.

The accommodation includes a light and spacious double aspect farmhouse kitchen centred on a 4 oven-oil Aga with double ovens and hobs, as well as an electric hob and double grill/oven module attached, sitting room with unique moulding on the ceiling, fireplace with wood burner and door to the garden. There is a comfortable study and generous double aspect drawing room with inglenook stone fireplace centred with a wood burner. On the other side of the cross passage hall is the former kitchen, now office with an oil stove within the old fireplace. At the end of the hall is a utility and WC.

On the first floor are four double bedrooms, the two largest both have double aspects, there is also a fifth bedroom fitted with wardrobes and used as a dressing room. There is a generous family bathroom with freestanding bath with views out to the garden, plus a separate shower room.





COURTYARD

Behind the house is an L shape range of barns forming a courtyard to the house, laid to gravel. The largely single store buildings include a large log store, two large and four smaller stables. There is an impressive garage workshop, comfortable enough to house a full size snooker table, and an adjoining shed. A door leads straight through out to the kitchen garden and orchard.

GARDENS

Predominately south and east of the house, and intersected by the main drive, the gardens are laid to near level lawns with attractive shrub and hedge boundaries, there is an attractive herbaceous border with numerous plants adjacent to the house.

MODERN FARM BUILDING

This timber frame building with steel frame has expansive doors, opening up on to a concrete yard, enclosed by post and rail fencing.

LAND

Split into three enclosures, the land is very gently sloping with hedge and tree-lined Devon banks providing lots of natural shelter.

In all the property extends to about 12.69 acres (5.14 Ha).

SERVICES

Mains electric and water. Oil -fired central heating plus Oil Aga and stove. Private drainage, thought to be a septic tank with drainage field within the orchard. Mobile coverage likely inside and outside with EE, O2, Three and Vodafone (Ofcom)

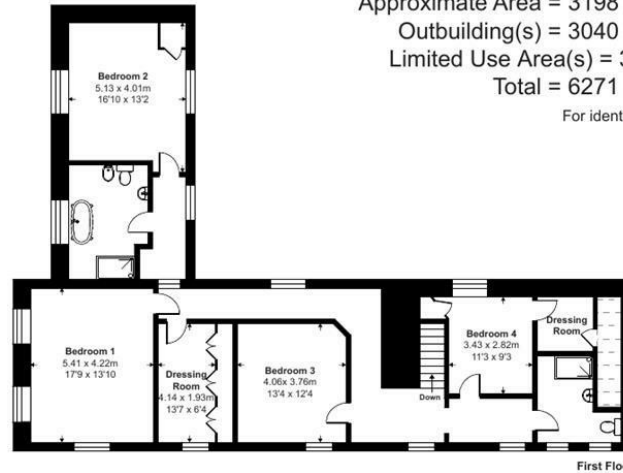
DIRECTIONS

What3Words - [///almost.values.restores](#)

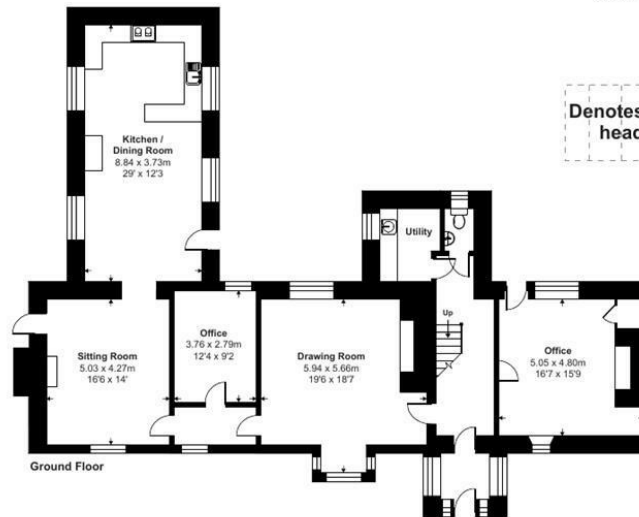
From Honiton, follow the signs to Dunkeswell, past the village and airfield, then turn next left into Shoot's Lane. At the top of the hill and T-Junction, turn right and the drive is on the left after 200 yards.

Approximate Area = 3198 sq ft / 297.1 sq m
 Outbuilding(s) = 3040 sq ft / 282.4 sq m
 Limited Use Area(s) = 33 sq ft / 3.1 sq m
 Total = 6271 sq ft / 582.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1097944



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	25		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

