



12, Orchards Farm



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Buckerell, Honiton, Devon EX14 3GJ

Honiton: 3.4 miles Cullompton: 9.7 miles Exeter: 15.4 miles

A superb barn conversion set in a tranquil village location with spacious and well planned accommodation.

- Recently Renovated
- Open Plan Living
- Two Garages
- Freehold
- Three Bedrooms
- Garden
- Country Views
- Council Tax Band D

Guide Price £470,000

SITUATION

The property is situated within the village of Buckerell. Buckerell has a strong community with a parish church and is situated east of the larger village of Feniton, which has a village shop, post office and main line rail link to Exeter and London Waterloo.

The popular town of Ottery St Mary, with its renowned The King's School (secondary and in catchment) is to the south.

To the east is the busy market town of Honiton which has an excellent range of shops and facilities. These include many independent retailers and eateries, as well as the usual multiples such as WHSmiths, Boots, Tesco, and sports and leisure facilities (sports centre/swimming pool) and schooling. It also has a main line rail link to London Waterloo.

The city of Exeter is to the west and has an excellent shopping centre, theatres, cinemas, sports and leisure facilities, main line rail link to London Paddington, M5 access and Exeter airport. The World Heritage Jurassic Coast at Sidmouth, one of East Devon's most popular coastal resorts, is about 11 miles to the south.



DESCRIPTION

Originally a brick built farm building subsequently converted in 1986, 12 Orchards Farm is a superb barn conversion set in a tranquil village location with spacious and beautifully presented accommodation. The property is known as the Round House due to the 25ft circular open plan living/kitchen accommodation with a vaulted ceiling and views to the open countryside.

The entrance hall provides access to the sitting room/snug/additional bedroom to the front of the property which in turn provides access to the downstairs shower/cloakroom. The open plan living/kitchen/diner is a real feature of the property, with a woodburning stove and recently refitted modern style kitchen with wooden worktops and views over the garden towards the surrounding countryside.

To the first floor there are 3 bedrooms and a family bathroom.

OUTSIDE

To the front of the property is a shared courtyard which comprises a level area of lawn with mature trees and a paved pathway to all the properties within the complex. The garden to the rear is laid to lawn alongside a patio area which is ideal for entertaining and alfresco dining with views overlooking open fields and countryside.

Rear pedestrian gate provides access to a pathway leading to the two garages.

SERVICES

Mains drainage, electricity and water (not metered). Electric under floor heating and log burner.

Standard Broadband available. Mobile signal outside likely with Three, O2, Vodafone and EE. (Ofcom)

DIRECTIONS

On leaving Honiton turn left into the Heathpark Industrial Estate turning right at the next two 'T' junctions and proceeding into the village of Weston. Pass the Otter Inn public house on the right hand side and after a short distance turn left towards Buckerell. Proceed into the village of Buckerell turning immediately left after the church, down towards a Public Bridle path and the entrance to Orchards Farm is a short distance on the right hand side. The property is found immediately on the left hand side adjacent to the gravel driveway.

AGENTS NOTE

There is a £40 per quarter service charge for the property for communal maintenance of the complex.



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 = 1498 sq ft / 139.1 sq m
 Outbuilding = 300 sq ft / 27.9 sq m
 Total = 1798 sq ft / 167 sq m
 For identification only - Not to scale

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1175880



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		42	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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