



12, Orchards Farm



# 12, Orchards Farm

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. Being sold with no onward chain.

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

## Offers In Excess Of £425,000

### 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, 02, 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.

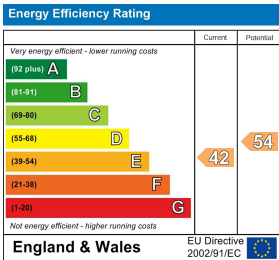
## AGENTS NOTE

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





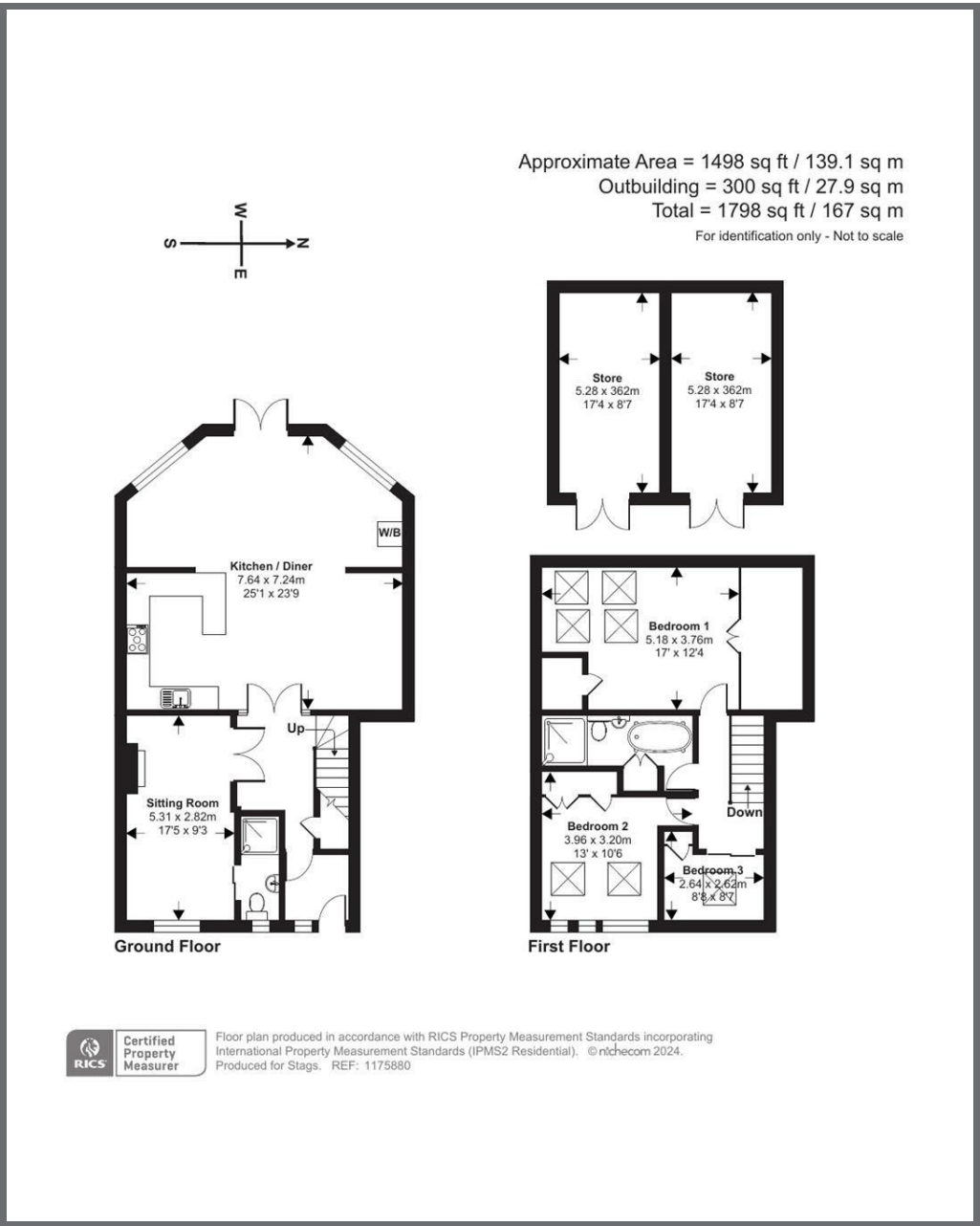
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