



Orchard Farm







Orchard Farm Plymtree

Cullompton, Devon, EX15 2LW

M5 Junction 28: 5.2 miles Honiton : 9 miles Exeter:13.5 miles

Substantial stone farmhouse with fantastic far reaching views. AOC. EPC C

- Substantial farmhouse
- Fantastic views
- Agricultural occupancy restriction
- Freehold
- Approx 2636 sq ft (245 sqm)
- Ground floor 4th bedroom
- In all about: 6.58 acres (2.66 ha)
- Council tax band F

Guide Price £850,000

Stags Honiton

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SITUATION

Set just north of the village of Plymtree, the property is located in a wonderful rural location with glorious far reaching views. The popular village of Plymtree has a primary school, church, pub and community run shop. Nearby Honiton has a station on the London Waterloo line and access to the A30 whilst access to J28 of the M5 is at Cullompton.

The university and cathedral city of Exeter has an extensive range of shopping, private and state schooling and recreational facilities as well as railway stations on the London Paddington and Waterloo lines and an International Airport. The London Paddington line is also accessible at Tiverton Parkway just 11 miles away.

DESCRIPTION

Completed approximately five years ago to an exceptionally high standard, this unique home boasts breath-taking views across the surrounding farmland. Constructed with standard masonry and featuring a striking Cotswold stone frontage beneath a slate roof, the property offers potential for further accommodation, subject to the necessary consents. Notably, there is a vast space above the garage and a substantial loft, both accessible from the first-floor landing.

The property welcomes you with a large, double-height entrance hall, setting the tone for the rest of this impressive home. The beautifully designed kitchen is well-appointed with a range of integrated appliances and features a striking island unit. Double doors lead into the double-aspect sitting room, which is centered around a feature fireplace (currently not in use). At the rear of the house, you'll find a versatile office that can also serve as a fourth ground-floor bedroom, along with a utility room and a convenient wet room.

Upstairs, the first floor hosts three generously sized double bedrooms. The primary bedroom is particularly spacious and includes a large walk-in wardrobe and an en suite with a walk-in shower. The family bathroom is equally luxurious, featuring both a walk-in shower and a freestanding bath.





PARKING & DOUBLE GARAGE

There is a large stone parking area for several cars beside the 42.77 sqm (approx 460 sqft) double garage.

GARDENS

The exquisitely landscaped gardens showcase an expansive sandstone patio area, framed by low stone walls and an integrated seating area. The level lawn leads seamlessly to the adjoining paddock, with steps providing easy access. This family-friendly space is partly enclosed with estate-style metal fencing and includes a rendered block wall kitchen garden, complete with deep, raised beds.

LAND

Gently sloping predominately to the west of the house there is a single field with three side mature hedge bank boundaries, with estate fencing and the house to the other.

In all the property extends to about 6.58 acres (2.66 ha).

SERVICES

Mains water (metered) and electric. Large photovoltaic array. Private drainage via treatment plant. Oil-fired central heating. Standard broadband (upto 25mbps download) Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).

AGRICULTURAL OCCUPANCY RESTRICTION (AOC)

One of the planning conditions when the property was granted consent, was that the 'occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants'

DIRECTIONS

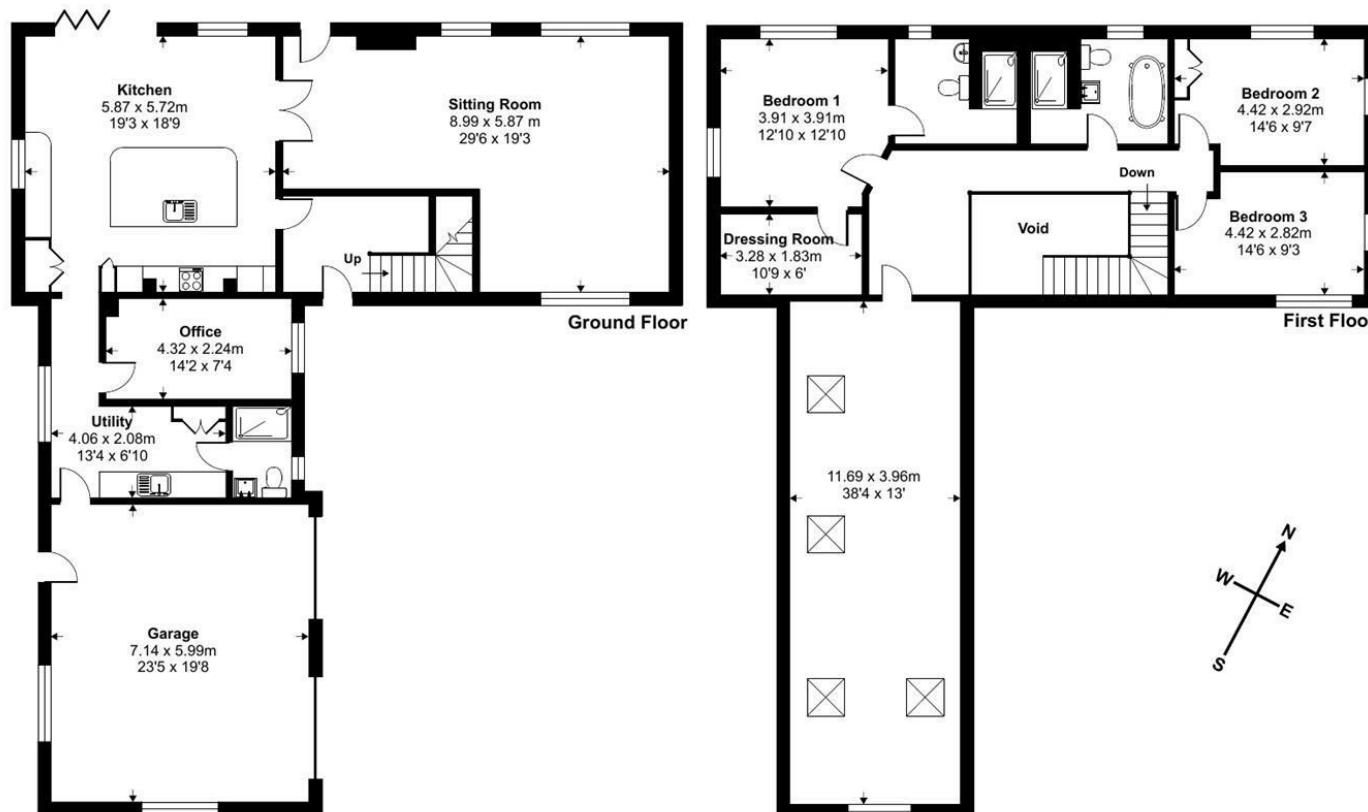
From the Honiton office, turn left and head down the High Street. At the traffic lights, turn left onto Dowell Street and continue on the A373 for roughly 6.5 miles. At the crossroads, turn left just before Oak Close. Continue on this road for 0.8 miles and turn left towards Woodbear for about a mile. The property drive to the property will be found on your left.

Approximate Area = 2636 sq ft / 244.8 sq m

Garage = 445 sq ft / 41.3 sq m

Total = 3081 sq ft / 286.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
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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		89
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



