



West Fursham Farm



# West Fursham Farm

Drewsteignton, Exeter, Devon, EX6 6RH

A superb Grade II\* listed period farmhouse with extensive outbuildings and 24 acres surrounded by open countryside.

- Four Bedrooms
- Kitchen and Study
- Comprehensive Outbuildings
- 24 acres
- Council Tax Band F
- Three Reception Rooms
- Bathroom and Shower Room
- Gardens and Paddocks
- Freehold
- EPC Band F

Guide Price £1,100,000

## SITUATION

The property is situated in a private rural location, but conveniently positioned between Exeter and Okehampton. Further benefits include excellent road access to the nearby A30, east towards Exeter or west into Cornwall. The nearest general facilities can be found at Whiddon Down which include a Service Station/Convenience Store, Cafe and Public House. Okehampton has a good range of shops, services, educational and recreational facilities, whilst Exeter is a major shopping and commercial centre with mainline rail, motorway and international air connections. The nearby Dartmoor National Park offers hundreds of square miles of unspoilt scenery, where there are many opportunities for riding, walking and outdoor pursuits.

## DESCRIPTION

West Fursham Farm is a fine example of a delightful Grade II\* listed, mid 16th Century farmhouse with later additions and modifications. This lovely four bedroom, three reception room farmhouse is of plastered cob and stone construction under a thatched roof. The extensive range of modern and traditional outbuildings are located adjacent and set around a courtyard. The land extends to approximately 24 acres, located to both the north and south, being predominantly pasture land with area of formal and vegetable gardens and small Christmas tree plantation.



## ACCOMMODATION

Via thatched entrance PORCH: to CROSS PASSAGE HALLWAY: Exposed ceiling timbers. Doors to principal reception rooms and rear hall. Stairs to first floor landing. Wall light point. Radiator. SITTING ROOM: Feature granite fireplace with oak lintel, woodburning stove, bread oven and creamer. Timber semi spiral staircase to upper level with hatchway access to bedroom two above. Wealth of exposed timber beams. Shelved alcove. Radiator. Window to front with southerly aspect and window seat. DINING ROOM: Feature fireplace with brick and granite surround and inset woodburning stove. Wealth of exposed moulded ceiling timbers (mentioned in listing record). Display alcove, wall light points. Radiator. Window to southerly aspect. BREAKFAST ROOM: A dual aspect room with southerly views and west into the yard. Tiled fireplace with oil fired two oven Aga. Panelled wall to half height to one aspect. Range of fitted cupboards. KITCHEN: Extensive range of wall and base cupboards and drawers with work surfaces over and inset sink and drainer. Integral electric oven and hob, space and plumbing for washing machine and dishwasher. Built in shelved cupboard. Windows to north and west aspects. LOBBY/HALL: Radiator. REAR HALL: Door to garden and door to STUDY/STORE: Larder shelving. Exposed beams and ceiling timbers, Greenline ground source heat pump. Meters. Connecting door to sitting room, door to SHOWER ROOM: Matching white suite comprising WC, wash basin and tiled shower cubicle. Feature timber mullion window to side aspect.

FIRST FLOOR LANDING: Split level with exposed beams and balustraded stairwell. Doors to BEDROOM 2: Exposed beams. Single glazed window offering southerly views over the land. Trapdoor to stairs. Radiator. BATHROOM: A four-piece matching suite of Victorian style bath with shower and rail over. Wash basin. WC and Bidet. Towel rail. Single glazed window with southerly views over the land. BEDROOM 4: Exposed ceiling timbers. Radiator. Single glazed window with southerly views. BEDROOM 3: Exposed ceiling timbers. Large built-in hanging cupboard with access hatch to loft area. Smaller built-in shelved cupboard. Single glazed window with southerly views. BEDROOM 1: Access to eaves storage. Double glazed windows to west side overlooking the main yard.

## OUTSIDE

From the country lane, there are three entrances into the property, the higher drive leads into the rear yard and the lower access gives access to the lower fields and front of the farmhouse. The middle entrance serves the main yard giving access to the buildings and providing ample parking at the side of the house. Immediately to the front of the house is a paved terrace with views over the surrounding land. The main garden lies to the rear and side and offers extensive lawns with established flower beds, shrubs and bushes. Area of orchard with ornamental ponds, water feature and mature trees. Further side area currently used as chicken run.

## THE FARM BUILDINGS

To the south side is a Grade II listed 8 bay LINHAY AND TALLET now partly enclosed with some modern blockwork, Parts of this look to need extensive restoration. Adjacent CALF HOUSE and STABLE with concrete floor.

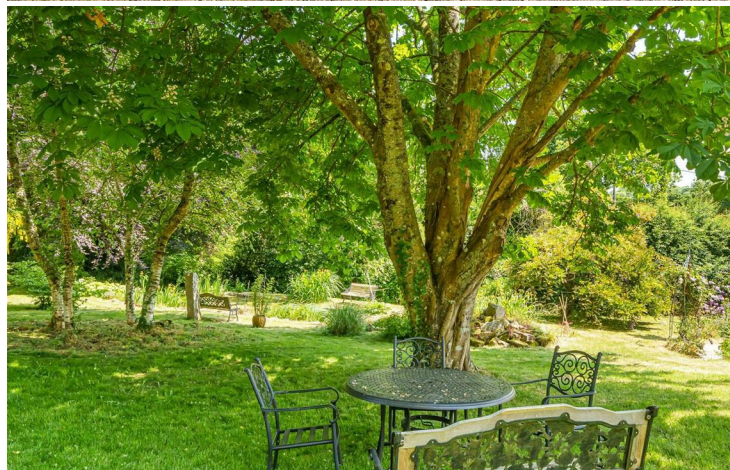
To the north side of the yard are a range of traditional and modern buildings including a STONE AND COB STORE with part loft and incorporating a GARAGE with slate roof. Modern timber built open fronted GENERAL PURPOSE BUILDING with high eaves, stock doors and feed barriers. Behind this building and adjoining at a raised level is a STORAGE BUILDING Further buildings including further STORES and WORKSHOP. The whole plot extends to approximately 24.84 acres including about 23 acres of pasture paddocks. There is one large field to the north of the house which incorporates a vegetable garden and Christmas tree plantation. The remainder of the paddocks lie to the south, gently sloping down towards a stream forming the southern boundary and bounded by traditional Devon banks and hedges and incorporating some mature traditional trees. Extensive new fencing has been installed to the fields via a government scheme. Immediately to the south of the farm buildings an access track from the Council lane also gives access to neighbouring East Fursham.

## SERVICES

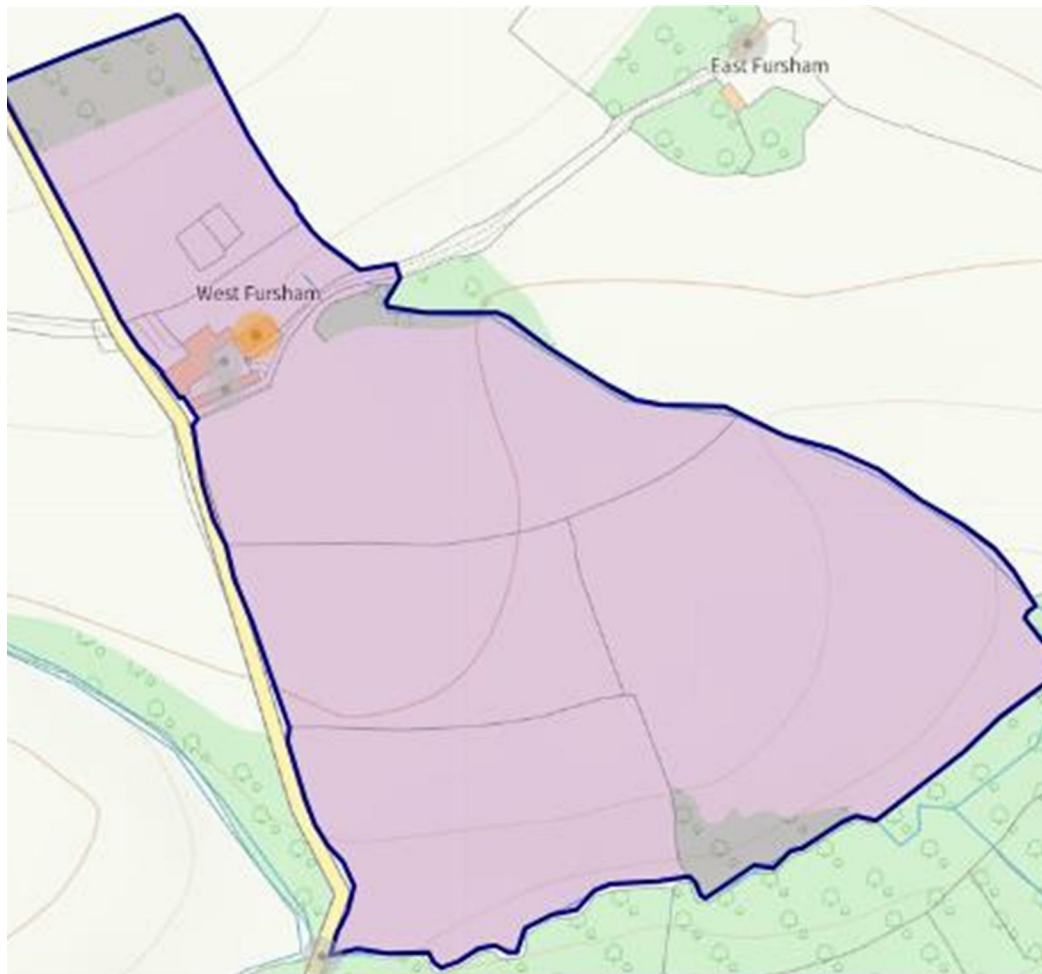
Mains water and electricity to both the house and buildings. Private drainage. Ground source heating. 12 Solar Panels to Barn Roof. Supplementary additional borehole and well water supplies.

## DIRECTIONS

For Satnav purposes the postcode is EX6 6RH. What3words location: uppermost.rated.preheated



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### Drewsteignton, Exeter, EX6

Approximate Area = 2525 sq ft / 234.6 sq m  
Outbuilding(s) = 6318 sq ft / 586.9 sq m  
Total = 8843 sq ft / 821.5 sq m  
For identification only - Not to scale

**FIRST FLOOR**

**GROUND FLOOR**

**OUTBUILDING 2 - LINHAY & TALLEY**

**OUTBUILDING 1**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricscom 2023. Produced for Rendells - REF: 991383