



Prings Farm



# Prings Farm

Madford, Hemyock, Devon EX15 3QU

A beautifully located smallholding centered on a detached thatched farmhouse which has been sympathetically updated with a selection of outbuildings, attractive gardens and paddocks set in just over 8 acres.

- Period charm
- Three Double Bedrooms
- Three En Suites
- Spacious Sitting Room
- Study & Garden Room & Utility
- Dining Room & Kitchen
- Landscaped Gardens
- Set in 8.16 Acres
- Freehold
- Council Tax G

Guide Price £1,050,000

## SITUATION

The property occupies a delightful rural position at Madford, a small hamlet of cottages and farms, lying in the Blackdown Hills Area of Outstanding Natural Beauty. The village of Hemyock lies approximately 2 miles to the north and provides a thriving local community with its primary school, parish church, village stores, Post Office, doctor's surgery and public house, whilst the larger centres of Wellington and Honiton both offer a good range of everyday shopping, banking and scholastic services, including primary and secondary schooling as well as the renowned Wellington School. Taunton lies within 12.5 miles of the property affording an extensive range of commercial, educational and recreational facilities befitting those of an important regional and administrative centre, together with a wide range of primary, secondary and further education facilities, including three noted public schools. Despite its rural position the property enjoys easy access to the surrounding districts and further afield with access to the M5 motorway available at Wellington (J26) whilst main line rail services are also available at Taunton, Honiton and Tiverton Parkway. Access to the A303 trunk route at Honiton provides an easy link to London and the South East, with international airports at Exeter and Bristol.



## DESCRIPTION

Prings Farm is a wonderful, characterful home enjoying a wealth of period charm yet benefitting from a large sitting room with inglenook. There is a further study area, garden room flooded with light, lovely kitchen/diner, utility and conservatory. There are three bedrooms all with en suites. The house has undergone extensive renovations and landscaped gardens making the most of the delightful location, where fine, long distance countryside views can be found.

## ACCOMMODATION

A pretty garden path leads to the front door and into the entrance porch. The attractive spacious sitting room has an inglenook fireplace with bread oven and working wood burning stove, timber beams and garden views to front and rear. Off the sitting room is a useful snug offering a cosy corner with double doors opening into the garden room with vaulted ceiling, velux windows and large bi-fold doors framing the uninterrupted view of the countryside. At the other end of the property is the wonderful kitchen/dining room. The dining room, which offers plenty of space for entertaining, is centered around an electric Aga with inset sink to one side set into the fireplace. The kitchen itself has a range of units with granite counter work surfaces over, Belfast sink, integrated under counter fridge and slimline dishwasher. Adjacent to the kitchen is a useful utility room and cloakroom.

Stairs rise to the first floor to a bright and airy landing, where there is space for a chair or study area if desired. In total there are three bedrooms, all en suites, with one having a further space which could be used as a nursery or dressing room. The landing offers a separate WC. The principal bedroom has exposed beams and is dual aspect with stunning views over the countryside and the stream which trickles outside the side window. There is a walk in wardrobe and a modern en suite bathroom with separate bath.

## OUTSIDE

Outside doesn't disappoint with attractive landscaped gardens, in particular a pretty stream bringing an abundance of wildlife. There are numerous terraces placed to enjoy the sun and views alongside a lawn and established trees/shrubs including fruit trees. There is gravel drive leading to a detached thatched car port/barn. To the north side is a separate yard with a range of outbuildings including the former cow sheds, pole barn and Nissan hut with secondary access which offers potential to develop subject to the necessary consents. There is plenty of space for parking. The land adjoins the property and totals about 8.16 acres and is currently split into paddocks.

## DIRECTIONS

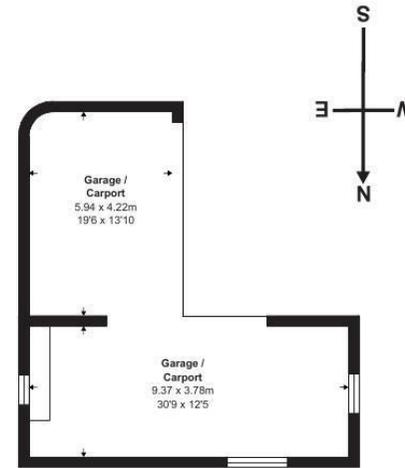
From Hemyock take Culmbridge Road passing the Post Office. Continue over the bridge and keep right, heading up the hill and turn right just after Brookridge Timber (signposted Madford & Upottery). Continue along here until the road forks off on the bend, turn right (signposted Madford). At the end of the road the property will be found on the right hand side.



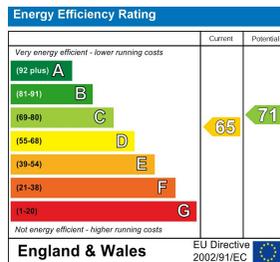
These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2951 sq ft / 274.1 sq m  
 Garage = 667 sq ft / 61.9 sq m  
 Outbuildings = 3144 sq ft / 292 sq m  
 Total = 6762 sq ft / 628.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Stags. REF: 1101234



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