



Goodleigh Farmhouse





# Goodleigh Farmhouse

Blackborough, Cullompton, Devon EX15 2JA

Hemyock 3 miles; Wellington 8 miles, Honiton 8.5 miles;

**A detached country house with fine views and equestrian facilities set in just over 13 Acres.**

- Five Bedrooms
- Kitchen/Breakfast Room
- Separate Dining Room & Sitting Room
- Established Gardens
- Freehold
- Two En Suites & Family Bathroom
- Lounge & Sun Room
- Office & Utility & Double Garage
- Outbuilding/Stables/Arena Set in 13 Acres
- Council Tax Band F

**Guide Price £1,449,000**

## SITUATION

Goodleigh Farmhouse enjoys a stunning rural location set within the heart of the Blackdown Hills, with excellent equine, hacking opportunities and is designated an Area of Outstanding Natural Beauty.

The property is located at the end of a shared private lane and enjoys wonderful views over open countryside. The property is about 3 miles from the popular village of Hemyock with its post office, village stores, public house, church with village hall and primary school. In addition, the nearby villages of Ashill, Blackborough and Sheldon providing further focal points.

The property is within the catchment area of the well respected Uffculme Secondary School. The nearby towns of Honiton and Wellington are both about 8 miles away, each with an excellent selection of shopping, recreational and schools facilities. Near Wellington there is easy access to the M5 motorway at Junction 26, whilst there are also excellent railway communications with a station at Honiton linking to London Waterloo, or Tiverton Parkway and Taunton Station to the west and north respectively providing links to London Paddington.

## DESCRIPTION

Located in this elevated position and commanding stunning views over the valley this detached farmhouse has excellent equestrian facilities with range of outbuildings and arena. It is well presented and offers flexible and versatile accommodation, with a wealth of character and charm. Set in just over 13 acres.

The light and airy accommodation includes five double bedrooms, two of which have en suites, family bathroom and two further loft rooms. On the ground floor is a spacious kitchen/breakfast room which opens into the lounge and sun room, taking advantage of the aspect. Two further reception rooms, study, utility and cloakroom.





ACCOMMODATION

A large entrance hall provides access straight through to all the principle rooms, utility and cloakroom. To the rear of the property there is access to the the garden and garage.

The kitchen/breakfast room is particular feature with a range of units with worktops over, integrated appliances including hob, oven with extractor over and space for dishwasher. Stanley Range which runs the hot water and heating. Walk in pantry with double doors to garden and an opening into the lounge with fireplace and wood burner with access into the sun room taking advantage of the views.

Sitting and dining room are both lovely rooms overlooking the front of the property with fireplace and inset wood burner. Complementing this floor is a useful office and utility/boot room.

On the first floor are five double bedrooms, two of which have en suites and a family bathroom. Generous landings with stairs to the loft rooms. The main bedroom is a particular highlight with three windows overlooking the wonderful views, this spacious room has fitted cupboards and a good size en suite benefiting from a bath and shower.

Stairs lead up to two further loft area which offers further potential to develop further subject to the necessary consents and a walk in store area.

OUTSIDE

The sweeping driveway gives access to the double garage, parking area and further outbuilding/wood store. The garden is mainly laid to lawn, interspersed with mature tree, shrubs, wildlife pond and a decked area taking advantage of the views. Greenhouse, garden shed, vegetable garden and raised beds.

The land which consists of paddocks and woodland extend beyond the garden and to the side of the property. There is a barn which is approached by a second driveway which houses stables, a tack room and a further range of open barns and store. Beyond this is another barn with space to park a horse lorry to one side and further adjoining store room.

There is an arena enjoying far reaching views over the countryside as well as back up to the house.

SERVICES

Private drainage. Spring water - shared, oil Stanley cooker provides heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside with EE, Three, 02 and limited outside with Three(Ofcom). The current owners use BT broadband and an additional 4G sim with EE.

VIEWINGS

Strictly by appointment via the vendors agents, Stags of Wellington.

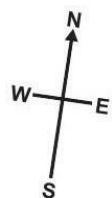
DIRECTIONS

From Wellington proceed southwards to the village of Hemyock. Continue through the village and turn left by the pub signposted Durkeswell. Continue along this road for 4.3 miles turning right.. In just less than 1 mile, turn right up the drive, where the property will be found straight ahead. towards the top and the property is on your right.

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Approximate Area = 3560 sq ft / 330.7 sq m (excludes open barns)

Limited Use Area(s) = 269 sq ft / 25 sq m

Garage = 382 sq ft / 35.5 sq m

Outbuildings = 3440 sq ft / 319.5 sq m

Total = 7651 sq ft / 710.7 sq m

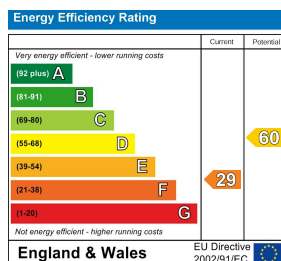
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1237939

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