



SILVER STREET FARM

Prescott, Devon



A BEAUTIFULLY RESTORED GEORGIAN FARMHOUSE

Set in the heart of Devon's rolling countryside, with exceptional mature gardens, traditional outbuildings and a cottage.

Summary of accommodation

Ground Floor: Drawing room | Dining room | Family room | Kitchen/breakfast room | Snug | Utility room/boot room | WC

First Floor: Principal bedroom with dressing room and bathroom | Further four double bedrooms | Family bathroom

Second Floor: Three double bedrooms | Family bathroom

Pear Tree Cottage: Double bedroom | Bathroom | Open plan kitchen and sitting room | WC

Award winning landscaped gardens | Events barn | Cinema room | Courtyard
Stabling | Storage | Carport | Greenhouse | Wildflower meadow

Paddocks and pastureland

In all about 9.6 acres

Further 12.8 acres available by separate negotiation

Distances: Culmstock 1 mile, Tiverton Parkway 4.7 miles (London Paddington 1hr 53 mins), M5 (Junction 27) 4.3 miles
Wellington 7.2 miles, Exeter 21 miles, Bristol Airport 49 miles (All distances and times are approximate)

SITUATION

Silver Street Farm is a handsome Grade II listed house which combines period charm with modern country living. Surrounded by award winning gardens, traditional outbuildings, and open paddocks, it offers peace, privacy, and space. With far-reaching views and a sought-after location in the Culm Valley, this is a rare opportunity to own a historic home with exceptional grounds. It is located just over a mile from the thriving village of Culmstock. Set on the edge of the Blackdown Hills Area of Outstanding Natural Beauty, it enjoys unspoilt rural views with easy access to local amenities. Culmstock provides an excellent pub, café and deli, village hall, primary school, cricket club, gym, and church. The property also offers easy access to the beaches in North and East Devon/Jurassic coast.

The nearby market town of Wellington has a Waitrose, independent shops and an award-winning butcher. Cullompton offers similar facilities, while Tiverton, ten miles to the west, has a pannier market, a wider selection of shops, and leisure facilities.

The area is well served by highly regarded schools, including Wellington School, Blundells in Tiverton and Kings College and Queens College in Taunton. Silver Street Farm is also in the catchment for Uffculme School, an outstanding rated state secondary.

Transport links are excellent. The M5 at Tiverton (Junction 27) provides fast connections to Exeter, Wellington, Taunton and Bristol, while Tiverton Parkway Station (Junction 27) offers direct rail services to London Paddington. Both Exeter and Bristol International Airports provide regular flights to UK and international destinations.

SILVER STREET FARM

Silver Street Farm is approached from the south by a gravel driveway, lined with wildflower meadows and estate fencing. The drive leads to a generous turning area in front of the farmhouse and the adjacent Pear Tree Cottage.





Beyond lies a traditional courtyard of outbuildings, adorned with fruit trees and roses. The house is perfectly framed by planting which evolves with the seasons and gives interest throughout the year

The Georgian farmhouse has been stylishly restored, preserving its original character while creating a welcoming and comfortable home. The ground floor is arranged around a central entrance hall, with a drawing room and dining room on either side, both featuring fireplaces. A family room and snug provide additional living space, while the fantastic kitchen sits at the rear of the house, opening onto a terrace and into the idyllic gardens. A large utility connects the main house to the events barn, making it ideal for entertaining.

On the first floor, the principal suite includes a private bathroom and dressing room. There are four further double bedrooms on this level, all sharing a well-appointed family bathroom. The second floor provides three additional bedrooms, a family bathroom, and a large airing cupboard.

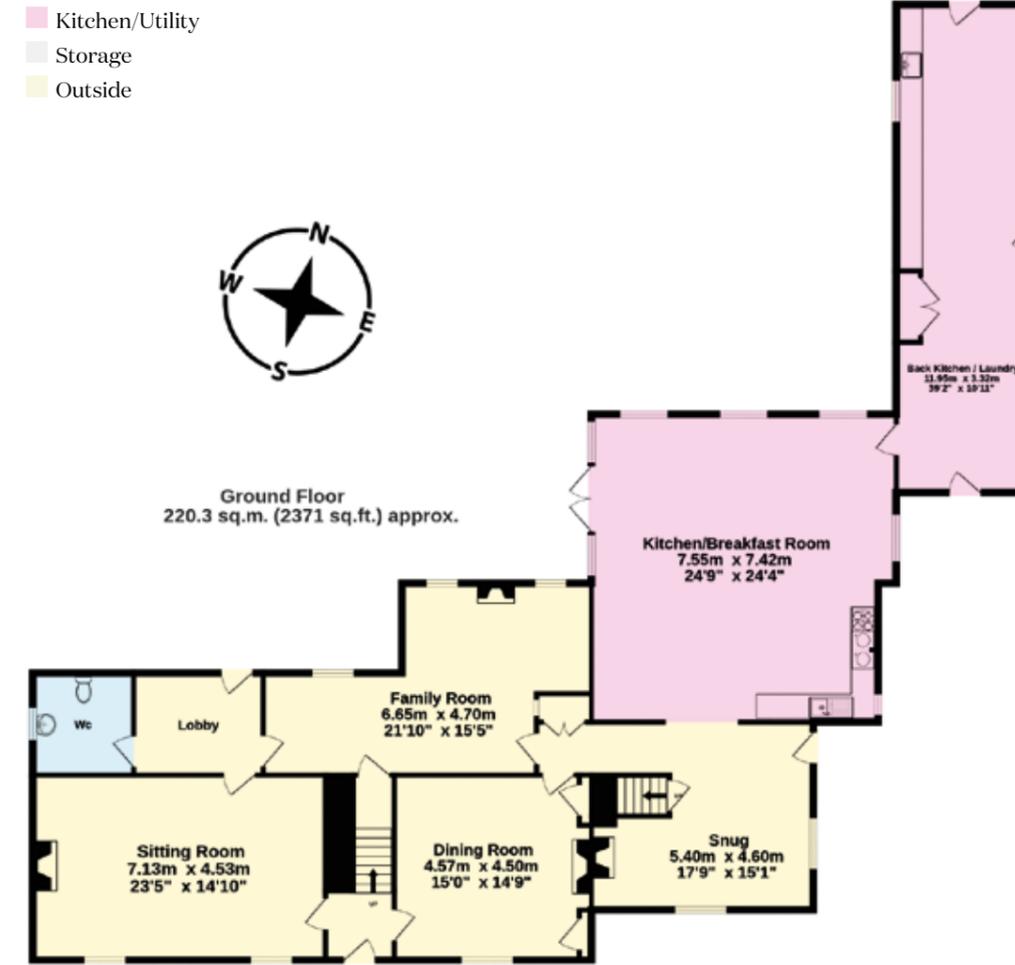




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor
220.3 sq.m. (2371 sq.ft.) approx.

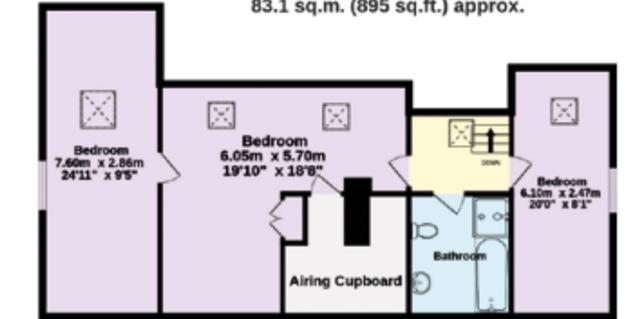


Approximate Gross Internal Area
433.5 sq m (4666 sq ft)

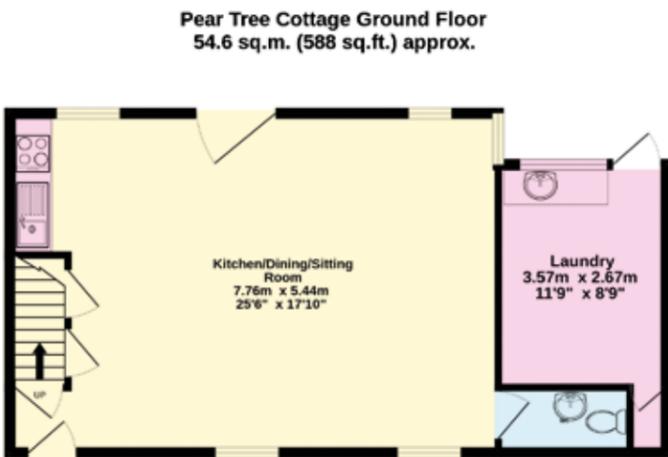
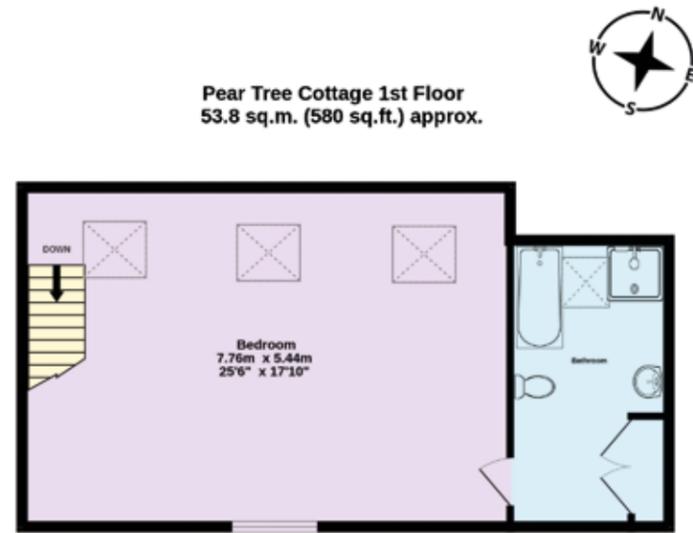
1st Floor
130.1 sq.m. (1400 sq.ft.) approx.



2nd Floor
83.1 sq.m. (895 sq.ft.) approx.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area
108.4 sq m (1167 sq ft)

PEAR TREE COTTAGE

Pear Tree Cottage provides generous and flexible accommodation for guests, staff, or multi-generational living. The ground floor has an open-plan kitchen and living space with a cloakroom, while the first floor features a spacious bedroom and en suite bathroom.

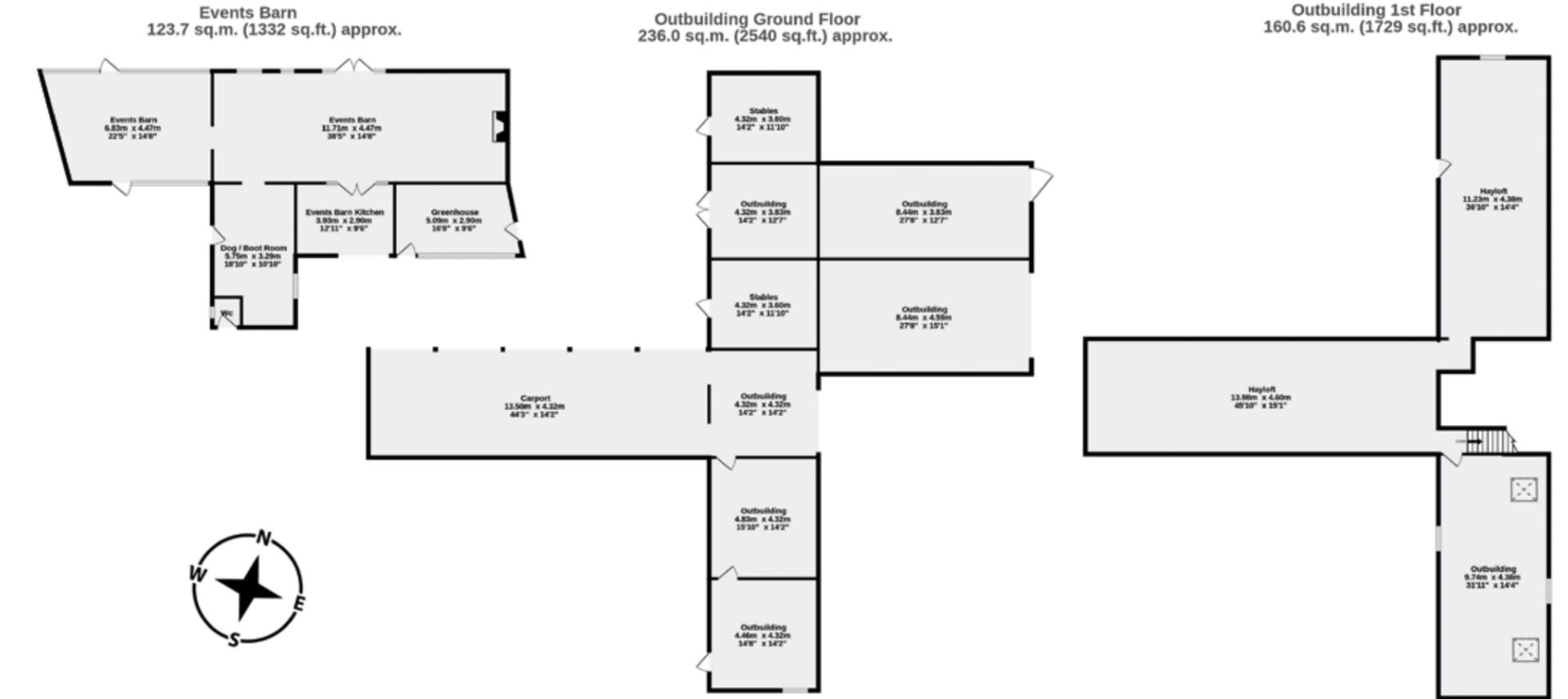


THE EVENTS BARN

The events barn is a spectacular space, designed for both entertaining and practical use. The main hall is bright and airy, with a mezzanine sitting area and/or cinema room at one end. A kitchen area, boot room, and WC make it a highly adaptable space.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



GARDEN AND GROUNDS

The house, outbuildings and the beautiful gardens all work completely in harmony with each other. The grounds have been creatively designed to give colour, texture and atmosphere throughout the seasons. Sweeping lawns are framed with mature borders, neat topiary, and terraces that allow the house and setting to connect with each other at all times of year. A stream runs along the western boundary, while a kitchen garden and woodland sit to the north.





Within the courtyard the outbuildings include a lincay barn with car port beneath, stables, feed stores and tack rooms. There is also a large hayloft above, which provides potential for future conversion, subject to the necessary consents. The surrounding land is pastureland. In all the property extends to approximately 9.6 acres.

ADDITIONAL LAND

There are two additional parcels of land to the south and east, extending to about 12.8 acres, which are available by separate negotiation.

PROPERTY INFORMATION

Postcode: EX15 3BA

What3words: ///thigh.elects.encrusted

Tenure: Freehold

Local Authority: Devon County Council

Council Tax:

Main House: Band F

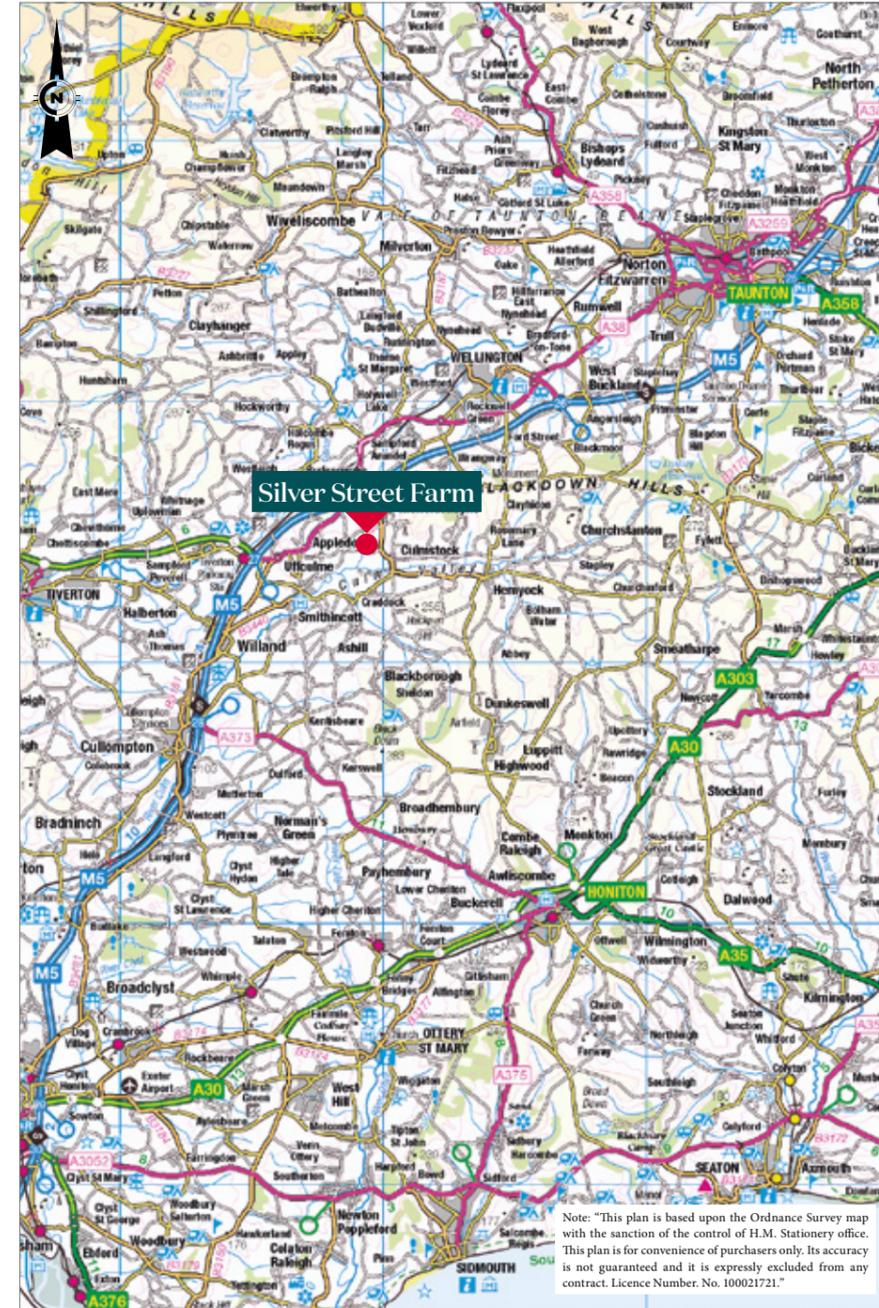
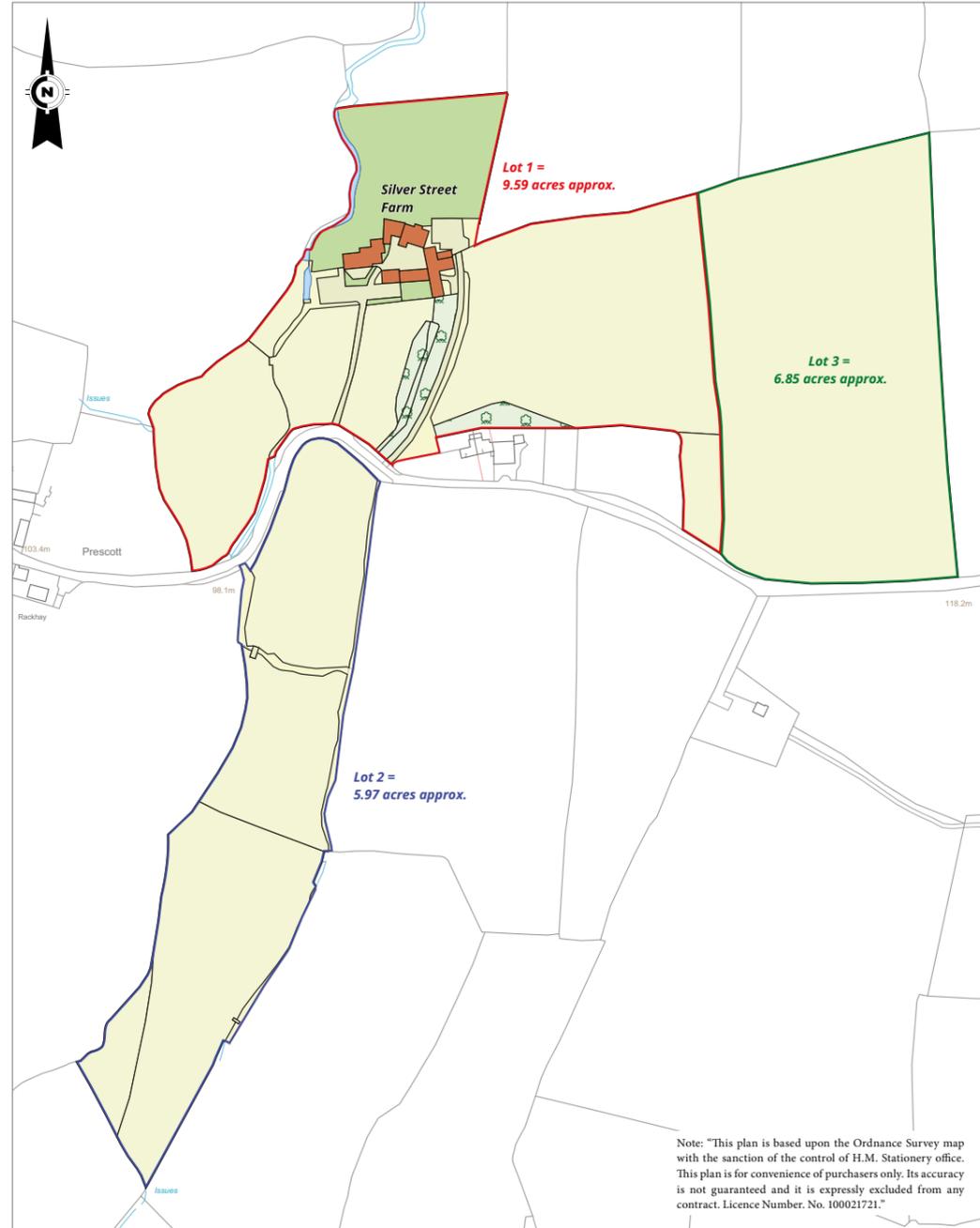
Pear Tree Cottage: Band TBC

EPC Ratings:

Main House - E

Pear Tree Cottage - D





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to tell you more.

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