



BRIDGE FARM

Culmstock, Devon



A CHARMING, CHARACTERFUL AND BEAUTIFULLY PRESENTED LISTED FARMHOUSE AND CONVERTED OUTBUILDINGS

With gorgeous riverside gardens in the heart of the village

Summary of accommodation

Ground Floor: Drawing room | Dining room | Sitting room/snug | Study | Kitchen/breakfast room | Utility room | Boot room | Bedroom | Shower room

First Floor: Principal bedroom/shower room suite | Two further bedrooms and family bathroom

Annexe Cottage: Sitting room | Bedroom/shower room suite

Outside: Inner and outer courtyards | Terraces | Vegetable and potager gardens | Landscaped riverside gardens | Parking

In all about 0.77 acres

Distances: Uffculme 3 miles, M5 (Junction 26) 5.5 miles, Tiverton Parkway station 6.5 miles

Wellington 8 miles, Cullompton 10 miles, Honiton 11 miles, Taunton 14 miles, Exeter 25 miles

(All distances are approximate)

SITUATION

Bridge Farm is situated in Culmstock, a vibrant, rural village spanning the River Culm, close to the border between Devon and Somerset and within the Blackdown Hills National Landscape (AONB). The village, one of Devon's oldest, has around 1000 residents and good amenities, including a medieval parish church and six arched bridge across the River Culm, The Strand café/deli/shop, The Culm Valley pub, a garage, village hall, play park with pavilion and barbecue hut, cricket club, gym and a well regarded primary school. The neighbouring villages of Hemyock and Uffculme offer post offices, hairdressers, village stores, GP surgery and pharmacy, vets, library, primary schools and pre-schools. Uffculme has an historic working woolen mill and the local secondary school, which is rated Outstanding. The nearby towns of Cullompton and Wellington are within 20 minutes providing Waitrose and Tesco stores, and a selection of local shops and businesses including GP, dental and vets surgeries.

The local area offers a wide choice of schools including Uffculme, Exeter College and Richard Huish College in Taunton, and private schools with Blundell's School and preparatory school in Tiverton, Wellington School and Taunton School and Kings and Queens Colleges in Taunton.

Local transport links are excellent with Junctions 26 and 27 of the M5 about ten minutes away and Tiverton Parkway and Honiton stations providing regular mainline services to London (Paddington and Waterloo respectively). There is an airport with domestic and international flights at Exeter and Bristol Airport is just over an hour's drive.



THE PROPERTY

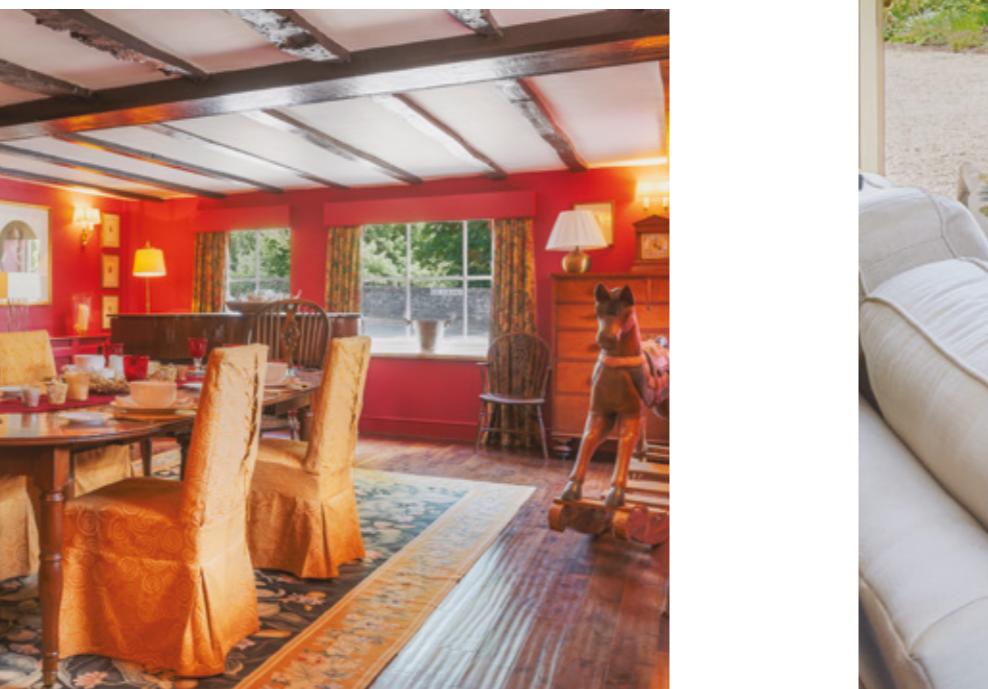
Bridge Farm is situated in the heart of the village, beside the beautiful River Culm and it's fine, historic 18th century six arched bridge, which spans it. The house is Listed as being of historical or architectural interest, Grade II*, and the house is a charming combination of original 15th century farmhouse, with it's thatched roof, many period features and central courtyard, together with stylish improvements, renovations and conversions of ancillary outbuildings, enabling the comforts of modern living.

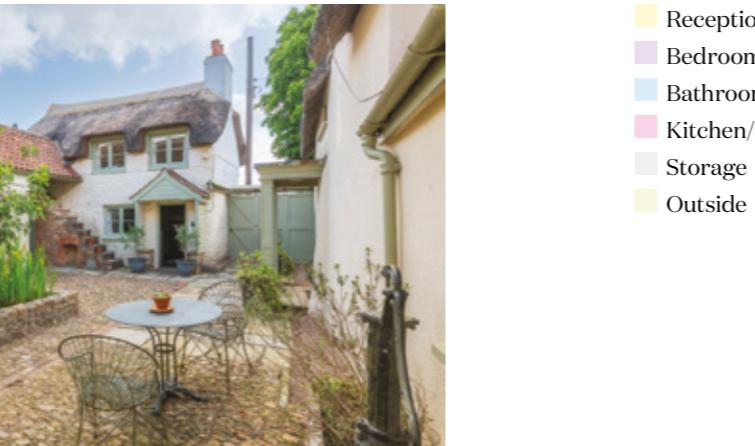
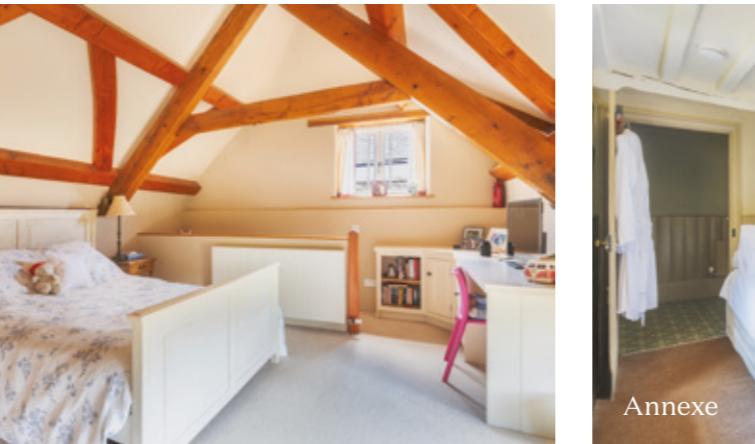
The core of the old house comprises the dining room and snug/sitting room with exposed beams and timbers and stone fireplace and woodburner creating a cosy atmosphere, with the contrast in style being the barns/outbuildings converted to provide the impressive part full height, open plan drawing room with full height window, woodburner and exposed roof timbers overlooked by the galleried library area, as well as the lovely light and airy open plan and full height kitchen/breakfast room with fitted kitchen, limestone flooring, dining area with woodburner, exposed roof timbers and three sets of French doors opening to the terrace and courtyard.

The bedrooms and bathrooms are all beautifully and stylishly presented with good quality fixtures and fittings.

Linked to the house and overlooking the inner courtyard is the charming self contained, thatched, one bedroom annexe cottage.

The entrance drive leads in from the road, beside the bridge and river, and around to the large outer courtyard providing plenty of parking space. The cottage and old house overlook a delightful enclosed, cobbled, inner courtyard with raised central ornamental pond, climbing fig tree and providing a delightful quiet spot to sit. There is access out to a parking place and the road.





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



Approximate Gross Internal Area
 Main House = 4424 sq ft - 411 sq m
 Annexe = 441 sq ft - 41 sq m
 Outbuilding = 517 sq ft - 48 sq m
 Total = 5382 sq ft - 500 sq m

This plan is for layout guidance only. Not drawn to scale. Unrestated. 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.

Between the rear of the annexe cottage and the entrance drive is a lovely walled potager garden with raised vegetable and plant beds, climbing plants, stone paved pathways and a terrace area with pergola providing another delightful sitting area with the sound of the river in the background.

The French doors from the kitchen/breakfast room open to a broad, L shaped stone paved terrace around the outer courtyard and flanked by the summerhouse and outdoor kitchen with pizza oven and barbecue providing another gorgeous outdoor dining and sitting area, which adjoins the beautiful landscaped riverside gardens with extensive lawns interspersed with a profusion of ornamental trees, shrubs and plants, incorporating shaded sitting areas and running to the banks of the lovely River Culm, providing an idyllic and peaceful setting for the house.

At the end of the gardens is a walled kitchen vegetable and soft fruit garden and greenhouse.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains Water, drainage & electricity. Oil-fired central heating. Broadband connected.

Local Authority: Mid Devon District Council (www.middevon.gov.uk)

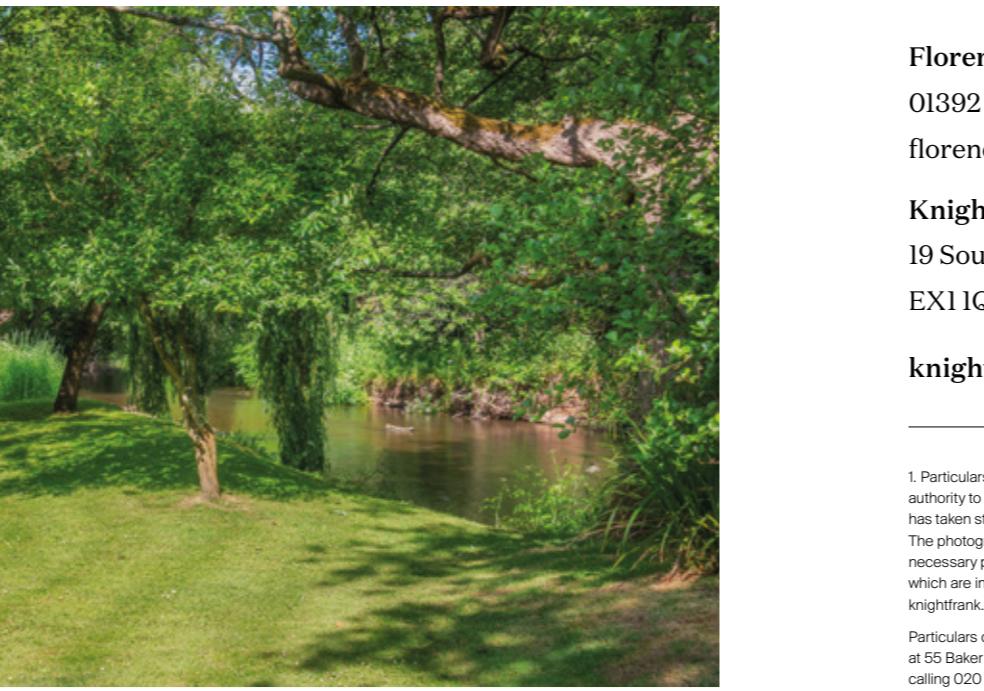
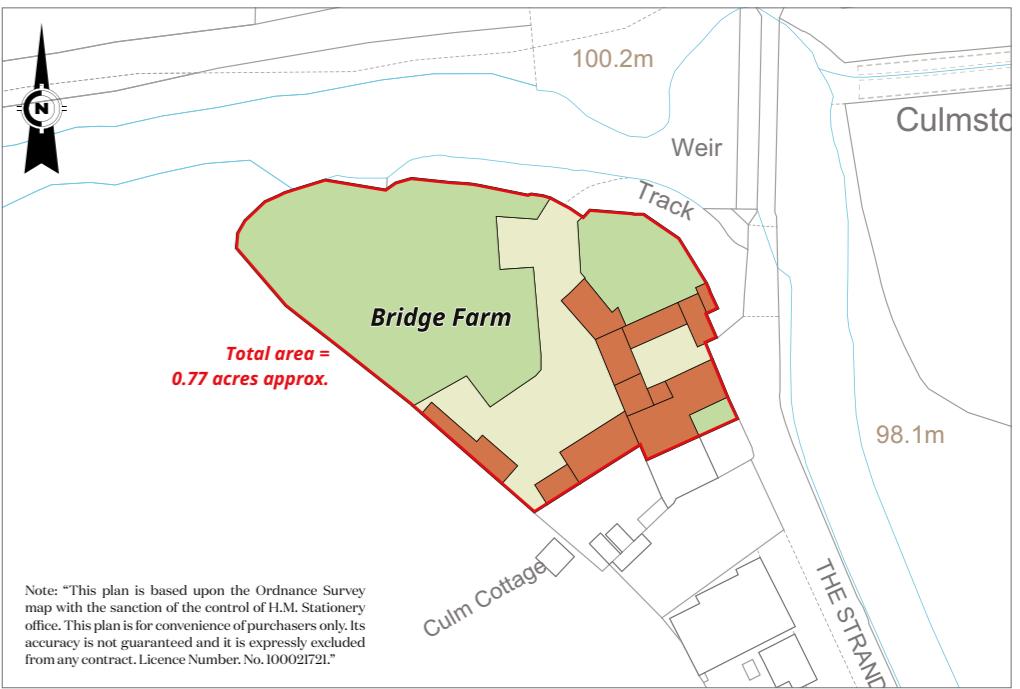
Council Tax: Band E

EPC: D

Directions: EX15 3JJ

From the M5 exit at Junction 27, take the A38 towards Wellington. Continue along the A38 for three miles and then turn right onto the B3391, signed to Culmstock. After two miles follow the road to the right passing the school and village hall on the left, continuing to follow the B3391 towards Hemyock.

The gated entrance to the property will be found on the left after about 150 yards, before reaching the bridge.



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