

HENBERE HOUSE

Bickleigh, Devon



A FINE LISTED DEVON FARMHOUSE WITH ANNEXE, SEPARATE CONVERTED BARN, OUTBUILDINGS, PASTURELAND AND WOODLAND IN NEED OF MODERNISATION

At the end of a private drive in an idyllic Exe Valley setting

Summary of accommodation

Ground Floor: Entrance hall | Family room | Sitting room | Dining room | Kitchen/breakfast room | Laundry | Cloakroom | Utility room

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

Annexe: Living room | Shower room | Bedroom

Henbere Barn: Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Two bedrooms | Bathroom

Outside: Courtyard | Carport and garden store | Outbuildings and stables | Gardens | Pastureland | Woodland

In all about 5.76 acres

Distances: Tiverton 5.5 miles, Tiverton Parkway Station and M5 (Junction 27) 8 miles, Exeter 12 miles

(All distances are approximate)

Offers in Excess of £1,000,000



SITUATION

Henbere is situated amidst the beautiful unspoiled rolling farmland of Mid Devon, above the Exe Valley, to the south of Tiverton. About 1.5 miles down the hill is the lovely Exe Valley village of Bickleigh with its iconic 5 arch stone bridge over the river and with primary school, church and The Fisherman's Cot pub and restaurant with riverside gardens. Also nearby is Bickleigh Castle with open gardens and, about 2.3 miles away, is The Butterleigh Inn, recently voted Muddy Stilettos' 'Most Loved Local Pub' (Devon), 2026. There are regular buses from the village to both Tiverton and Exeter.

To the north is the market town of Tiverton with its historic castle, canal and pannier market and excellent range of facilities including shops, supermarkets, cafés, restaurants, leisure centre, cinema, hospital and golf club. There is a secondary school and private education with Blundell's School and prep school.

Within easy reach to the south, along the A396 Exe Valley road, is the university and cathedral city of Exeter, providing a comprehensive selection of shopping, cultural, leisure and sporting facilities and an airport.





The Exe Valley is known for its beauty and there are many opportunities for walking, cycling etc. on the doorstep, as well as trout and salmon fishing. Within easy reach to the north is Exmoor National Park, renowned for its spectacular scenery and dramatic coastline. Via the A361 at Tiverton, there is access to the stunning North Devon coast with its sandy surf beaches.

From Tiverton the A361 dual carriageway leads east to Junction 27 of the M5 motorway, beside which is Tiverton Parkway Station, providing regular fast connections to London (Paddington).

THE PROPERTY

Henbere is a fine period farmhouse with separate converted barn, outbuildings and pastureland situated in a delightfully peaceful and private rural setting, at the end of a private entrance drive, surrounded by beautiful rolling Mid Devon farmland, yet easily accessible to Tiverton, the M5 motorway, Tiverton Parkway Station, Exeter etc.

The house and barn are Listed as being of architectural or historical interest, Grade II, and stated as being late 16th century with 20th century renovations, having been a three room and through passage plan house. The house has not been lived in for several years so would need updating to meet contemporary standards.

The main house is full of character and charm with period features such as exposed beams and attractive fireplaces and provides spacious family accommodation, including the spacious sitting room with lovely rural views and stone fireplace, the large family room, dining room with brick inglenook fireplace, kitchen/breakfast room with fitted kitchen and four bedrooms, including two suites, as well as a separate annexe with galleried bedroom. The adjoining thatched barn has been converted to provide further substantial and characterful accommodation with two reception rooms including the delightful large sitting room with stone inglenook fireplace with woodburner, kitchen/breakfast room with fitted kitchen and two bedrooms.





The entrance drive leads into the courtyard encompassed by the L shape of the house and barn and provides plenty of parking space. Adjoining the barn is a double carport and garden store and on the opposite side of the courtyard is a range of useful outbuildings including barn with hayloft and stables.

Along the front of the house is a paved terrace and the courtyard incorporates a lawned garden wrapping around the barn from where there is access out to a broad paved terrace with stunning views across the surrounding Mid Devon countryside.

Adjoining the house, barn and gardens is a gently sloping pasture paddock, fringed by an area of natural woodland with stream and pond.

PROPERTY INFORMATION

Tenure: Freehold

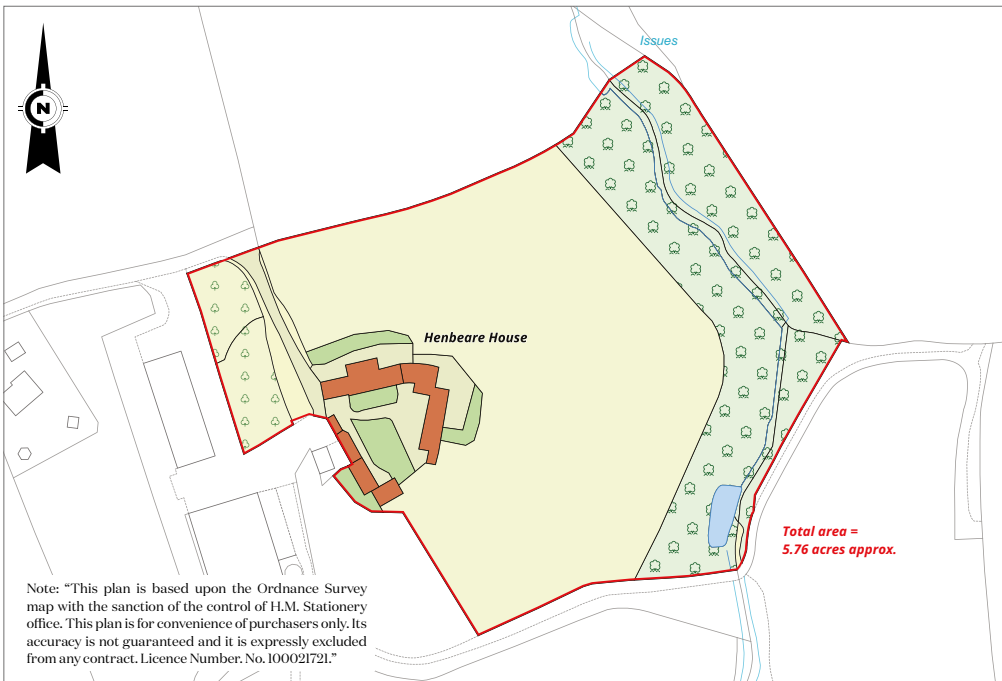
Services: Mains electricity. Private water and drainage. Oil fired heating.

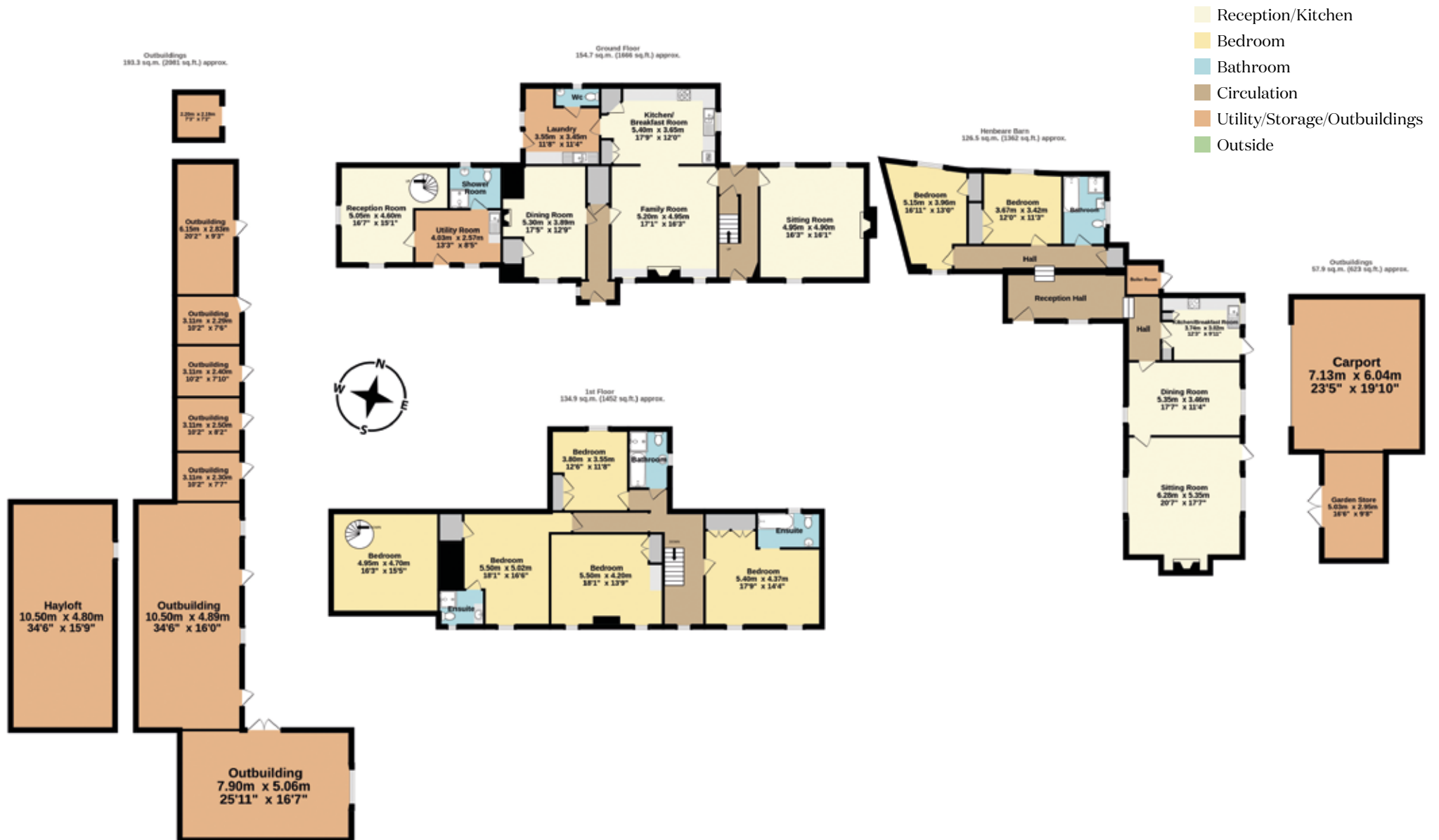
Local Authority: Mid Devon District Council: 01884 255255

EPC: E

Council Tax: Band G

Directions: EX16 8RA





Approximate Gross Internal Area
667.3 sq.m. (7183 sq.ft.)

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.

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.