



The Rabbit Hole







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Farringdon, Exeter, Devon, EX5 2HY

Exeter city centre (6.8 miles), M5 Junction 30 (3.3 miles), Exeter airport (2.2 miles)

A beautifully presented thatched house with one bedroom annexe and outdoor swimming pool set in lovely grounds of around 3.72 acres.



- Beautifully presented 5 bedroom Grade II Listed home
- One bedroom annexe
- Heated outdoor swimming pool
- Level grounds of around 3.72 acres
- Recently renovated and extended to an exceptional standard
- Stunning kitchen/dining room
- Private and peaceful location
- No onward chain
- EPC: C
- Council Tax Band: F

£1,350,000

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SITUATION

The Rabbit Hole is situated in a quiet, secluded position at the end of a lane on the edge of the picturesque hamlet of Farrington, within the East Devon countryside. The pretty town of Topsham is just a short drive away, and offers boutique shops, restaurants, and riverside pubs, along with the award winning Darts Farm. The property is also just one mile from an excellent farm shop, Greendale, including fish and butchery departments as well as a café, the area provides excellent facilities including walking, riding and cycling. Though in a rural location, Exeter, the regional capital of the South West, is 7 miles away boasting great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities. The Exe Estuary is 6 miles away and the coastal towns of Exmouth, Budleigh Salterton and Sidmouth are also within easy reach. Communication links are good, with the M5 accessible to the west and A30 to the north. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

ACCOMMODATION

Nestling in the picturesque countryside of East Devon, The Rabbit Hole is a most attractive Grade II Listed home, having been the subject of an extensive and sympathetic programme of renovation and improvement in recent years. The property now offers beautifully appointed accommodation, seamlessly combining period character with modern comforts. Believed to date from the late 16th century, the house was originally constructed as a farmhouse with an adjoining barn, which has since been converted to provide additional and highly versatile living space, now forming an impressive bedroom or home office.

A solid period timber door opens into a spacious and welcoming entrance hall, featuring recently laid flagstone flooring. To the left are two well-proportioned ground floor double bedrooms, served by a stylishly refitted shower room. A staircase rises to a particularly attractive first-floor room with a vaulted ceiling and exposed beams, currently utilised as a generous office. Planning permission has been granted for this space to be adapted into a principal bedroom suite, incorporating a walk-in wardrobe and en suite facilities, subject to the installation of a door at the head of the stairs.

Returning to the hall, a door to the right leads into a charming sitting room, a warm and inviting space with exposed timbers and a wood-burning stove set within a fine inglenook fireplace, complete with a bread oven. Adjoining is a practical boot room/utility area with a door providing external access.

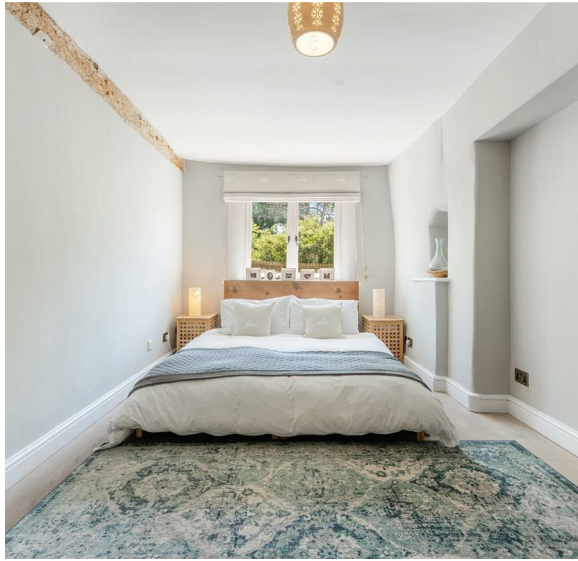
Leading off the sitting room is a superb kitchen/dining room, forming the heart of the home and thoughtfully designed by the current owners. The kitchen is fitted with a range of base and drawer units with work surfaces over, complemented by a Smeg range cooker. A central island incorporates a wine rack and wine fridge, along with two fitted seating areas ideal for informal dining. Bi-fold doors open out onto the garden, affording delightful views over the grounds and providing access to a terrace perfectly suited for al fresco entertaining.

A second staircase rises from the sitting room to the first-floor landing, where there are two further double bedrooms, both enjoying exposed roof timbers, one benefitting from an en suite shower room. The family bathroom is well appointed, featuring a freestanding roll-top bath, wash basin and WC.

ANNEXE

Located across the courtyard overlooking the swimming pool is a one bedroom detached annexe with kitchen, seating area with wood burner and a bathroom. Currently used for additional accommodation, The Stables has the potential to be a self contained holiday let and has a landscaped garden to the rear.





OUTSIDE

A real feature of The Rabbit Hole are the grounds which extend to around 3.72 acres in total and offer a high level of privacy. Approached via wooden electric gates, a gravelled driveway leads to a parking area in front of the house for a large number of vehicles. There is also a separate driveway which leads to the annexe. Opposite the house is a heated outdoor swimming pool, enclosed by an attractive period walled garden with bi-fold doors into The Old Stables and beyond an area of lawn incorporating a small orchard and leading down to an attractive copse. Adjoining The Old Stables is a recently upgraded water treatment room filtering water from a bore hole and nearby, two detached timber clad buildings with power, one used as an office and the other a gym with W.C.

Beyond is a level paddock bordered by trees with two large sheds, one used as a tractor shed.

SERVICES

Current Council Tax: F

Utilities: Mains electric.

Water: Bore hole and UV filtration system recently renewed and shared with neighbour

Drainage: Sewage treatment plant shared and on neighbours land

Heating: Air source heat pump system with under floor heating

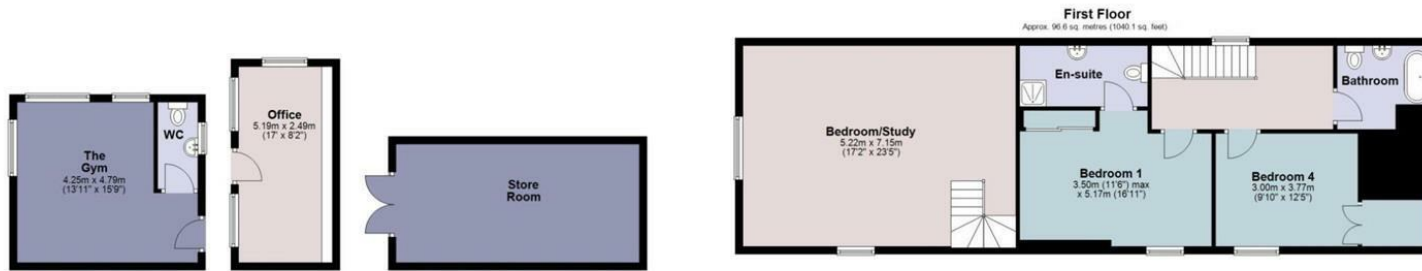
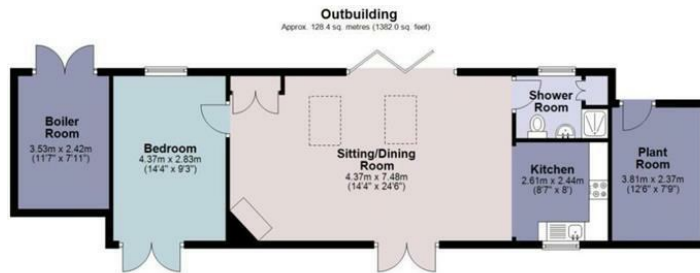
Annexe: Oil fired central heating.

Swimming pool: Heating via air source heat pump.

Tenure: Freehold

DIRECTIONS

What Three Words: [///riverboat.clasps.braked](#)



Total area: approx. 367.8 sq. metres (3959.3 sq. feet)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



