



DEER PARK FARM

Buckerell, Devon



A FINE VICTORIAN FORMER FARMHOUSE WITH SPACIOUS FAMILY ACCOMMODATION WITH A FURTHER 16 ACRES AVAILABLE BY SEPARATE NEGOTIATION

Overlooking its own pastureland and pond, in a peaceful, rural setting, near Honiton

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Drawing room | Dining room | Sitting room: Study | Kitchen/breakfast room | Conservatory | Cellar

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

Second Floor: Four attic bedrooms

Outside: Garage | Gardens | Copse | Pastureland and pond

In all about 5.27 acres

Distances: Honiton 2.5 miles, Ottery St Mary 5.5 miles, Sidmouth 9.5 miles, M5 (Junction 28) 9.5 miles, Exeter 18 miles, Taunton 22 miles
(All distances are approximate)

Guide price: £850,000

SITUATION

Deer Park Farm is situated about 0.7 miles from the small, peaceful village of Buckerell, in the heart of the rolling countryside of East Devon, to the west of Honiton and beneath the south western fringe of the lovely Blackdown Hills.

The village has a pretty church, about 3.5 miles from the property, is the larger village of Feniton with shop, post office, popular primary school and dental surgery. In Weston, about 0.8 miles away, beside the River Otter, is The Otter Inn and a popular farm shop and restaurant.

Within easy reach is the bustling market town of Honiton, well known as an antique and book centre, and with a good selection of shops, supermarkets, leisure centre and swimming pool, cafés, restaurants, secondary school and golf club.

Other schools in the area include the nationally renowned Colyton Grammar School, King's School in Ottery St Mary and private schools including St John's School in Sidmouth, Blundell's in Tiverton and Exeter School and Maynard School for girls in Exeter, as well as a selection in Taunton.

Via the A30, there is quick access to the university and cathedral city of Exeter, with full selection of cultural, shopping, leisure and sporting facilities.

To the south is the stunning 'Jurassic Coast' World Heritage Site, with spectacular coastal walking along the South West Coast Path and pretty coastal villages and towns, such as Beer, Branscombe, Sidmouth and Lyme Regis. There are also plenty of gorgeous countryside walks to be enjoyed around the nearby Blackdown Hills.

In both Honiton and Feniton are stations with mainline connections to Exeter and London (Waterloo). There is quick access, via the A373, to Junction 28 of the M5 motorway, and access onto the A30 at Honiton, leading west to Exeter and east to the A303 towards London. At Exeter there is an airport.





THE PROPERTY

Deer Park Farm is a fine Victorian former farmhouse situated off a quiet rural lane, in the heart of the rolling East Devon countryside, less than a mile from the village.

The property has been in the current family's ownership for nearly 60 years, but was split up several years ago, with the former associated barns being converted to create a small, rural community of nine properties.

The house has spacious family accommodation with the well proportioned, high ceilinged rooms typical of the architectural period, and faces south overlooking its large pasture paddock and wildlife pond. Features include ornate marble fireplace surrounds in the drawing and dining rooms, stripped panelled doors and picture rails. The dining room has French doors out to the terrace and gardens and the kitchen/breakfast room has fitted kitchen and conservatory area with French doors, also out to the gardens. Glazed double doors connect the drawing, dining and sitting rooms.



Off the rear hall are doors to the cellars and rear conservatory with doors to the courtyard. On the first floor is the principal bedroom with range of fitted wardrobe cupboards and drawers and en suite bathroom with both shower and bath, as well as two further bedrooms and bathroom. The principal bedroom and other front bedroom face south and enjoy lovely views over the pastureland and pond.

From the rear landing is a rear staircase down to the sitting room and stairs up to four spacious attic bedrooms.

From the road, the entrance drive leads in between the field and a copse area, to the broad parking and turning area beside the house. To the rear of the house, attached to the neighbouring house, and with access from the shared rear courtyard, is the former coach house, now serving as a garage.



To the front of the house, on the south side, is a walled garden fringed by plant borders, with terraces, and beyond is the extensive, partly level and partly sloping, pasture paddock, incorporating the large wildlife pond fringed by water loving plants and providing a delightful setting for the house. There is a right of access down the rear drive to the rear courtyard and also to the paddock.

PROPERTY INFORMATION

Tenure: Freehold

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

Local Authority: East Devon District Council

EPC: F

Council Tax: Band F

Directions: EX14 3QD | **What3words:** ///flash.strike.guessing



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



Approximate Gross Internal Area
476.9 sq m / 5133 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.

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