

Spurway Farm

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Exminster, Exeter, Devon, EX6 8AZ

Exminster (0.5 miles) Kenton (3.5 miles) Exeter centre (4.6 miles)

A handsome and versatile 6 bedroom farmhouse in a semi-rural location with beautiful gardens and ample garaging

- No onward chain
- Semi-rural location
- Versatile accommodation
- Beautiful gardens with summerhouse
- Freehold
- Grade II Listed
- 6 bedrooms
- Annexe potential
- Double garage
- Council tax band: F

Guide Price £750,000

SITUATION

The farmhouse is situated in a beautiful semi-rural location a short distance from the sought-after village of Exminster. Exminster is a thriving village on the edge of Exeter and has a strong community centred on a well-regarded Pre-School, Primary School and The New School, an independent, for ages 3 to 7. There is a village hall that frequently holds various activities, a central retail area that provides a local Tesco, post office, pubs, cafe, hairdresser, delicatessen and a doctors surgery which is held in high regard. For golfers, the Exminster Golf Centre provides a wonderful 9 hole course and nearby are peaceful riverside, canal and countryside walks including the RSPB's reserve on Exminster Marshes. The university and cathedral city of Exeter boasts a wide range of shopping, amenities and schooling as would be expected of a city of its importance and there are good rail links to Paddington and Waterloo. In addition, there are superb and easily accessible links to the M5 and A38 which are only 5 minutes away.

DESCRIPTION

Nestled in a tranquil semi-rural location near Exeter, this handsome Grade II Listed farmhouse seamlessly combines charm with modern living. With its private gardens, ample garaging and off-street parking, it's a true gem for families seeking space and versatility. Spanning three well-designed floors, the ground floor features inviting reception rooms perfect for entertaining. The first floor offers four spacious double bedrooms. The top floor includes two additional bedrooms that can serve as a self-contained annexe.

To the rear of the property is a delightful terrace leading to the main garden with a charming summerhouse and pond. The property also boasts two garages, a store room, and a workshop, meeting all your storage and hobby needs.







THE FARMHOUSE

A welcoming porch with useful storage cupboard opens into a spacious central hallway, setting the tone for this impressive home. To the front, the generous sitting room provides a warm and inviting retreat, centred around a charming wood burner set within a huge inglenook fireplace with oak beam over, while the adjacent dining room features another wood burner set in a matching inglenook with bread oven, along with a secondary staircase, adding both character and practicality. The well-appointed kitchen, complete with Rayburn, forms the heart of the home and is accessed from both the dining room and central hallway. Fitted with stylish wall and floor units, a central island, integrated appliances, and ample preparation space, it combines modern convenience with timeless appeal. Beyond the kitchen, the delightful breakfast room enjoys views over the garden, with French doors opening onto the rear terrace, perfect for alfresco dining and entertaining. A separate door from the kitchen leads to a useful boot room with dog shower, along with a dedicated utility room. The rear hallway provides access to a versatile reception room, currently used as a gym, complete with shower room and sauna. A study and adjoining storage room offer excellent workspace and practicality, with French doors opening onto the gardens. The main staircase with galleried landing rises to the first floor, where four spacious double bedrooms can be found. The family bathroom and separate shower room provide excellent facilities, while the principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom with separate shower and free standing cast iron bath. A further staircase leads to the versatile top floor. This flexible space offers a sitting room, two bedrooms, bathroom, and utility room, making it ideal for guests, extended family, or independent living.

GARDENS

To the front of the farmhouse is a pretty, predominately paved front garden full of mature shrubs, whilst to the rear is a raised terrace with steps leading down to beautifully maintained level gardens with feature pond and summer house.

GARAGES AND WORKSHOP

Accessed from the side of the drive leads to 2 large single garages with connecting door, workshop and a storage shed.

SERVICES

Mains gas/combined solid fuel central heating, mains electricity
Private drainage - Sewage Treatment Plant which is compliant with the general binding rules.
Gas central heating
Private well water supply

AGENT NOTE

The access to the rear of the property is over a shared drive which benefits from a legal right of way.

DIRECTIONS

what3words - fork.smart.souk

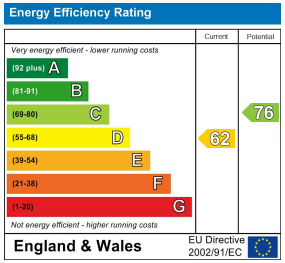






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