



The Old Dairy Wheatcroft Farm, Plymtree, EX15 1RA
Price Guide £1,000,000

Part Exchange Considered - The Old Dairy is an exceptional new-barn conversion extending to approximately 4,700 sq ft, occupying a generous plot within the exclusive Wheatcroft Farm development. Combining contemporary design, luxurious accommodation and outstanding energy efficiency, this impressive home has been created for modern family living. The property benefits from a 10-year structural warranty.

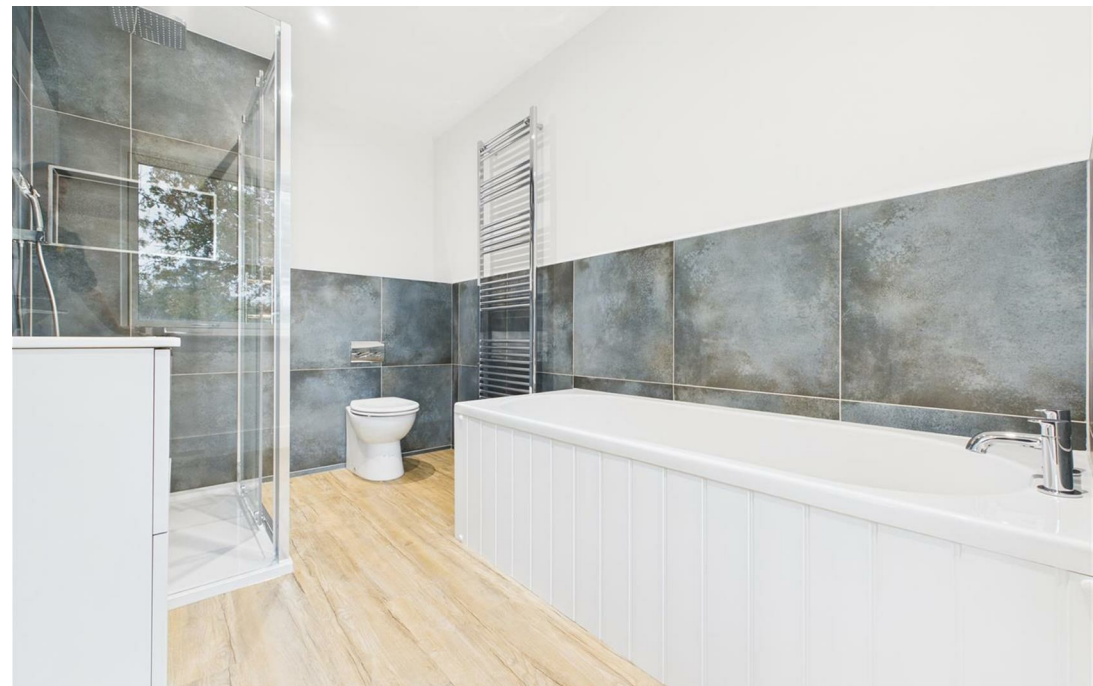
Set within a select collection of individually designed homes, The Old Dairy enjoys a beautiful countryside setting whilst remaining conveniently located for Cullompton, Exeter and the M5 along with Tiverton Parkway mainline station. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation perfectly suited to both family life and entertaining.

At the heart of the home is a spectacular open-plan kitchen, lounge and dining room extending over 47 feet in length. Designed as the social hub of the property, this stunning space enjoys an abundance of natural light and direct access to the gardens with double aspect views. A substantial formal lounge provides a separate retreat, whilst a games room, gym/study, utility room, boot room and cloakroom further enhance the practicality and flexibility of the ground floor.

The first floor offers five generous double bedrooms, including a luxurious principal suite and two further en-suite bedrooms. A beautifully appointed family shower room serves the remaining bedrooms.

Designed with sustainability in mind, The Old Dairy benefits from an air source heat pump, underfloor heating throughout, solar photovoltaic panels and high levels of insulation, ensuring excellent energy efficiency and lower running costs.

Outside, the property enjoys extensive gardens, together with a large driveway, double garage and adjoining store. Surrounded by open countryside, Wheatcroft Farm offers an enviable blend of rural tranquillity and modern conve



A Landmark Home Within an Exclusive Country Estate

The Old Dairy is one of the most impressive homes at Wheatcroft Farm. Extending to approximately 4,700 square feet, this exceptional conversion of former farm buildings has been carefully designed to offer expansive family living, luxurious entertaining spaces and outstanding energy efficiency, all set within a peaceful countryside environment.

Combining traditional rural influences with contemporary architecture and cutting-edge technology, The Old Dairy provides a rare opportunity to acquire a substantial country home without the compromises often associated with older properties.

Exceptional Living Space

Designed around modern family living, the ground floor provides an abundance of versatile accommodation. At the heart of the home is the spectacular open-plan Kitchen, Lounge and Dining Room with a log burner, extending to over 47 feet in length. This remarkable space has been designed to create a seamless connection between cooking, dining and relaxation, whilst large glazed openings allow natural light to flood in and provide direct access to the gardens and terraces.

A separate formal lounge offers a more intimate setting for entertaining or quiet evenings, whilst the games room provides a fantastic recreational space for all ages. The study/gym creates flexibility for home working, fitness or additional family requirements, ensuring the property can adapt to changing lifestyles for years to come.

The property's size and layout would lend it to multi-generational living as it could easily be adapted, or even divided, to provide separate kitchen and living areas as well as separate master bedroom suites. Further grounds may be available by separate negotiation.

Practicality has not been overlooked, with a spacious utility room, boot room and cloakroom all complementing the principal living accommodation.



Luxury Bedroom Accommodation

The first floor has been carefully arranged to provide five generous double bedrooms, all designed to maximise space, comfort and privacy. There are three en-suites and one family shower room.

Sustainable Living

The Old Dairy has been built with sustainability and efficiency at its core. Combining modern construction techniques with advanced renewable technologies, the property offers exceptional comfort alongside reduced environmental impact and lower running costs.

An air source heat pump provides efficient heating throughout the home, whilst underfloor heating delivers consistent warmth and comfort across the ground floor. Solar photovoltaic panels further enhance the property's environmental credentials, working alongside high levels of insulation and energy-efficient glazing to create a highly sustainable modern home.

These features ensure The Old Dairy offers all the benefits of contemporary living without compromising on luxury or performance.

Gardens & Grounds

Occupying a generous plot within Wheatcroft Farm, The Old Dairy enjoys beautifully generous gardens of 3/4 acre with established trees designed to complement the surrounding countryside. Expansive outdoor spaces provide the perfect environment for family life, entertaining and relaxation throughout the seasons.

A substantial driveway provides extensive parking and leads to the detached double garage and adjoining store, offering excellent practicality and storage solutions.

The setting provides a wonderful balance of privacy and openness, with attractive views across the surrounding landscape and a true sense of countryside living.

Disclaimer



Please note that some images used within this brochure are computer-generated imagery (CGI) and are intended for illustrative purposes only. Certain photographs may also depict other completed homes or plots within the Wheatcroft Farm development and are included to demonstrate the anticipated specification, finish and style of the development.

Whilst every effort has been made to ensure the accuracy of the information contained within this brochure, all dimensions, floorplans, layouts, specifications and details are provided as a guide only and may be subject to change during the construction process.

The site plan is indicative only and should not be relied upon as an exact representation of boundaries, landscaping, plot positions, orientation, roads, parking arrangements or neighbouring properties. Purchasers should satisfy themselves as to the final layout and specification through their own enquiries.

Computer-generated images, artist impressions and photographs are for marketing purposes only and do not form part of any contract, warranty or representation. Any furniture, landscaping, fixtures or fittings shown are for illustrative purposes unless specifically included within the sales particulars.

Prospective purchasers are advised to consult with Francis Louis and review all legal documentation before proceeding with a purchase.





Ground Floor

Approximate total area⁽¹⁾

4700 ft²

Reduced headroom

16 ft²



Floor 1

(1) Excluding balconies and terraces

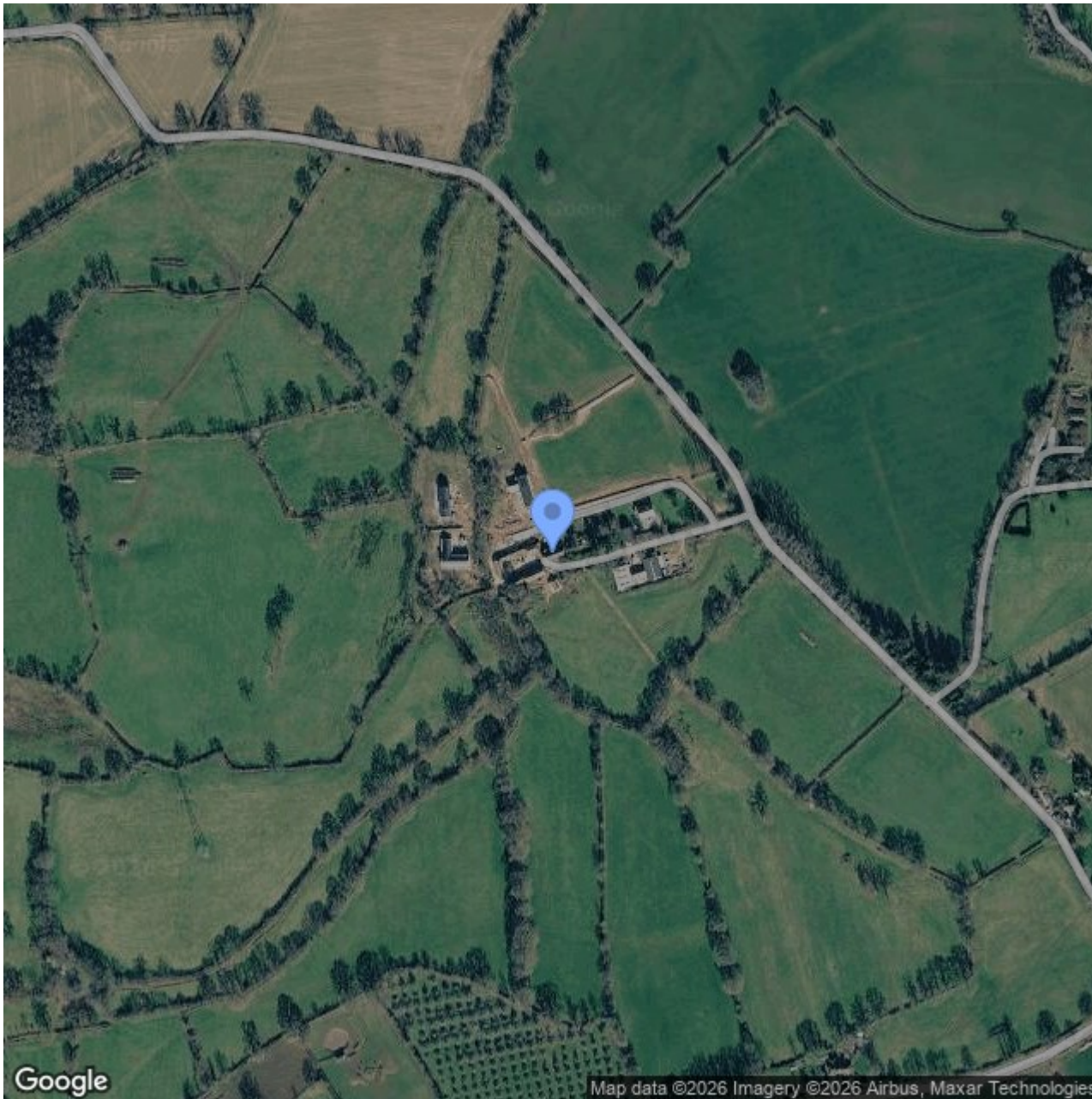
Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





- Approx. 4,700 sq ft of accommodation
- Brand-new detached home
- Five double bedrooms
- Three en-suite bathrooms
- Exceptional kitchen/lounge/dining space
- Double garage and store
- Energy-efficient new build construction
- Exclusive private development
- Ten Year Warranty