



JERWOODS FARM

Culmstock, Devon



AN ENCHANTING, CHARACTERFUL 16TH CENTURY THATCHED FARMHOUSE

Set in about 12.8 acres with excellent equestrian facilities. Jerwoods Farm has been meticulously refurbished and has a peaceful, rural setting outside a popular village. Its equestrian facilities include a stable yard with four stables, international sized arena and post & rail fenced paddocks.

Summary of accommodation



Outside

Studio/office | Stable yard with four stables | Outdoor arena & paddocks
Barn & further outbuildings | Garden | Orchard & woodland

In all about 12.82 acres

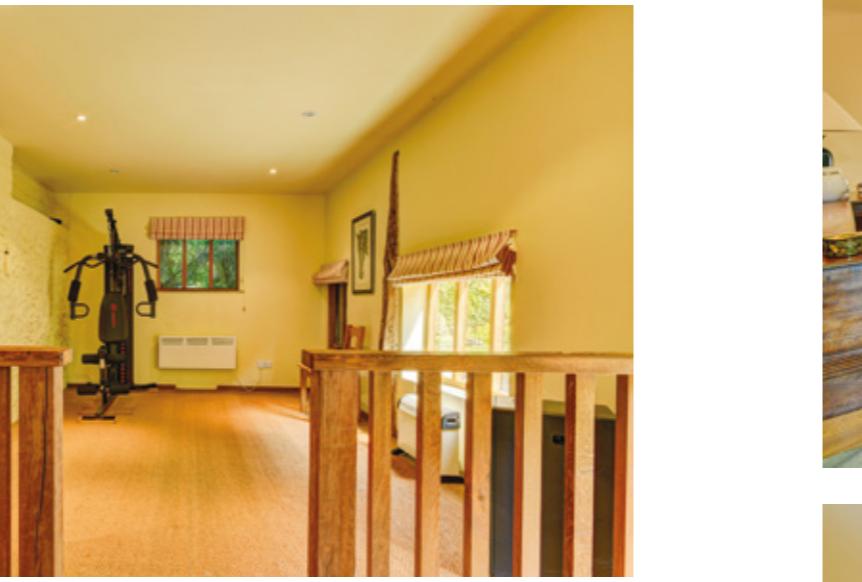
LOCATION

Jerwoods Farm is situated just outside the village of Culmstock within the Blackdown Hills AONB offering an abundance of peace and privacy.. The village is a thriving community with good amenities including a parish church, café/store, The Culm Valley Inn pub, convenience store and primary school. The neighbouring village of Uffculme has additional amenities including a post office/store plus other shops, a library and two schools, of which one is the local secondary school and very popular. The nearby town of Cullompton is about 20 minutes away with a Tesco Superstore and a selection of local shops and businesses including GP, dental and veterinary surgeries. Wellington and Tiverton are also not far and can meet all day-to-day needs, offering a good range of shops, with Wellington having a Waitrose. Junction 27 on the M5 is ten minutes away and Tiverton Parkway and Honiton railway stations offer regular services to Paddington and Waterloo respectively. Exeter International Airport is also just a 25 minute drive away. The local area also offers a wide choice of schools both from the independent and state sectors.

THE PROPERTY

Dating from the 16th century and altered over the following centuries, Jerwoods Farm is a charming Grade II listed property, built of plastered cob under a traditional Devon reed thatched roof. It has been fully refurbished to a high standard and has retained many original architectural features including a plank and muntin wall between the sitting room and snug, Tudor arched doorways, beams, exposed roof timbers and an attractive inglenook fireplace in the sitting room. It has good ceiling height throughout and all the major rooms face south, thereby capturing the best of the natural light throughout the day and giving the interior a light and airy feel. The ground floor has the traditional three room layout along with a through-passage hallway. The kitchen/dining room is the largest of the three rooms and has a brick floor and plenty of room for a good-sized kitchen/dining table, along with a central island, an AGA and a range of built-in electric appliances.







Approximate Gross Internal Area
2265 sq ft - 229 sq m
(Excluding Outbuildings)

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.



OUTSIDE

The gardens and grounds at Jerwoods Farm are fantastic and stand in about 12.6 acres, set back about 30 yards from a seldom-used country lane. There is further driveway providing access to ample parking for horseboxes etc. The large garden extends out from the house on two sides. On one side is a colourful, partly walled garden, with an extensive lawn at the rear extending to an arboretum and orchard. Beyond is an area of native, broadleaf woodland. Close to the house is a stone-built studio, which currently serves as a home office. The property's equestrian facilities are sited separately from the house and incorporate a concrete stable yard fringed on three sides by a block of four stables along with storage plus connected washing facilities. Beyond are seven individual paddocks equipped with water troughs and stud fencing. Two of the paddocks are equipped with field shelters on concrete bases.

PROPERTY INFORMATION

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

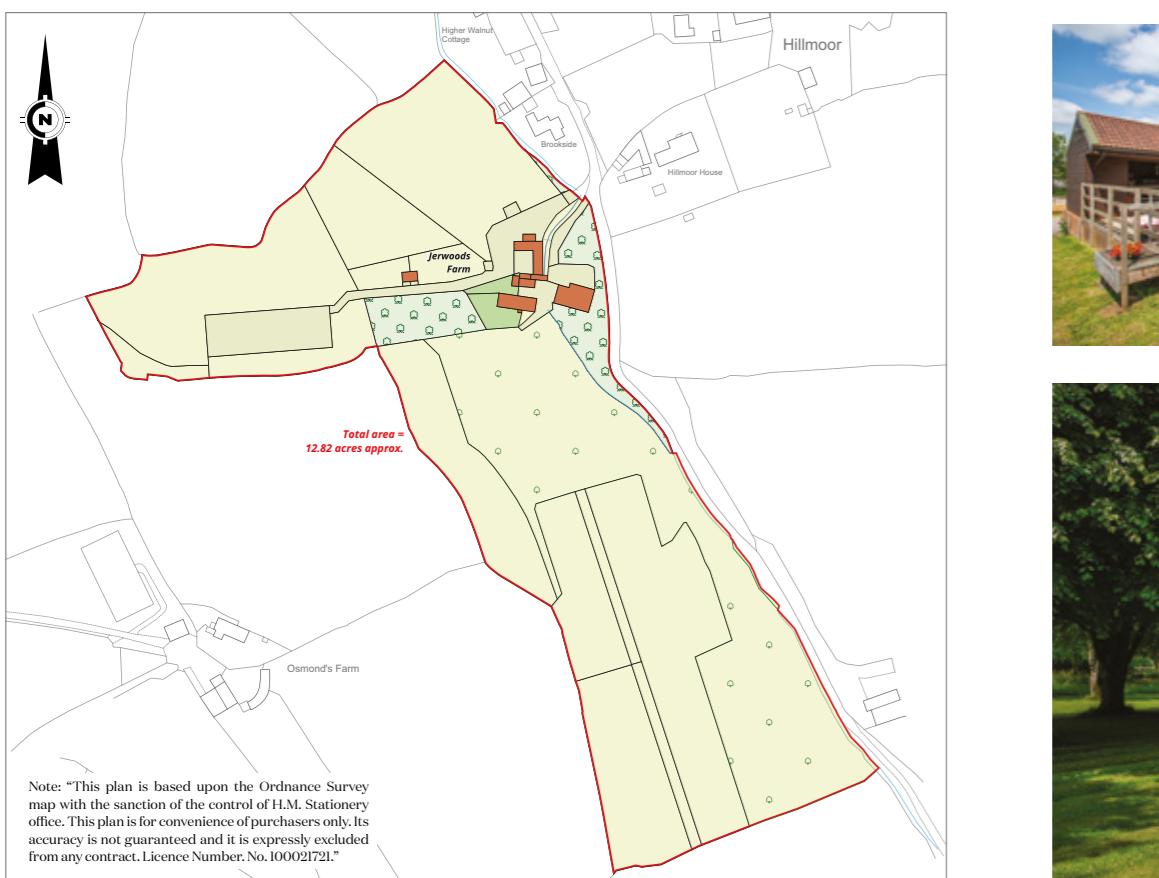
Local Authority: Council (www.middevon.gov.uk)

Council Tax: Band F

Postcode: EX15 3JU

What3Words: //oath.relaxed.blush

Tenure: Freehold



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