



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

		
4	2	2

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.

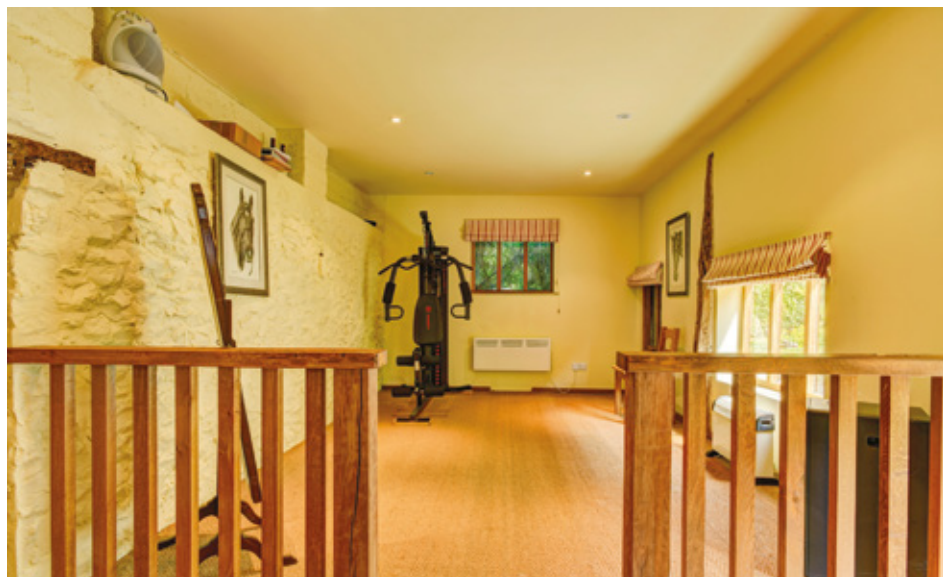
THE PROPERTY

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.





The four bedrooms on the first floor are accessed via two staircases and all have views over the garden to the surrounding countryside beyond. The principal bedroom has an en suite shower room, with the remaining bedrooms sharing the family bathroom.





PROPERTY INFORMATION

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

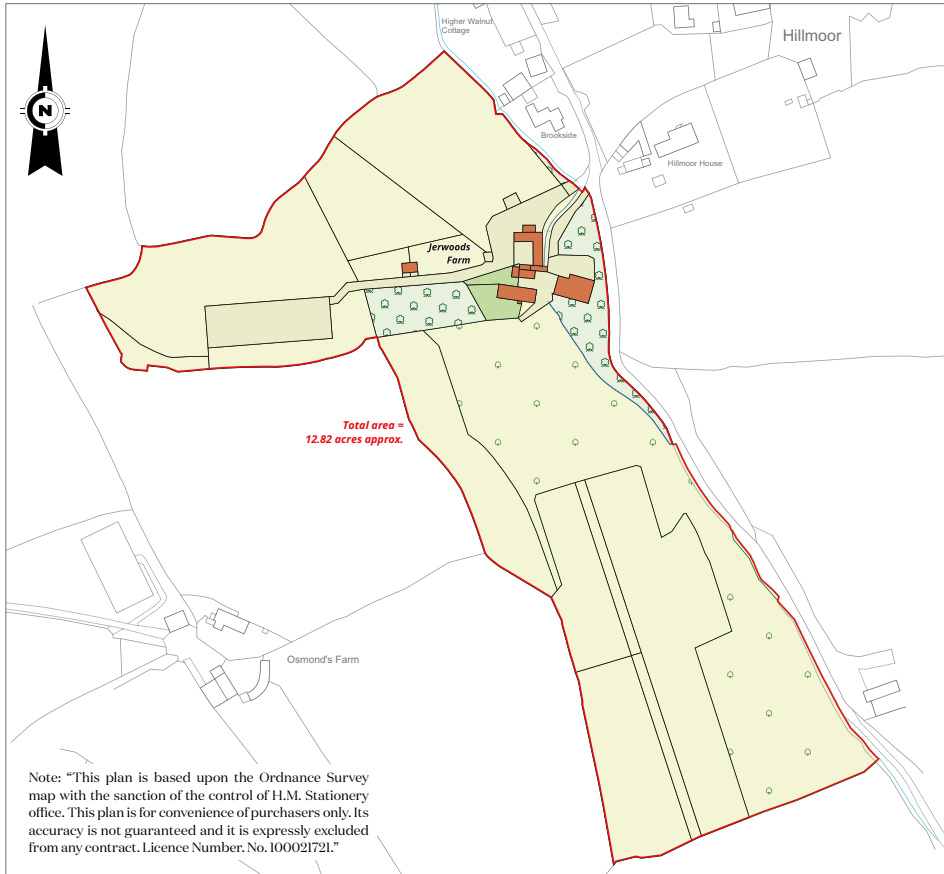
Local Authority: Council (www.middevon.gov.uk)

Council Tax: Band F

Postcode: EX15 3JU

What3Words: ///oath.relaxed.blush

Tenure: Freehold



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