



MANOR FARM

Broadhempston, Devon



A BEAUTIFULLY RESTORED, LISTED VILLAGE HOUSE OF CONSIDERABLE CHARACTER WITH EXTENSIVE GROUNDS

With spacious accommodation, annexe cottage and idyllic, biodiverse land suitable for an organic smallholding

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Cross passage hall | Study | Snug
Kitchen/breakfast room | Sun-room/conservatory | Utility room | Pantry | Cloakroom

First Floor: Principal bedroom & bathroom suite | Guest bedroom/ensuite shower room | Family bathroom | Further bedroom

Second Floor: Two bedrooms | WC | Storage room | Large Loft

Annexe/cottage: Open plan sitting room | Bedroom/ensuite shower room

Outside: Parking Courtyard | Triple garage and workshop | Front & rear formal gardens enclosed by stone walls Potager-style vegetable gardens
Wooden greenhouse | Wildflower meadow & pond | Cider-apple Orchard / Paddock | “Secret garden”

In all about 2.6 acres

(Adjacent 4.7 acres available by separate negotiation, includes further orchards & hay meadow and private well.)

Distances: Totnes 5 miles, Newton Abbot 5 miles, Torquay Seafront 9 miles, Dartmouth 18 miles, Exeter 23 miles (All distances are approximate)

Offers in excess of £1,750,000

THE PROPERTY

Manor Farm is a magical Grade II listed house, with extensive gardens and grounds, that provides an oasis of tranquility at the heart of one of Devon's most vibrant villages, within easy walking distance of all its amenities, including two pubs and a community shop.

The period property provides approximately 6,300 square feet of accommodation, with garages/ outbuildings, and has been thoroughly and sympathetically restored in recent years, retaining its considerable period charm and character, but adding contemporary interior design features of the highest quality.

The original farmhouse, built around the 15th Century, features exposed beams and a cross-passage hall with flagstone flooring and timber screens, while the Georgian part has the typical well-proportioned, high-ceilinged rooms with window shutters, decorative cornicing, ceiling moulds and attractive fireplaces.

Either side of the Georgian entrance hall are the formal drawing and dining rooms, behind which is a snug, a study, a large modern kitchen/breakfast room with sunroom leading directly to the garden, with a pantry, utility room and cloakroom to the rear.

The house is Listed as being of architectural or historical interest, Grade II, and it is stated that the original rear wing was a three room through passage plan and the front block added in 1774 : 'The imposing facade of the 18th century block is virtually unaltered and forms an important feature of the main village street'.



The Georgian part of the house is set off by a handsome carved wooded staircase leading up through three floors, while on the ground floor, new wooden parquet and stunning cast iron radiators have been installed to enhance the original features.

The south west facing kitchen and sun room are bathed in light throughout the day, while a separate laundry room and pantry provide considerable utility and additional storage.

All five large bedrooms are tastefully decorated and the signature master suite, with its fabulous bathroom features a stunning walk-in shower and roll top bath, with brass Lefroy Brooks fittings, providing contemporary flair of the highest standards.

The roof, electrics and plumbing of Manor Farm were updated recently, and a new boiler and water-heater installed within the last decade, breathing fresh life into this classic property.





The private entrance driveway leads into a large, enclosed courtyard to the side of the house, providing plenty of parking space.

There is also a large stone barn offering three garaging spaces and a large workshop.

The former farm's hayloft across the courtyard provides ancillary cottage-style accommodation updated in contemporary design to the highest standards, featuring a sitting room on the first floor and bedroom with roll top bath and ensuite shower room suite below.

This annexe is currently used as a studio and ancillary accommodation but was previously a successful holiday rental and offers income potential of £30K per year.



The gardens and grounds to the south of the house are a particular feature of the property, and have been transformed by the current owners into a biodiverse wildlife haven, previously run as the ‘The Sustainable Garden’, offering courses on gardening in tune with nature.

Surrounded by mature trees and hedgerows, the grounds include a southwest-facing garden with designer planted herbaceous borders, a Potager-style kitchen garden, a wooden greenhouse, a wildflower meadow, a wildlife pond, an ancient cider apple orchard surrounded by long grass meadow/paddock and an old stone linhay ruin that has been transformed into a ‘Secret Garden’.

Manor Farm provides a rare opportunity to combine living in a spectacular period property with extensive grounds, suitable for an organic smallholding, while also enjoying the best of village life on your doorstep.





LOCATION

Broadhempston is one of South Devon most sought-after villages, situated between Totnes and Newton Abbot. Manor Farm is located in the heart of the village, within easy walking distance of all its amenities, including a 15th century church, a primary school, two pubs: The Monk's Retreat and The Coppa Dolla Inn, an award-winning community shop and a Village Hall providing a sports and entertainment space. The friendly village enjoys a vibrant community spirit.

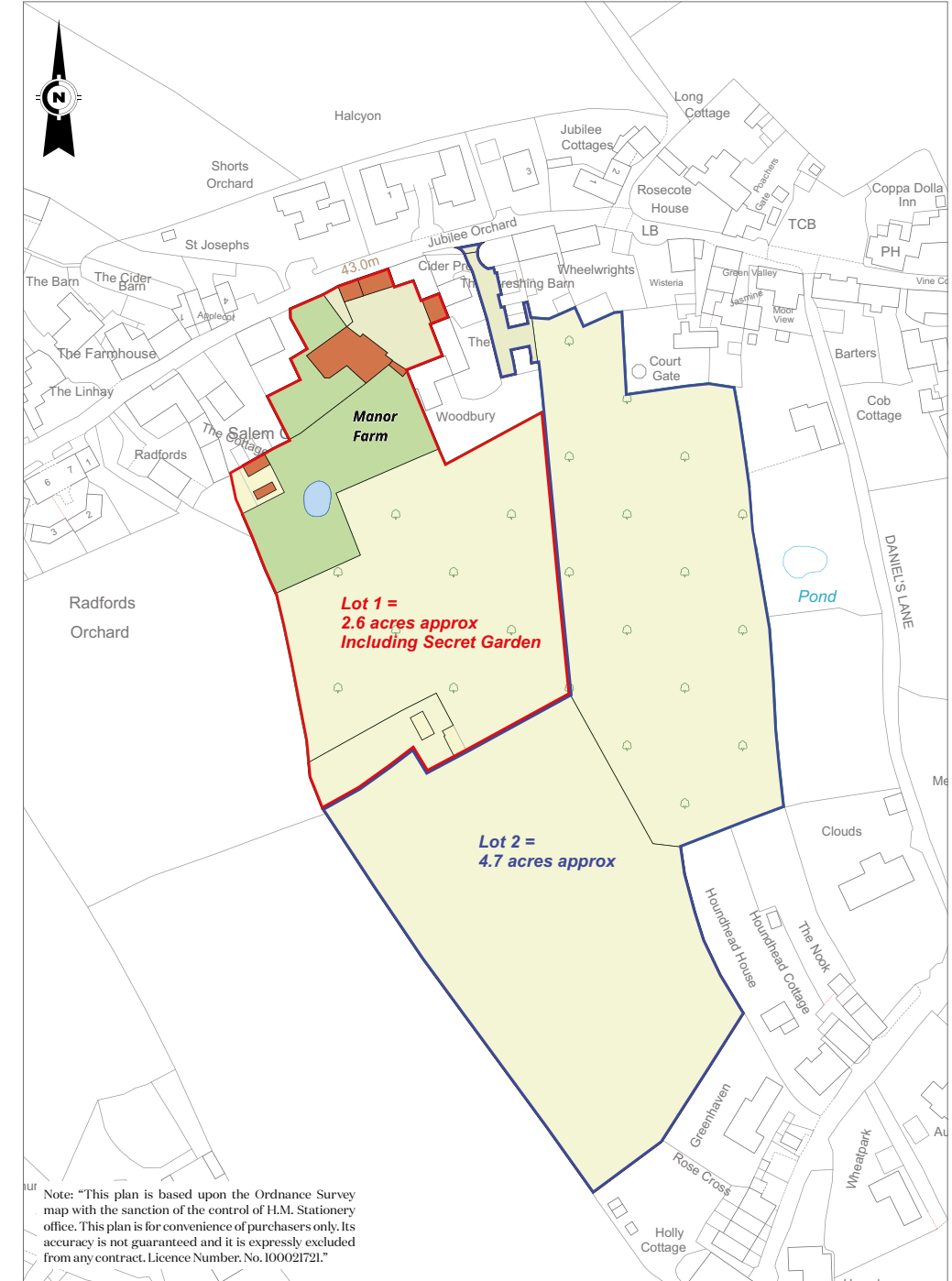
Secondary schools nearby are located in Totnes, Torquay, Cherston and Stover.

About 15 minutes drive away is the beautiful, historic, market town of Totnes on the River Dart, with its Norman castle and known for its vibrant cultural scene, independent shops, weekly markets and arts community.

Broadhempston is located between the South Hams with its famous coastal towns including Dartmouth and Salcombe and the Dartmoor National Park, which offers 365 square miles of spectacular scenery.

The nearby A38 offers quick access to Plymouth and Exeter.

London Paddington is 2.5 hours away by mainline trains from Totnes or Newton Abbot



PROPERTY INFORMATION

Tenure: Freehold

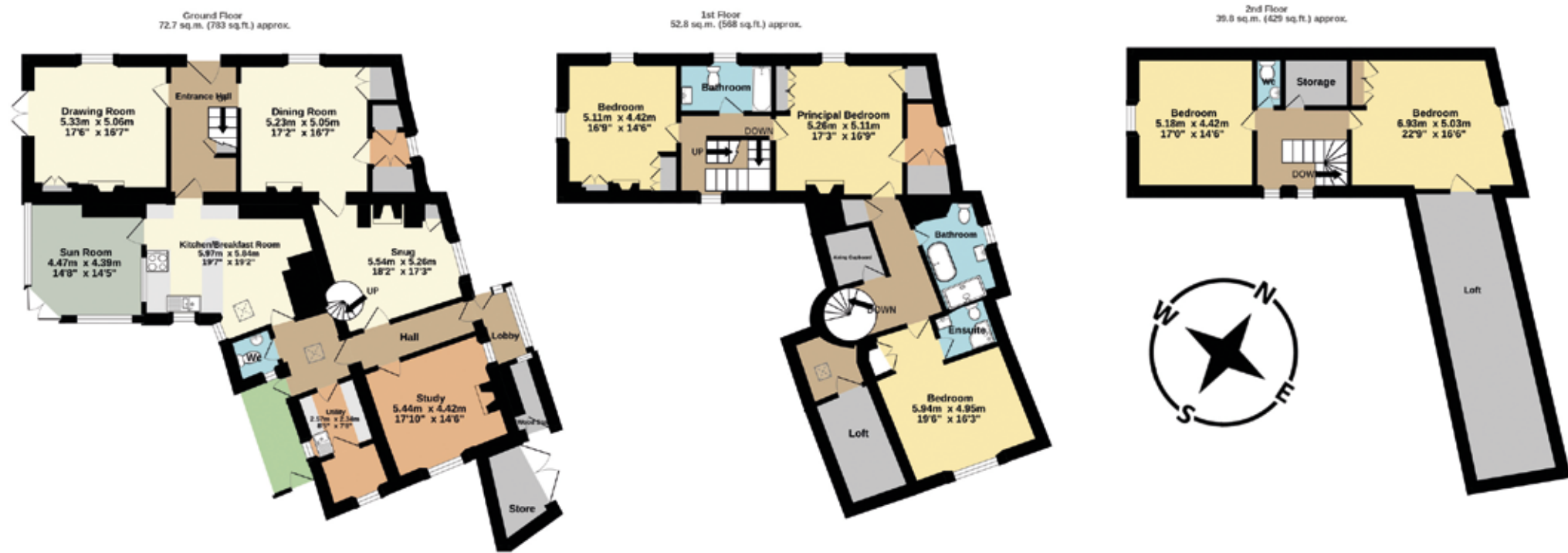
Services: Mains water, electricity and drainage, Oil-fired central heating, wood burners and open fires.

Local Authority: Teignbridge District Council: 01626 361101

EPC: E

Council Tax: Manor Farm - Band F (the previous holiday let: Wildflower Cottage; Band A)

Directions: TQ9 6BD



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

Approximate Gross Internal Area 592.4 sq.m. (6377 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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