



Greatclose Farm House



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Buckerell, Honiton, EX14 3EH

What3Words: ///gracing.tastier.rainbow

A charming former farmhouse with flexible accommodation with mature gardens and beautiful surroundings.

- Four Bedrooms
- Office/Bedroom Five
- Fitted Kitchen
- Workshops
- Freehold
- Two Reception Rooms
- Ground Floor Shower Room
- Plenty of Parking
- Mature Gardens
- Council Tax Band D

Guide Price £775,000

SITUATION: Situated between the rural villages of Buckerell and Feniton, the property enjoys a delightful setting within the rolling East Devon countryside. The older part of Feniton, with its parish church and village hall, lies nearby, whilst the newer part of the village offers a village shop, well regarded primary school and a mainline railway station on the London Waterloo line. To the south lies the popular town of Ottery St Mary, providing an excellent range of day to day amenities, including shops, a doctors' surgery and the renowned King's School. The highly regarded Colyton Grammar School is also within easy reach, with nearby bus pick up points available for both schools. The area is additionally well served by a number of respected independent schools in and around Exeter. The A30 provides swift access east to Honiton and west to Exeter, whilst the Jurassic Coast at Sidmouth, approximately 10 miles away, is easily accessible by car.

DESCRIPTION: Believed to date from the 1950s, this former farmhouse occupies a central position within grounds extending to just under three quarters of an acre. The accommodation is arranged around an entrance hall. To one side is the sitting room, featuring a bay window overlooking the front garden and a feature woodburning stove. Opposite is the dining room, also enjoying a bay window to the front and has the addition of a solid fuel Rayburn. The kitchen is fitted with a range of units, incorporating an eye level oven and space for appliances. In addition, there is a useful office/fifth bedroom situated alongside a ground floor shower room, offering potential for multigenerational living. On the first floor are four bedrooms and a modern family bathroom, with all rooms enjoying views over the gardens and surrounding countryside.

OUTSIDE: The property is approached via a five-bar gate opening onto a driveway providing ample parking for numerous vehicles. The gardens surround the property on all sides and are laid predominantly to lawn, interspersed with a variety of mature shrubs and planting. There is the added benefit of a workshop, adjoining wood shed and a separate store, which was once the gardeners WC.

SERVICES: Mains electricity. Private water supply located on the farm opposite. Private drainage - Kingspan Klargestor System newly fitted in August 2024. Solid fuel Rayburn for hot water. Electric heaters. Standard broadband available. Mobile signal likely outside with all major networks. (Ofcom, 2026)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1597 sq ft / 148.3 sq m
 Outbuildings = 202 sq ft / 18.7 sq m
 Total = 1799 sq ft / 167 sq m
 For identification only - Not to scale

First Floor

Ground Floor

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1454596



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 21 | 52 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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