Edbury Farm

STAGS

Edbury Farm,

Pennymoor, Tiverton, Devon, EX16 8LR

Tiverton 8 miles | Exeter 12 miles | M5 J27 & Tiverton Parkway Station 15 miles

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A superb, private residential/equestrian farm set in 30 acres.

- Private valley setting
- Attractive farmhouse
- Extensive buildings, workshop, garaging
- Beautiful gardens and grounds
- Council Tax Band F
- Very well presented
- Separate cottage
- Excellent American style barn.
- About 30 acres
- Freehold

Guide Price £1,085,000

Stags Tiverton

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SITUATION

Edbury Farm is surrounded by its own land, at the end of a long driveway, providing privacy, peace and tranquillity.

Local villages, Poughill and Pennymoor, provide community, including Church's and village halls. Cheriton Fitzpaine and Witheridge, larger villages, offer more facilities including Public Houses, Doctors surgeries, Vets, village schools, shops and sports facilities. Tiverton (8 miles) and Crediton (7 miles), offer shopping and recreational facilities.

There are excellent communications with a mainline rail connection at Tiverton Parkway (fast trains to London Paddington approx. 2 hours) and easy access to the M5 motorway. The Cathedral City and regional centre of Exeter is an easy commute and has excellent shopping, theatres, dining and the expanding international airport.

DESCRIPTION

Edbury Farm is an attractive unlisted period farmhouse which has been lovingly cared for by the current owners. Mainly constructed of local stone under a slate roof, the house offers light and airy accommodation with generously sized reception rooms. The farmhouse kitchen/breakfast room is a particular feature with French doors opening onto the gardens and the conservatory. The kitchen is finished to a high standard with built in appliances and an oil-fired range cooker. The sitting room has a large inglenook fireplace with wood burner and woodblock flooring. Both the sitting room and dining room have doors opening to the front creating a lovely feeling of light and space, particularly as the farmhouse faces south. The ground floor also benefits from a family shower room and seperate utility. Stairs rise to the first floor landing, giving access to all south-facing berdooms and the family bathroom.

OUTSIDE

The farmhouse overlooks its mature gardens with a seating area to the front of the house by the kitchen doors. The gardens which are stocked with a variety of mature shrubs meander towards a large pond overlooked by a well-positioned Summer House.

EDBURY COTTAGE

Enjoying a slightly elevated position just above the driveway, the cottage is a single storey, self-contained property which is very well presented. This versatile property has been used for both long term and holiday letting in the past. It makes great accommodation for extended family and is a good distance from the main house.

BUILDINGS

The courtyard of flexible farm buildings sits just west of the farmhouse. The buildings are of stone, brick and cob construction situated around the lower concrete yard. Many have the scope for conversion to form further accommodation (subject to planning). They comprise:
Open fronted building used as a Garage (6.38m x 4.75m) with a loft over.
Storage Barn (8.38m x 4.45m) with a front lean to and adjoining Workshop (6.15m x 5.44m).
In the orchard to the rear of the farm is the pretty stone and cob Old Cider House (4.53m x 2.86m).

EQUESTRIAN FACILITIES

In the upper concrete yard are the following excellent buildings:
Open fronted 2-bay machinery/storage shed of block and timber construction (9.45m x 6.10m).
American Barn. Steel framed 5-bay with timber cladding (23.80m x 11.61m). This purpose-built stable building has been well thought out offering 5 West of England Stabling loose boxes with automatic drinkers, wash box with hot water, secure tack room with feed/rug store. The back two bays are used for fodder storage and horse lorry parking.
At the top of the drive is a further useful farm building of block construction with Yorkshire boarding and profile cladding (13.8m x 6.9m.) The building may offer potential for conversion under permitted development rights (STPP).

THE LAND

The farmstead is nestled in its own valley surrounded by mainly sloping pastureland. At the top of the drive are fields used for making haylage, a further field at the far end of the farm is also suitable for mowing. The remainder is used for grazing, with a small orchard and coppice just behind the farmhouse. The land is extremely attractive, bounded by mature hedges and is well fenced, with all fields having access to water. Close to the far eastern boundary of the farm is a further pond, being a haven for wildlife.

SERVICES

Mains electricity and water. Private drainage via Harlequin Continuous Aeration Plant. Oil fired Central Heating.
PV Panels located on the roof of the American Barn
Ofcom predicted broadband services: Standard & Ultrafastbroadband is available.
Ofcom predicted mobile coverage: External (variable) – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon Council.

VIEWINGS

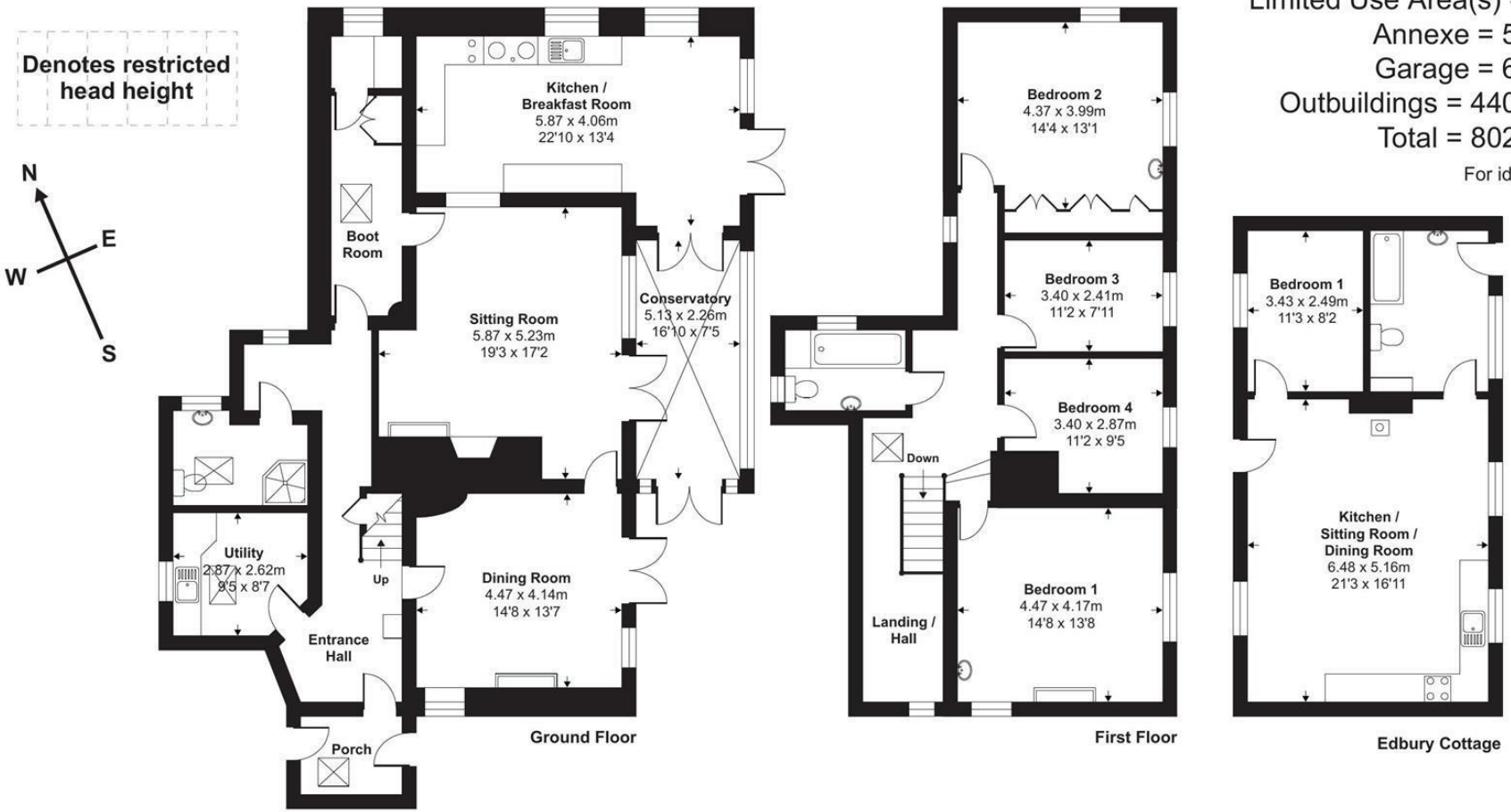
Strictly via Stags Estate Agents only.

DIRECTIONS

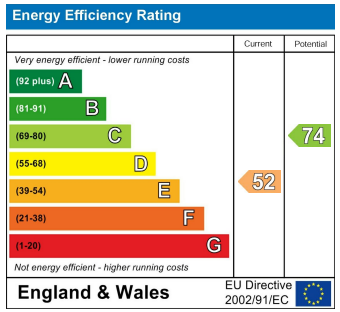
From the M5, Junction 27, head west- bound on the A361 (North Devon Link Road). After 7 miles, take the first exit on Bollham roundabout heading into Tiverton and proceed through three roundabouts following the signs for Witheridge/B3137. After the third roundabout, proceed for a short distance and turn left onto the B3137 (Longdrag Hill) signposted Witheridge. Continue through Withleigh and after about 5 miles, at Peake Cross turn left signposted Black Dog and Puddington. After a short distance, at the next crossroads, turn left signposted Pennymoor and Poughill. Continue into Pennymoor and turn right at the crossroads, keeping left towards Poughill and Cheriton Fitzpaine. Continue for a further 1.5 miles, where Edbury Farm will be found on the left, just before Daniel's Grave.

Approximate Area = 2370 sq ft / 220.2 sq m (excludes outbuilding 4)
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Annexe = 563 sq ft / 52.3 sq m
Garage = 602 sq ft / 55.9 sq m
Outbuildings = 4404 sq ft / 409.1 sq m
Total = 8023 sq ft / 745.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1126462



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