



PONSFORD FARM

Cullompton, Devon



A LOVELY FARMHOUSE OF CONSIDERABLE CHARACTER AND CHARM

With barns and outbuildings, gardens and ponds, and extensive pastureland, in a peaceful rural setting

Summary of accommodation

Ground Floor: Reception hall | Cloakrooms | Study | Drawing room | Sitting room | Kitchen/dining room | Pantry

First Floor: Principal bedroom/shower room suite | Guest bedroom/bathroom suite | First floor sitting room/playroom
Three further bedrooms and shower room | Utility room

Outbuildings: Converted party/snooker barn | Garaging | Workshop | Large potting shed | Linhay

Gardens and Grounds: Extensive gardens with ponds and former hard tennis court | Orchard | Extensive range of pasture paddocks

In all about 71.51 acres

Distances: Cullompton town centre 1.5 miles, Tiverton 6 miles, M5 (Junction 28) 2 miles
Tiverton Parkway Station 7.5 miles, Exeter 17 miles
(All distances and times are approximate)

SITUATION

Ponsford Farm is situated in the heart of the rolling farmland of Mid Devon, just to the west of Cullompton and north of Exeter.

Cullompton town centre has a range of shops including Veyseys, an award winning butcher, supermarkets, cafés, pubs, restaurants, two primary schools, secondary school, health centre, library, vets's practice and sports clubs. There is a golf course in Tiverton.

There is a good choice of schools in the area, including Uffculme School, and private schools with Blundell's in Tiverton and a selection in both Exeter and Taunton. To the south is the university and cathedral city of Exeter with a comprehensive selection of shopping, cultural, leisure and sporting facilities, as well as an airport.

There is very easy access onto the M5 motorway at Cullompton (Junction 28) and beside Junction 27 is Tiverton Parkway Station providing regular mainline connections to London (Paddington).



THE PROPERTY

Ponsford Farm occupies a peaceful, private, rural location, off a quiet country lane and in a sheltered setting amidst the surrounding rolling countryside.

The house is Listed as being of architectural or historical interest, Grade II, and is stated as being 17th century with later alterations, being of cob, plastered under a thatched roof and formerly a cross passage plan with parlour wing.

The house is well-presented, but retains its period character and charm, including such features as exposed beams and timbers, stone inglenook fireplace, flagstone flooring etc. Outside, the gardens are a particular feature, incorporating a small stream feeding down through a series of three ponds.





The L shape of the house encompasses the front lawn, fringed by colourful plant and shrub borders and a cobbled path leads to the large stream-fed lower pond surrounded by further gardens and many ornamental shrubs and trees. There is an upper lawn to the side of the house, beyond which is the former hard tennis court, in need of repair.

The tarmac driveway leads on from the house and buildings, through further lawned gardens with ornamental trees and incorporating the middle pond edged by water-loving plants, as well as the small upper pond, to a very useful, large, block and corrugated clad outbuilding with power and lighting connected and also has a water supply. The drive continues past this building and on to a secondary road access.

Above the house and outbuildings on the south-facing slope is an orchard with apple, pear and plum trees. Either side of the house and gardens, and essentially to the north and west, are an extensive range of gently undulating pasture paddocks, divided by fences and hedges. From the land there are glorious views across the surrounding, rolling Mid Devon countryside, as far as the Blackdown Hills in the distance. In total there are approximately 71 acres.



