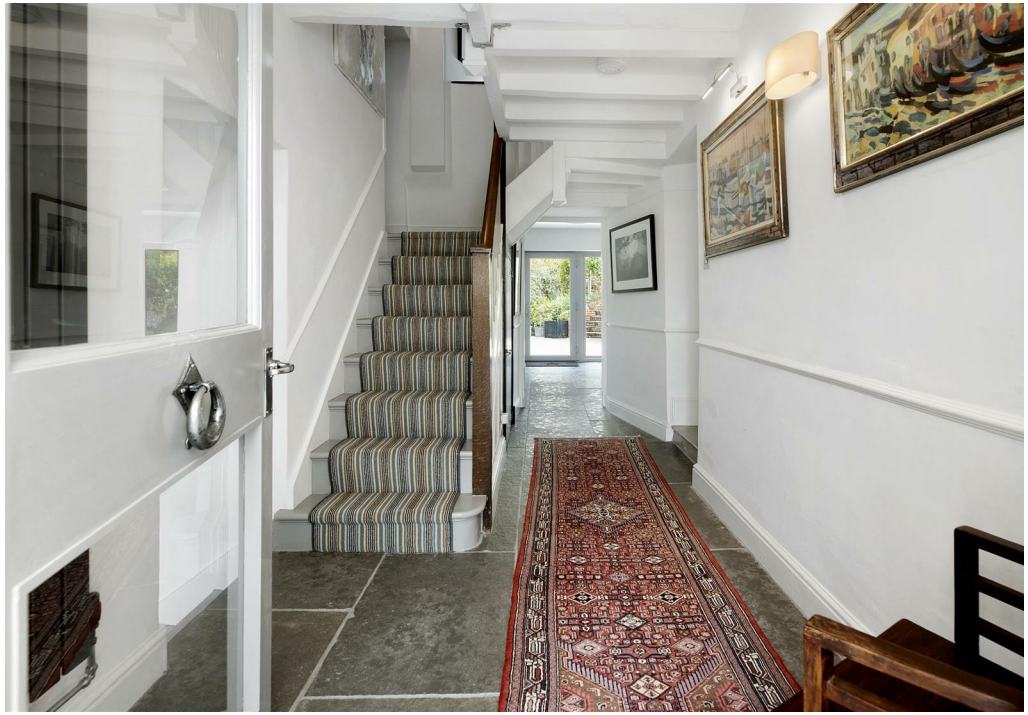


STAGS

# Balls Farm







# Balls Farm,

Whitestone, Exeter, Devon, EX4 2HW

Exeter city centre (5 miles), Exeter St.Davids (4.6 miles), Exeter airport (14.2 miles)

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A beautifully restored cottage and 2 bedroom annex set in 3.70 acres of natural woodlands and landscaped gardens - a haven for wildlife and nature lovers.

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- Beautiful 2/3 bedroom period farm house
- Separate detached 2 bedroom holiday cottage/annex
- Lovely elevated views
- Garage and outbuildings
- No onward chain
- Stunning grounds of around 3.7 acres
- Recently renovated throughout to a high standard
- Insulated summer house/home office
- Exeter centre around 5 miles
- Council Tax Band: G

## Guide Price £900,000


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## SITUATION

Balls Farm is a totally private, peaceful sanctuary located on the edge of the village of Whitestone at the end of a private drive. The property is set in a wonderful plot with views over the grounds and is situated only 5 miles from Exeter, which offers an excellent range of amenities including a good choice of schools, shops and restaurants. Exeter also has excellent transport links with easy access on to the M5 to the north, the A38 to South Devon and Cornwall, the A30 and by rail to London Paddington. There are both national and international flights from Exeter International Airport. For outdoor enthusiasts, the wild playgrounds of Dartmoor, which is about 6 miles distant, offers many opportunities for walking, riding, and cycling, surrounded by granite tors, heather clad moorland, wooded valleys and beautiful rivers and streams for fishing.

## ACCOMMODATION

Balls Farm enjoys an enviable position within a secluded woodland setting at the head of a picturesque valley, offering an exceptional degree of privacy and tranquillity whilst remaining conveniently accessible to Exeter. Extending to approximately 3.7 acres, the south-west facing grounds provide a stunning backdrop to this beautifully restored period farmhouse and detached cottage, both enjoying far-reaching views across the surrounding countryside.

The property comprises an attractive 18th-century home together with a detached former agricultural cottage, known as The Bolthole. Both dwellings have been sympathetically renovated to a high standard, including a new roof, re-wire, boiler and new mains water supply with a 30 year guarantee. Therefore successfully blending period charm with tasteful contemporary finishes. Character features include exposed and painted beams, stone and timber flooring, and original fireplaces fitted with wood-burning stoves. The annex provides potential proven income from Airbnb and long term lets, or for multigenerational living.

The main cottage is thoughtfully orientated to maximise its south-westerly aspect and delightful rural outlook. The accommodation is arranged around a welcoming central reception hall, with an elegant drawing room and formal dining room positioned to either side, each benefiting from uninterrupted views over the gardens and countryside beyond. To the rear, the heart of the home is an impressive open-plan kitchen and sitting area, flooded with natural light and enjoying direct access to a substantial terrace, ideal for al fresco dining and entertaining. Adjoining the kitchen is a study, whilst an additional reception room with conservatory above offers versatile accommodation and may serve as an occasional bedroom or guest suite, complete with an adjoining shower room. On the first floor are two generously proportioned double bedrooms served by a well-appointed family bathroom.













## THE BOLT HOLE

The Bolthole is an attractive detached cottage providing well-presented and fully self-contained accommodation. Finished to a similar standard as the principal residence, the cottage comprises a comfortable sitting room, a well-equipped kitchen/dining room, and two bedrooms. Enjoying its own private garden access and a separate pathway leading to a dedicated parking area, the cottage offers excellent flexibility and is ideally suited for visiting family and guests, multi-generational occupation, or as a potential source of supplementary income, subject to any necessary consents.

## OUTSIDE

From the lane the property is approached via a long private driveway, creating an immediate sense of arrival and seclusion. Flanked by open land, including a paddock to one side, the driveway leads to the farmhouse and cottage, which occupy a central position within their delightful grounds extending across both sides of the upper valley.

A parking area is situated near the end of the drive and provides access to a garage, greenhouse and useful store. The gardens and grounds are a particular feature of the property, comprising sweeping lawns, sheltered terraces and thoughtfully planted borders, all set against a backdrop of mature trees and shrubs. Notable specimen plantings include rare tulip trees, magnolias and rhododendrons, providing year-round interest and colour.

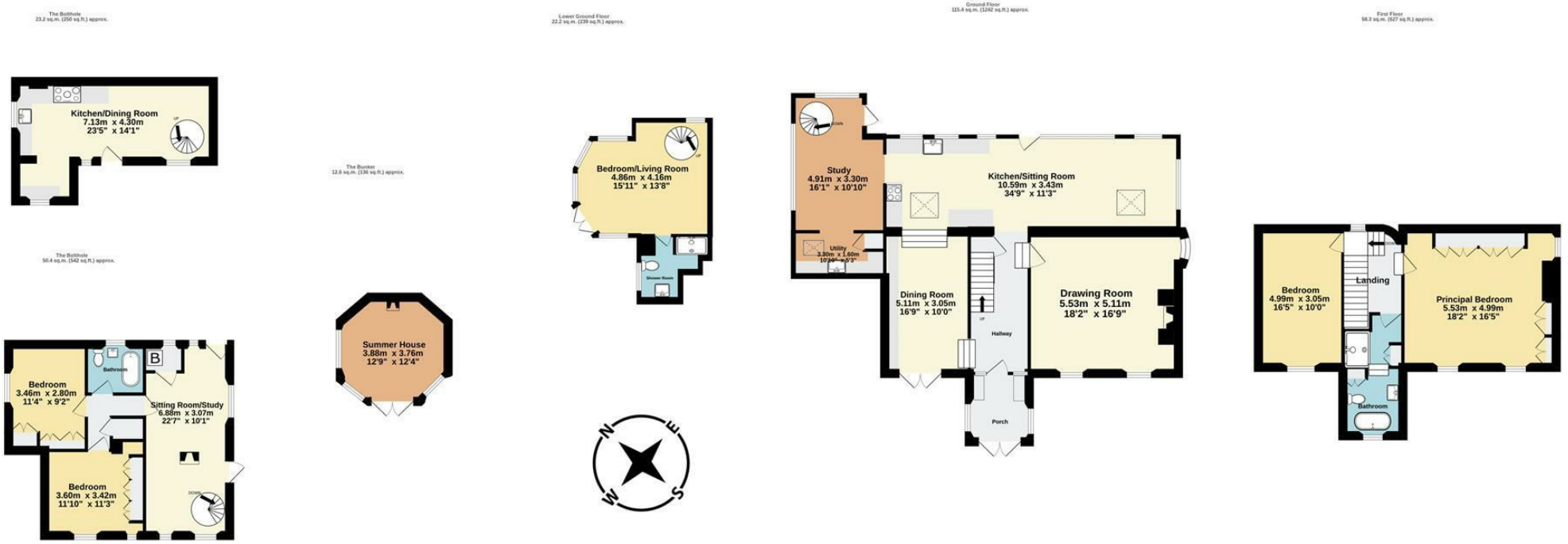
A surrounding belt of established woodland enhances the property's exceptional privacy and tranquillity, while additional features include productive fruit cages and two timber summerhouses. One of the summerhouses has been converted into a fully insulated garden office, complete with electricity and internet connectivity, offering an ideal space for home working whilst enjoying the peaceful surroundings.

## SERVICES

Utilities: Main water and electricity
Drainage: Private drainage
Heating: Oil fired heating
Tenure: Freehold
Council Tax: G and cottage B
Standard broad band available. EE, O2, Three and Vodafone mobile networks available with variable signal (Ofcom).

## DIRECTIONS

What Three Words: //////scrubber.reunion.thickens




**TOTAL FLOOR AREA : 282.0 sq.m. (3036 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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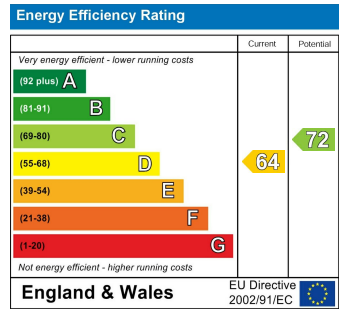


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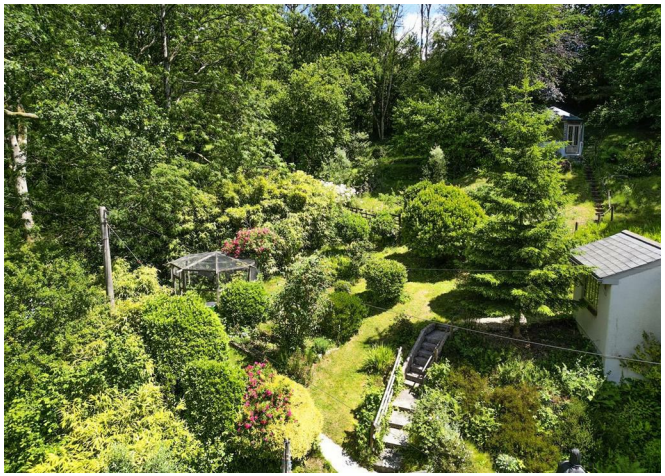




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