

Henbeare House, Bickleigh, EX16 8RA

Guide Price **£825,000**

Henbeare House

Bickleigh, Tiverton

- Four-Bedroom Grade II Listed Farmhouse with Separate Two-Bedroom Barn
- One-Bedroom Annexe Forming Part of the Farmhouse
- Approximately 5.76 Acres of Gardens, Pasture & Woodland
- Wonderful Private Position Above the Exe Valley
- Far-Reaching Views Across Rolling Mid Devon Countryside
- Separate Residential Accommodation, Sold Together on One Title
- Stream, Wildlife Pond & Natural Woodland
- Characterful Converted Barn in Good Internal Order
- Stables, Traditional Outbuildings & Double Carport
- An Exciting Opportunity to Modernise a Period Country Home

It's the setting that makes Henbere so special. Hidden away at the end of a private driveway, surrounded by rolling farmland and enjoying wonderful views across the Exe Valley countryside, this is somewhere that feels a world away from everyday life. Yet the pretty village of Bickleigh is only around a mile and a half away, with Tiverton, Exeter and the M5 all within easy reach. The property extends to approximately 5.76 acres, with open pasture, gardens, natural woodland, a stream and pond, creating a lovely environment for wildlife and plenty of space to enjoy the outdoors. Whether it's watching the changing seasons, keeping a few animals, gardening or simply enjoying the peace and quiet, the land and surroundings are a huge part of what makes this such an appealing place to live.









The accommodation is particularly interesting because Henbere comprises two adjoining residential buildings, being sold together as one property. The main farmhouse is a substantial Grade II listed home dating back to the late 16th century, full of traditional features including exposed beams, fireplaces and an impressive inglenook in the dining room. There are three principal reception rooms, a kitchen/breakfast room, useful ancillary accommodation and four bedrooms, including two with their own bath or shower facilities. There's also an adjoining one-bedroom annexe with its own living room, shower room and galleried bedroom, providing flexibility for extended family or guests. The farmhouse hasn't been occupied for several years and now requires modernisation, so buyers should come expecting a project rather than a finished home. However, the generous proportions, character and beautiful surroundings provide plenty to work with.

Adjoining the farmhouse across the courtyard is Henbere Barn, a substantial converted thatched barn providing a separate two-bedroom home. Unlike the farmhouse, the barn is in very good order internally, with a particularly lovely sitting room featuring a large stone inglenook fireplace and wood-burning stove, a separate dining room, kitchen/breakfast room and bathroom. The thatched roof does require attention, which buyers should factor into their plans. Outside, the driveway opens into a spacious courtyard with plenty of parking, a double carport, garden store and a range of traditional outbuildings, including stables and a barn with hayloft. The gardens include lawns and paved terraces, one of which enjoys especially lovely views across the countryside, while the adjoining pasture slopes gently towards the woodland, stream and pond.

Henbere is certainly a property that needs investment, but for someone looking for a private country home with land, character and genuinely flexible accommodation, it offers an unusual opportunity in a beautiful part of Devon.

Please see the floorplan for room sizes.

Current Council Tax: Band G and D - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast available

Drainage: Private drainage (septic tank)

Heating: Oil and wood-burners (Please note the boiler in the farmhouse is not working but the one in the Barn is)

Construction: Cob/stone/brick

Listed: Yes Grade II

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer. Henbere House and Henbere Barn are being sold together under a single freehold title. They are understood to comprise two residential dwellings, with the one-bedroom annexe forming part of the farmhouse.







The precise planning status and any restrictions on independent occupation remain subject to confirmation.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Private Drainage:
We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Condition:
The farmhouse has been unoccupied for several years and requires modernisation. The converted barn is in good internal order, although its thatched roof requires attention. Buyers should make their own enquiries and obtain appropriate professional advice regarding the condition of the buildings, particularly the thatch, and any proposed alterations to the listed structures. There is likely to be asbestos content on the outbuilding roofs, typical of the age but buyers should be aware.







Heating Type (Non-Mains):
We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

Rights of Way:
We're informed by the seller that the property benefits from a right of way over the driveway and a change to the south-eastern boundary is in the process of being formalised with the solicitors however this will not affect the purchase or enjoyment. Buyers are advised to confirm details and legal status with their conveyancer.

Thatch / Cob Construction:
We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

Executor's / Probate Sale:
The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

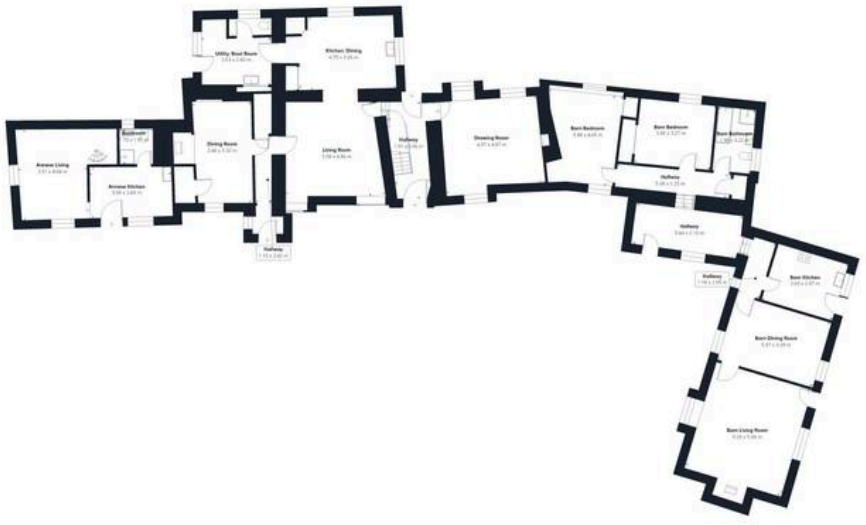
DIRECTIONS

Use EX16 8RA or the what3words is ///drift.loose.flask









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HELMORES
SINCE 1499

Approximate total area(1)

545.2 m²

Reduced headroom

12.4 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.