



Tiverlands Farm







# Tiverlands Farm

Starcross, Devon, EX6 8PG

Exeter (9.6 miles), Starcross Station (0.5 miles), M5 Junction 30 (7.9 miles)

A rare opportunity to acquire a heritage Devon farmhouse, unlisted, with estuary views, 1.27 acres and annex potential - quietly positioned yet well-connected to Exeter, the Southwest and London

- No onward chain
- Beautiful views across the Exe estuary SSSI
- 4-5 bedrooms, with master en-suite
- Large boot room plus utility, ideal for dogs
- Council Tax Band: F
- Land of 1.27 acres
- Double garage with full-height upper storey
- Scope for ancillary accommodation, subject to planning
- Fully boarded and insulated full-height loft
- Freehold

Guide Price £765,000

## Stags Exeter

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@StagsProperty

## SITUATION

Set within an acre of paddock, orchard and copse, Tiverlands Farm is believed to have its origins in the 16th century, then shaped over hundreds of years of rural Devon life. Approached via a quiet lane and surrounded by rolling farmland, Tiverlands Farm offers rural seclusion that belies its easy proximity to the city of Exeter, the estuaries of the Exe and the Teign, Starcross, Dawlish Warren beach, Topsham, the Southwest Coast Path and the Exe Estuary Trail.

## DESCRIPTION

The house retains its thick walls, farmhouse windows and unmistakable warmth. Cob homes sit comfortably within the landscape, cool in summer and naturally insulated in winter. The ambience is bright and airy, fresh and dry. Originally part of the Powerderham Castle estate, Tiverlands Farm has been preserved without over-modernisation, so that it remains one of the area's notable early farmhouses of character. The ground floor has been sympathetically opened up to create light and airy spaces for contemporary family life, while the top floor currently divides into four doubles and one single bedroom to accommodate family and friends in comfort. A particular draw is the detached double garage with full-height upper storey and rooflight, offering excellent potential for conversion to ancillary accommodation or studio space, subject to planning.

## ACCOMMODATION

Inside, the rooms follow the gentle irregularities of cob, with soft curves, deep window reveals and a palpable sense of permanence. The principal living spaces are centred around the traditional farmhouse hearth - a working fireplace in the central dining room, open to the kitchen for relaxed meals together, and a log burner in the main sitting room for cosy winter evenings. Upstairs, the two front-facing bedrooms have morning light and far-reaching views across your land to the estuary beyond, a significant wetland for migratory birds. The west-facing rear bedrooms attract soft evening light, overlooking the farmhouse's walled garden. The guide price reflects the scope for the purchaser to add value through enhancements – it's a property to grow into, as and when desired, shaped to suit the new owners' lifestyle at your own pace.





## OUTSIDE

The 1.27-acre plot is an idyllic mix of garden, orchard and informal paddock – large enough for outdoor living, a meadow, a kitchen or courtyard garden to the rear, poultry, grazing and play, yet without the burden of a full working smallholding. The mature apple trees provide plentiful harvests of eating apples for juice and cider, and a lovely spot for al-fresco summer dining, while drinking in the view.

## SERVICES

Council Tax Band: F

Utilities: Mains electric, gas and water.

Drainage: Sceptic tank located on the property.

Heating: Gas central heating.

Tenure: Freehold.

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone available.

## DIRECTIONS

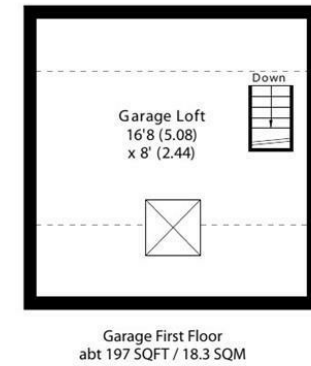
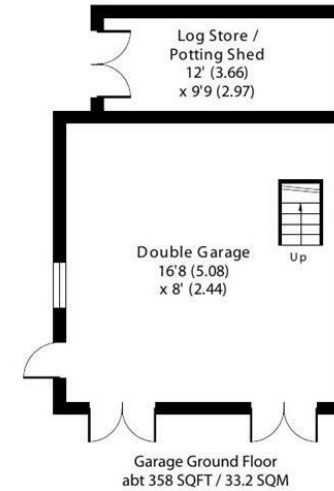
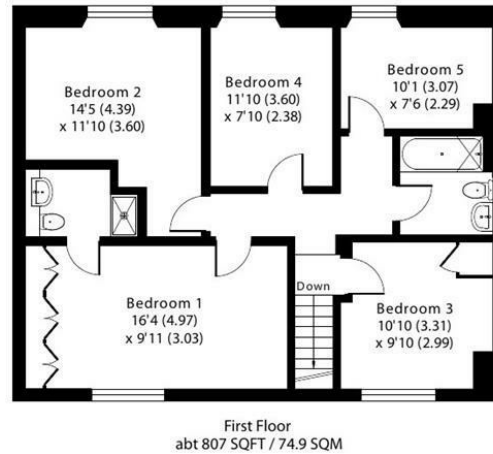
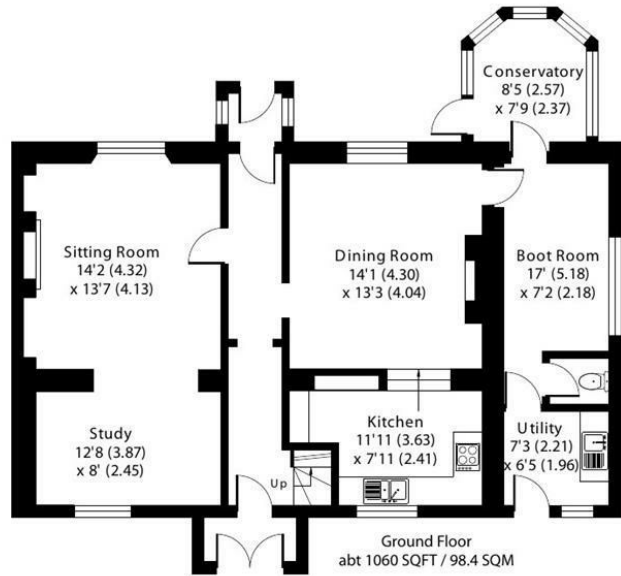
From Exeter head towards Starcross along the A379. On entering the village, take the first turning on the right into Staplake Road. Keep on Staplake Road, past the bungalows, after which the road bends to the left. At the grassy mound follow the lane ahead of you up a gentle hill. The turning for the driveway to the farmhouse is a short way along on the left-hand side.

## AGENTS NOTE

The vendor advises that there is a private right of way over the first part of the driveway for The Hayloft, Hoots Corner and Stablebrook, with them contributing 3/5th of the share of future repair/maintenance.



Approximate Area = 1867 sq ft / 173.4 sq m  
 Limited Use Area(s) = 161 sq ft / 14.9 sq m  
 Garage = 555 sq ft / 51.5 sq m  
 Outbuilding = 103 sq ft / 9.5 sq m  
 Total = 2686 sq ft / 249.3 sq m  
 For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.



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.

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

Current: 70  
 Potential: 81

