



Guide Price £1,100,000

seddon's



Farleigh Barn Cadeleigh, Tiverton, EX16 8HR

- Peaceful, rural position, close to village amenities
- 3 generous double bedrooms, en suite shower room
- Large sitting room, garden room and home office
- Large garage, gardens and ample parking
- Ideal location for commuting to Exeter
- Outstanding country view and sunny aspect
- Farmhouse style kitchen/dining room
- c. 4 acres of pasture and stables
- Pond with summer house
- Quick access to motorway & Tiverton Parkway Station

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Farleigh Barn , Tiverton EX16 8HR

Watch the Seddons' Video Tour Classic rural Devon with four acres, stables, and a local village pub! A spacious barn conversion with a magnificent view over the Exe Valley, pretty, established gardens and a pond. A perfect rural location, ideal for commuting to Exeter.



Council Tax Band: D



Farleigh Barn has been sympathetically converted to a superb equestrian residence over the last five years by a renowned local builder, with no detail left unconsidered.

With an enviable view over the rolling countryside flanking the Exe Valley and a sunny aspect, the property lies down a concrete lane, shared by four other neighbouring properties, each at least a field away. Farleigh Barn has its own four-acre field, ideal for horses or other livestock and there is an adjoining purpose-built stable block with concrete surround. This comprises of two stables, a tack room, living space with a kitchenette, WC and rest room, a hay barn and adjoining garage or workshop.

The house offers spacious living accommodation and is presented in a classic style with attractive woodwork throughout, including ceiling beams, oak windows, doors and the stairway balustrade, all very much in keeping with the original architecture. From the entrance hallway, oak flooring, with underfloor heating, leads into the superb farmhouse kitchen, beautifully fitted in a shaker cream style with integral appliances and plenty of space for a large dining table and chairs.

Glazed doors lead through to the large sitting room, with an impressive brick fireplace, housing a wood or multi fuel burner, with a mantel beam above, and a window with a lovely view over the main garden and rolling hills beyond. The ground floor also has a room suitable for a small home office and an adjoining garden room, with glazed doors leading out to the sun terrace, and once again, making the best of the country views and sunny, southerly aspect.

Stairs lead down to the bedroom accommodation on the lower ground floor, with three generous double bedrooms, the master with an ensuite shower room, and there is a large family bathroom, fitted in a contemporary style. There is also a very useful laundry or utility room and good storage, including an airing cupboard.

One of the prime features of the property is the landscaped gardens, which have been carefully designed and tended over recent years. The main 'formal' garden has lawn with established raised beds and an adjoining vegetable

garden with greenhouse, perfect for some home produce. On entering the drive to the barn, the pretty pond is to the right, fenced with post and rail fencing and stocked with fish, and attracting other wildlife. Beside this, there is lovely summerhouse, a perfect space in which to sit and unwind with a glass of wine at the end of the day, with the barbecue sizzling away to one side.

The property has the following services:

Main's electricity.

Private borehole water supply which has been tested. Private sewage treatment plant.

Private oil tank for central heating.

Council Tax: Band D - Mid Devon District Council.

Tenure: Freehold.

Whilst offering the best of rural Devon, Farleigh Barn lies close to the village of Cadeleigh with a local pub, church and village hall. Bickleigh, just two miles away, also has a popular primary school and the popular Fisherman's Cot Inn, overlooking the fine old stone bridge over the River Exe.

The cathedral city of Exeter, 13 miles to the south, offers a full range of shopping, education and recreation facilities and is a thriving city.

The market town of Tiverton lies to the north and offers a full range of amenities and has the popular Blundell's School, Tiverton School and Petroc College of Further and Higher Education.

Exeter and Exeter St. Davids Station c. 13 miles.

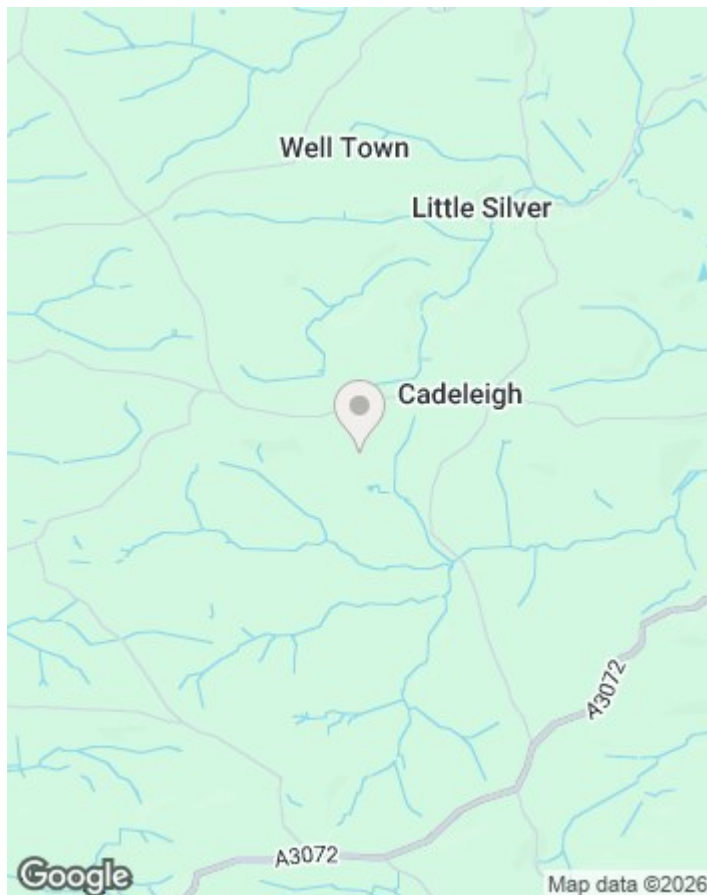
Junction 27 M5 c. 13 miles.

Tiverton Parkway Station c. 14 miles.

Tiverton c. 7 miles.

Taunton c. 28 miles.

Please see the floor plan for the dimensions. The internal photos were taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS: From the A396, Tiverton to Exeter main road, proceed to Bickleigh and turn right, at the Fisherman's Cot, before going over the bridge, signposted for Crediton. Go over the humpback bridge and turn immediately right to Cadeleigh. Proceed for 1.9 miles and having passed the pub, The Cadeleigh Arms, on the right, continue on the lane, where 'Farleigh' is

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

