

STAGS

Hornbeam Farm

Hornbeam Farm

Whitestone, Devon, EX4 2HS

Exeter City Centre (6 miles), Exeter Airport (12 miles)

Hornbeam offers an exceptional opportunity to acquire a beautifully enhanced smallholding, enjoying a glorious setting in one of Devon's most picturesque locations.

- Idyllic smallholiding with renovated 3 bedroom house
- New stock fencing and field shelters
- Large conservatory with thermal roofing
- *No onward chain*
- Council Tax Band: D
- Quality stabling and outbuildings
- 17.84 acres - available with less land
- Wooden and slate flooring throughout
- 20 minutes from Exeter city centre
- Freehold

Guide Price £650,000

SITUATION

Situated in a peaceful and picturesque location a few miles from Exeter, Hornbeam Farm offers an exceptional opportunity for those seeking a rural lifestyle with equestrian, smallholding, or environmental interests. Nestled in the heart of the Mid Devon countryside, Hornbeam Farm enjoys a tranquil setting surrounded by gently rolling hills, pockets of woodland, and far-reaching rural views. The property combines the serenity of country living with convenient access to the nearby cathedral city of Exeter, a University town which provides an extensive range of business, cultural, and leisure amenities, as well as excellent schooling, rail connections to London, and access to the M5 motorway and Exeter International Airport.







DESCRIPTION

Believed to date from the early 1800s, the cottage has been extensively and sympathetically refurbished, seamlessly blending period charm with modern comfort. Constructed of traditional materials under a new natural slate roof, the property retains a wealth of character features including inglenook fireplaces, exposed beams, and stripped floorboards, complemented by Brazilian slate flooring throughout the ground floor. The current owner has carried out a comprehensive programme of improvement, including insulation, rewiring with LED lighting and USB-C sockets, new bathroom, upgraded heating with programmable Haverland radiators, and a new sewage treatment system. The works also accommodate a future solar array installation, providing the potential for energy efficiency and export to the grid.

ACCOMMODATION

The welcoming entrance opens into a charming reception room with a feature inglenook fireplace, oak bressummer, and views across the surrounding countryside. The sitting room enjoys dual-aspect windows, including a stained-glass feature, and a further inglenook with bread oven, a warm and inviting atmosphere. The kitchen has a number of freestanding units, Belfast sink, and a range cooker, while still leaving scope for the new purchaser to create their own layout while adjacent is the utility/boot room with a second Belfast sink, pressurised immersion tank, and cloakroom. A delightful sunroom with a thermal roof provides an ideal year-round dining space, overlooking the gardens and land beyond. Upstairs, the first floor is beautifully appointed, with one large open bedroom suite (formerly two rooms) featuring a woodburning stove, dual windows and countryside views, a further double bedroom, and a newly fitted bathroom with elegant Crosswater brass fittings, L-shaped bath, and valley views.

OUTBUILDINGS AND LAND

Hornbeam extends to 17.83 acres, comprising paddocks, pasture, and woodland areas. Considerable investment has been made in the new stable block including a very large workshop/office and tack room with wood burning stove, additional barn, stock fencing, gates, field shelters, and water infrastructure. The garden surrounding the house are thoughtfully landscaped with a variety of trees, shrubs, and seasonal planting, creating a peaceful and private setting that will appeal to gardeners and nature enthusiasts alike.

SERVICES

Mains electricity and water are connected.
Drainage is provided by a newly installed sewage treatment plant.
The property has been hardwired with smoke, heat, and carbon monoxide alarms for additional safety and peace of mind.
Council Tax: Band D – Teignbridge District Council

AGENT'S NOTE

Restrictive Covenants - please ask the agent for more information

DIRECTIONS

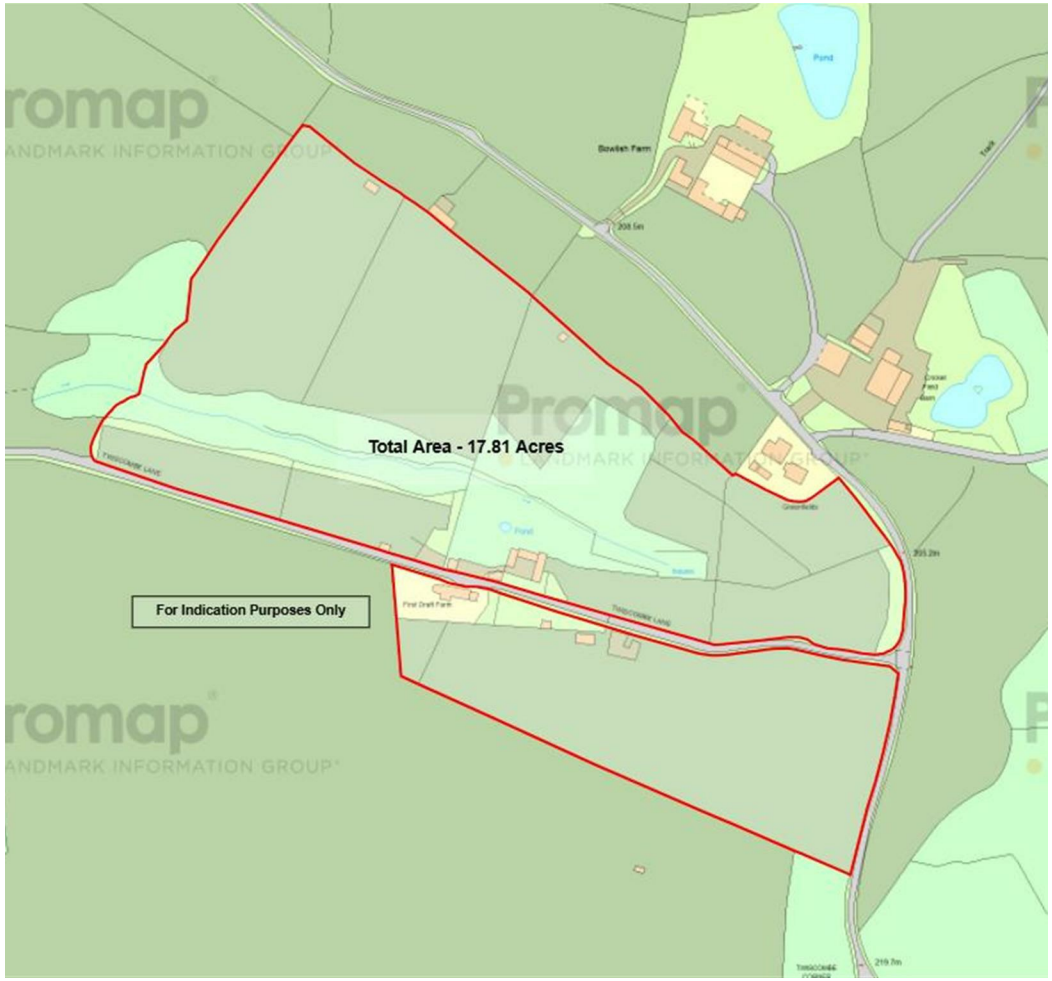
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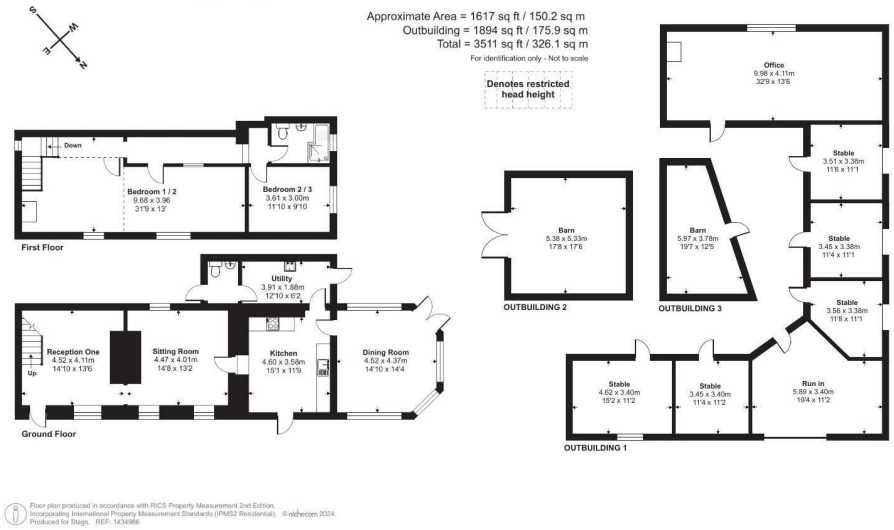


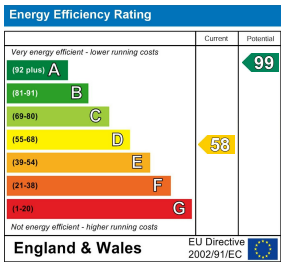




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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