



The Elms, Wheatcroft Farm Plymtree, EX15 1RA  
Price Guide £1,250,000



## PART EXCHANGE CONSIDERED

The Elms, Wheatcroft Farm is a beautifully designed contemporary country home, forming part of an exclusive and thoughtfully planned development of just nine individual houses. Set within open Devon countryside and surrounded by its own land, the property offers a rare combination of modern living, privacy and space, all underpinned by strong eco credentials.

Occupying an attractive position within the development, The Elms enjoys open outlooks across its own grounds and the surrounding countryside, while remaining conveniently placed for access to nearby towns, transport links and everyday amenities.

The property sits within approximately 4.6 acres of land, incorporating landscaped gardens and a paddock beyond. The grounds provide exceptional lifestyle appeal, offering privacy, versatility and a genuine sense of space. A gated sweeping driveway leads to ample parking and the integral double garage, while the gardens connect naturally with the principal living spaces, enhancing the relationship between house and land.

At the heart of the home is an impressive open-plan kitchen, family and dining room, flooded with natural light and opening directly onto the gardens—ideal for both everyday living and entertaining. A separate lounge with a feature log burner provides a warm and inviting retreat, while a dedicated study offers an excellent space for home working. A utility room and downstairs WC complete the ground floor accommodation.

To the first floor are five well-proportioned double bedrooms, including two en-suite bedrooms, together with a stylish family bathroom.

Designed with sustainability at its core, the property benefits from underfloor heating throughout, powered by an air source heat pump, alongside solar panels and high levels of insulation.

Wheatcroft Farm offers a rare opportunity to enjoy contemporary countryside living within a small, high-quality development of lasting appeal.



## Location & Site

Wheatcroft Farm is an exclusive and thoughtfully conceived development set within unspoilt Devon countryside, offering a rare sense of space and privacy while remaining well connected. Surrounded by rolling farmland and open landscapes, the setting provides a peaceful rural lifestyle without isolation.

Despite its countryside position, the property is conveniently placed for access to nearby towns, village amenities and transport links. Road connections allow for easy travel across Mid and East Devon, while rail links and regional routes place Exeter and the wider South West within comfortable reach. This balance of seclusion and accessibility makes Wheatcroft Farm particularly appealing for those seeking country living with modern convenience.

## Grounds & Setting

The Elms sits within approximately 4.6 acres of its own land, creating an immediate sense of arrival and exclusivity. A gated sweeping driveway leads through landscaped gardens to the house and integral double garage, providing generous parking and a strong sense of privacy from the moment you arrive.

The formal gardens have been carefully designed to complement the architecture of the house, with open lawns, established planting and natural boundaries that blend seamlessly into the surrounding countryside. Beyond the gardens lies a paddock, offering further versatility — ideal for lifestyle use, recreation or simply enjoying uninterrupted views across open land.

The grounds connect naturally with the main living spaces of the house, reinforcing the relationship between indoors and out and allowing the property to be enjoyed throughout the seasons. The combination of land, outlook and privacy is a defining feature of The Elms and a key element of its long-term appeal.





## The House

Designed with contemporary living firmly in mind, The Elms offers generous and well-balanced accommodation arranged over two floors. The architecture combines clean modern lines with natural materials, ensuring the house sits comfortably within its rural setting while delivering a refined, modern aesthetic.

At the heart of the home is a striking open-plan kitchen, family and dining room. Flooded with natural light and opening directly onto the gardens, this space has been designed for both everyday family life and entertaining, creating a true hub of the home. The layout encourages connection between inside and outside, making full use of the setting and views.

A separate lounge provides a more intimate retreat, centred around a feature log burner, offering warmth and comfort during the cooler months. A dedicated study provides an ideal environment for home working, while the utility room and downstairs WC ensure practicality and day-to-day functionality are seamlessly integrated.

To the first floor are five well-proportioned double bedrooms, including two with en-suite facilities, alongside a stylish family bathroom. The arrangement offers flexibility for family living, guests and evolving lifestyle needs, with space and comfort throughout.

## Part Exchange Information

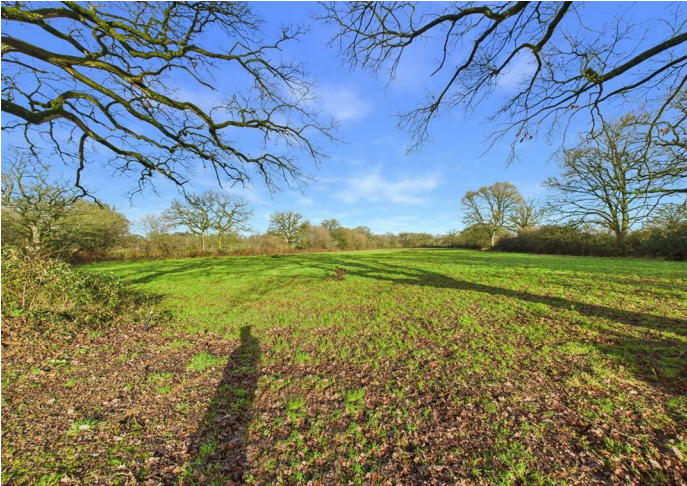
The developer will consider a part exchange, subject to Francis Louis providing an independent appraisal of your current home. The property offered in part exchange must be located within Devon or along the Somerset border and must be at least 30% below the value of The Elms. For further information and to discuss eligibility, please contact Francis Louis.

## Eco Credentials & Specification

Sustainability sits at the core of The Elms' design, ensuring energy efficiency without compromising on comfort or style. The property benefits from underfloor heating throughout, powered by an air source heat pump, providing consistent, low-carbon heating across both floors.

Solar panels, high levels of insulation and modern construction methods further enhance the home's environmental performance, resulting in reduced running costs and improved energy efficiency. These features not only support a more sustainable lifestyle but also future-proof the property in line with modern expectations and evolving environmental standards.

The result is a home that delivers contemporary countryside living with strong eco credentials, combining responsible design with long-term comfort and efficiency.





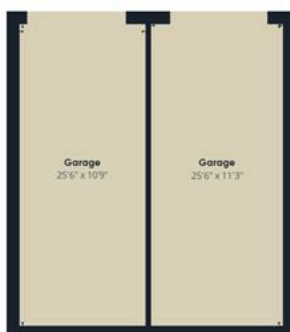




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
3512 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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