STAGS



East Rowhorne Lot 1

East Rowhorne Lot 1, Nadderwater, Exeter, Devon, EX4 2LQ







Exeter City Centre 4.4 miles. Tedburn St Mary 4.5 miles. A30 Access at Fingle Glen 3.8 miles.

Private residential farm with 2 dwellings surrounded by its own land with outstanding views across Devon countryside towards the Exe Estuary

- Lot 1 - East Rowhorne Farm 23.75 acres
- A spacious 6 bedroom family home for modernisation
- Attractive gardens with views.
- A 2 bedroom detached bungalow.
- A range of traditional farm buildings offering potential for alternative uses (STP)
- Pasture and attractive broadleaf woodland.
- Further 44.76 acres available.

£1,150,000

SITUATION:

East Rowhorne Farm is set in a stunning rural location surrounded by its own land. Although in a rural location, the Cathedral and university city of Exeter is within an easy commute.

Exeter offers a wealth of amenities, including excellent shopping and dining, theatres, and a wide range of sporting and recreational facilities. The city is well-served by railway stations on both the Paddington and Waterloo lines and has an international airport.

The farm is well located for road communications with access to the A30 dual carriageway. This connects to Cornwall to the west and the M5 to the east.

The nearby village of Tedburn St Mary offers an excellent range of amenities including a primary school, village shop, two public houses, historic parish church and Methodist chapel, together with regular community events. For outdoor pursuits, Dartmoor National Park, 7.1 miles away, offers many opportunities for walking, riding, cycling and fishing.

INTRODUCTION:

East Rowhorne Farm occupies a private and picturesque position, approached via a private lane leading to the central farmstead, which is surrounded by its own land.

The principal farmhouse (not listed) provides spacious family accommodation and, whilst now requiring modernisation, offers the opportunity to create an impressive country home. To the rear, a patio area enjoys spectacular far-reaching views across the Devon countryside towards Haldon Hill, the city of Exeter and the Exe Estuary beyond to Exmouth. Additional residential accommodation is provided by Magpie Bungalow.

A traditional range of farm buildings provides useful storage and workshop space and offers potential for a variety of alternative uses, subject to the necessary planning consents.

The modern agricultural building and concrete pad provide an excellent base for smallholding, agricultural or equestrian uses, with direct access onto the land.

The land comprises a mixture of productive pasture and attractive areas of broadleaf woodland, creating an appealing balance of agricultural, amenity and conservation interest.

Lot 1

East Rowhorne Farm - 23.75 Acres (9.62 hectares)

THE FARMHOUSE:

EAST ROWHORNE FARMHOUSE

The property is of stone and cob construction under slate tiled roof. From the parking area brick steps lead down to a pathway through the front garden leading up to the front door and picturesque covered porch.

The front door opens into a spacious hall with exposed beams and panelling, stepping down to the drawing room has two window seats and a fireplace (not in use). Steps lead to the dining room, with a large stone feature open fireplace (not in use), fitted cutlery cupboard and window seat, and through to the sitting room, featuring an exposed beam, stone fireplace with wood burner and shelving. The kitchen has a brick-tiled floor and is fitted with wall and base units, a single sink with double drainer, oil-fired boiler and a cupboard within the former fireplace. The kitchen enjoys far-reaching southerly views towards Haldon Forest and Haldon Belvedere, Exeter and the Exe Estuary. Off the kitchen is a walk-in pantry and the dairy, which has slate worktops and houses the electrical fuses and PV converter. There is a boot room, an office with built-in cupboard and a utility room with a freestanding Belfast sink. The boot room opens onto the gardens.

Returning to the hall, doorway off to downstairs cloakroom fitted with wash hand basin and WC. Stairs from the hall lead up to the first floor.

Bedrooms 1 to 4 are double bedrooms with built-in wardrobes; Bedroom 1 also has a Victorian grate fireplace (not in use). Bedroom 5 is a single bedroom with a built-in wardrobe. The airing cupboard housing the hot water tank is on the landing. The family bathroom has a bath and wash basin, a WC is found in the room adjacent. The 6th bedroom is a large double. Landing with external access. A shower room comprising a shower, wash basin and WC.

GARDENS AND GROUNDS

To the front of the property are lawned gardens with beds planted with roses, a path around the outside of the house with attractively planted borders. Rear garden with paved patio area with flowerbed and seating area offering fantastic views to Haldon Forest, views over Exeter towards Woodbury Castle and the Exe Estuary. The rear garden includes a vegetable garden with greenhouse. Outdoor swimming pool with filter and heating system.

The garden also includes workshop and potting shed which are integrated to the house. Adjoining the house is a log store.

MAGPIES BUNGALOW

Brick construction under tiled roof, with uPVC windows. The accommodation includes:
Kitchen (fitted with wall and base units, single sink and drainer, fitted with LPG gas combi boiler), sitting room (fitted with wood burner) and views over the Exe Estuary. The hall leads to two double bedrooms and to the bathroom with bath, shower over, WC and wash hand basin.

OUTBUILDINGS

Garage and Tractor Barn - Brick, cob and stone construction, under a slate tiled and part-corrugated roof. Currently used for storage with part loft area over.

The Long Barn – Stone and cob construction under a corrugated roof, adjoining lean-to of brick construction again under corrugated roof. A workshop space has been created at the end of the Long Barn.

Granite Barn – Predominantly stone construction with some brick under slate tiled roof. Adjoining livestock barn: combination of timber and brick construction under corrugated roof and some slate tile roof.

The barns offer potential for alternative uses, subject to planning. Dimensions will be shown on the floorplans.

Livestock Barn (13.70m x 10.60m) block and timber construction under clad and corrugated roof and adjoining concrete pad.

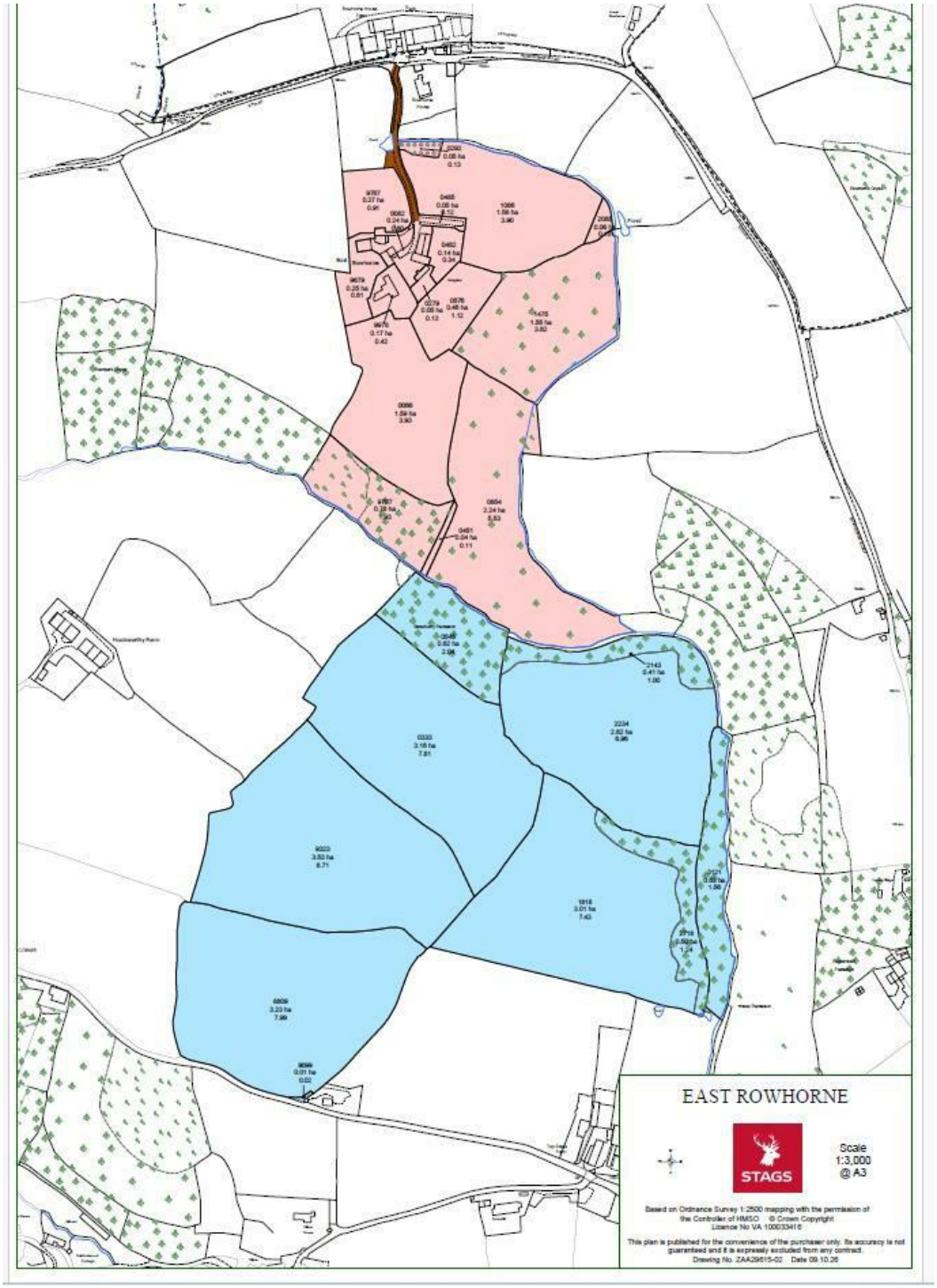






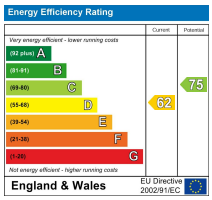






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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

STAGS



21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 680059
farms@stags.co.uk
stags.co.uk