

Fursham Down Farm

STAGS

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Spreyton, Crediton, Devon, EX17 5EE

Crediton (11.1 miles), Okehampton, (10 miles), Exeter (19.1 miles)

An attractive farmhouse occupying a wonderful rural positon complemented by a useful range of outbuildings and stabling in land amounting to approx. 1.5 acres

- No onward chain
- Grade II Listed
- Open plan reception rooms
- Outbuildings and stabling
- Freehold
- Thatched family home
- 4 bedrooms
- Plot of about 1.5 acres
- Additional land available subject to negotiation
- Council tax band: F

Guide Price £600,000

SITUATION

This charming thatched farmhouse is situated in a rural spot within 1.6 miles of the popular Mid Devon village of Spreyton. This has a thriving community with a well regarded primary school, village hall, sports field, parish church and an award winning pub, The Tom Cobley. The property occupies a delightful rural position just beyond the north-eastern boundary of the National Park, enjoying far-reaching views across gently rolling mixed farmland towards the dramatic uplands of the moor.

The property is only 2 miles from the A30 dual carriageway leading west towards Okehampton and Cornwall, and east to the university and cathedral city of Exeter, which also connects beyond to the M5 motorway. In Exeter there is a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre, educational and cultural amenities. The towns of Okehampton and Crediton, both within approximately 10/11 miles, provide a wide range of day-to-day facilities and Chagford, a vibrant town, is only 6 miles away also.

DESCRIPTION

An attractive thatched farmhouse occupying a wonderful rural positon with far-reaching countryside views. The property retains much of its original character and is complemented by a useful range of outbuildings and gardens and land amounting to approx. 1.5 acres







ACCOMMODATION

The accommodation is arranged in the style of a traditional longhouse, combining a practical layout with considerable period charm and character. At the heart of the house is the kitchen/dining room, from which the impressive sitting room is accessed, featuring exposed period detail and a substantial inglenook fireplace. A rear porch/utility room provides useful ancillary space.

Also on the ground floor is a versatile fourth bedroom suite with its own bathroom, ideal for guests, multi-generational living or as a principal bedroom suite if required.

The first-floor accommodation is approached via staircases at either end of the house, a distinctive feature that enhances the property's character and flexibility. There are three further bedrooms, two benefiting from fitted cupboards, together with a family bathroom.

GARDENS AND GROUNDS

The gardens are a particular feature, with a level lawn to the front of the house and, to the rear, a delightful swimming pond and shepherds hut enjoying views across the adjoining wooded valley.

In all the land amounts to approx. 1.5 acres.

OUTBUILDINGS & STABLING

To the rear of the house, the outbuildings extend to approximately 1,600 sq ft and include areas that have previously been used for stabling, offering scope for a variety of uses subject to any necessary consents. In addition, there is a separate bothy with its own shower room, presenting an opportunity for enhancement as ancillary or guest accommodation.

There is additional land and buildings available buy separate negotiation. Please speak to the Agents for further information.

SERVICES

Utilities: Mains water and electricity.

Drainage: Private drainage (septic tank is believed to be compliant)

Heating: Oil central heating

Mid Devon Council, Tax Band: F

Vodafone, EE, O2 and Three mobile network likely (Ofcom)

Standard broadband available (Ofcom)

DIRECTIONS

From Exeter proceed west on the A30 towards Okehampton. Leave at the Whiddon Down exit and in the village turn right on to the B3219 towards North Tawton. After approximately 1 mile turn right towards Spreyton. After approximately 1.2 miles on to Headland Lane. At the end of the lane turn right and after approx 0.6 miles the property will be on your left.

What3words - corkscrew.cake.chambers

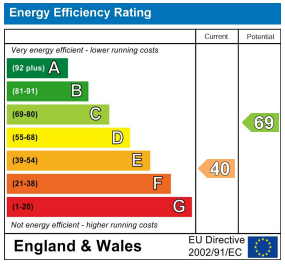






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