

Thornes Farm Lot 1 & 2

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Thornes Farm Lot 1 & 2,

Templeton, Tiverton, Devon, EX16 8BS

A361 Link Road 1.5 Miles | Tiverton 6 Miles | M5 (J27)/Tiverton Parkway 13 Miles

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An attractive spacious and extended farmhouse with gardens, outbuildings and land in an accessible country location. In all 23.76 acres with further land available.

- Detached Extended Farmhouse
- 4 Reception Rooms
- About 23.76 Acres
- Tiverton 6 Miles
- Council Tax Band B
- 4 Bedrooms, 2 Bathrooms
- Outbuildings
- Accessible Country Location
- No Onward Chain
- Freehold

Guide Price £950,000

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SITUATION

Located between Tiverton and Exmoor is an area of unspoilt rolling countryside intersected by small wooded valleys and fields, enclosed by old Devon hedge banks. The area is renowned for country pursuits, with the Exmoor National Park approximately 10 miles to the north, and North Devon offering rugged coastlines and popular beaches accessible via the A361 just 1.5 miles from the property. Heading east along the A361, Tiverton is 6 miles and the M5 motorway at junction 27 is 13 miles as well as Tiverton Parkway Railway Station with fast trains to London Paddington taking approximately 2 hours. The airports of Exeter and Bristol are within an easy driving distance.

The villages of Templeton, Nomansland and Rackenford are nearby, with churches, excellent village pubs, and community shop in Rackenford.

Tiverton is an old market town with a historic castle, on the banks of the River Exe. There are several supermarkets, a wide range of shops, a modern district hospital, a sports centre and an 18-hole golf course. There are schools for all ages including the renowned Blundell's School, which offers discounts to local pupils.

DESCRIPTION

Thornes Farm is an attractive farmhouse, improved and extended approximately 20 years ago, with spacious rooms and a flexible layout, giving potential for a ground floor annex.

The property comprises of the farmhouse, adjoining traditional outbuildings, garaging, further timber outbuildings and land. The whole forms a lifestyle smallholding with potential for rearing livestock, equestrian and growing and is available with no ongoing chain.

The whole extends to approximately 23.76 acres of mostly southerly facing paddocks and meadows.

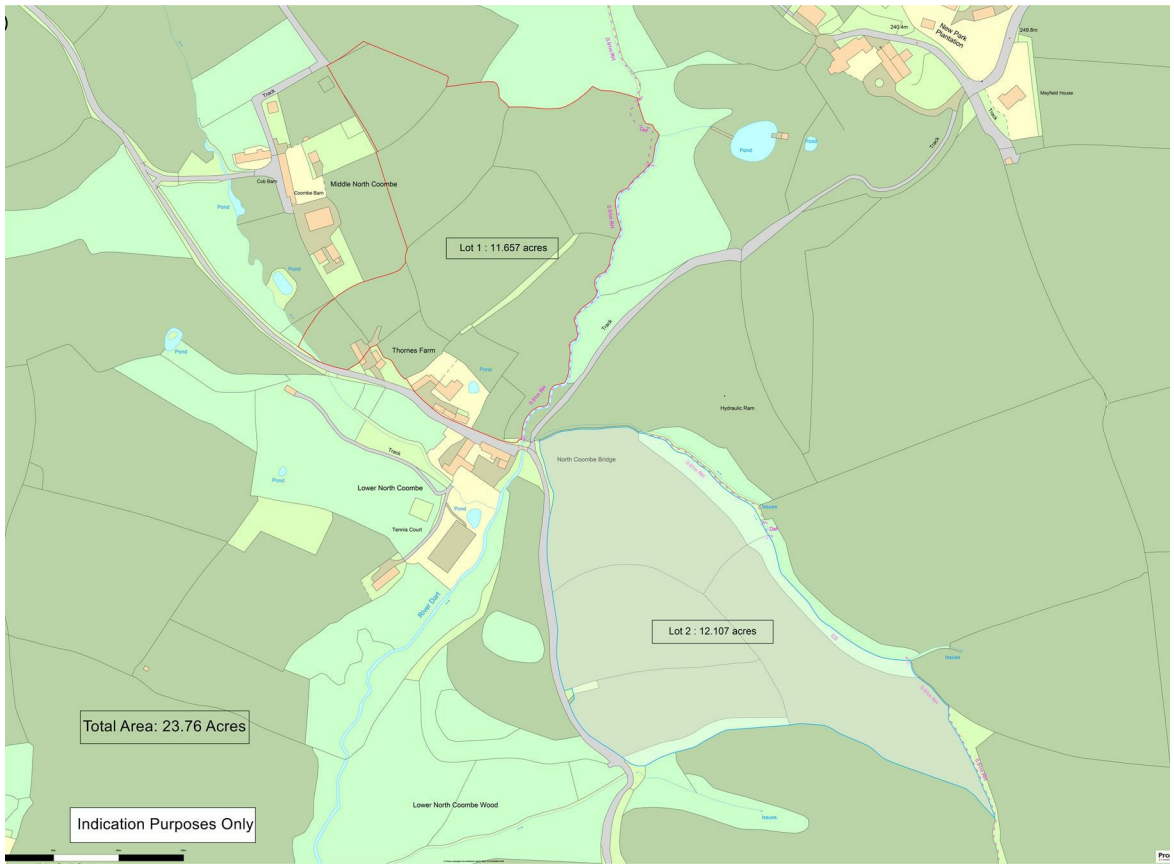












ACCOMMODATION

The front door leads into an entrance lobby with doors connecting to the sitting room and lounge. The sitting room has a rayburn within the chimney breast and has potential to be used as a kitchen if an annex is required as well as a 'back' staircase to the first floor. An inner hall leads to the staircase and connects to the study with ensuite shower room, providing scope for an annex or ground floor bedroom, with the dining room and kitchen beyond. The dining room also has an oil fired Rayburn. From the kitchen there is a utility room and cloakroom with WC.

On the first floor are four bedrooms, one with ensuite and a family bathroom.

OUTBUILDINGS & LAND

The property provides a range of modest outbuildings comprising some traditional barns attached to the house, a concrete block garage and store with adjoining timber storage/lambing barns. Separate to this are two further timber framed barns suitable for wintering livestock, fodder or machinery storage.

The land comprises a number of connected paddocks including meadows with a stream boundary and productive pasture paddocks.

The whole will have considerable lifestyle and conservation appeal as well as providing excellent scope for equestrian use or as a smallholding. The whole extends to approximately 23.76 acres.

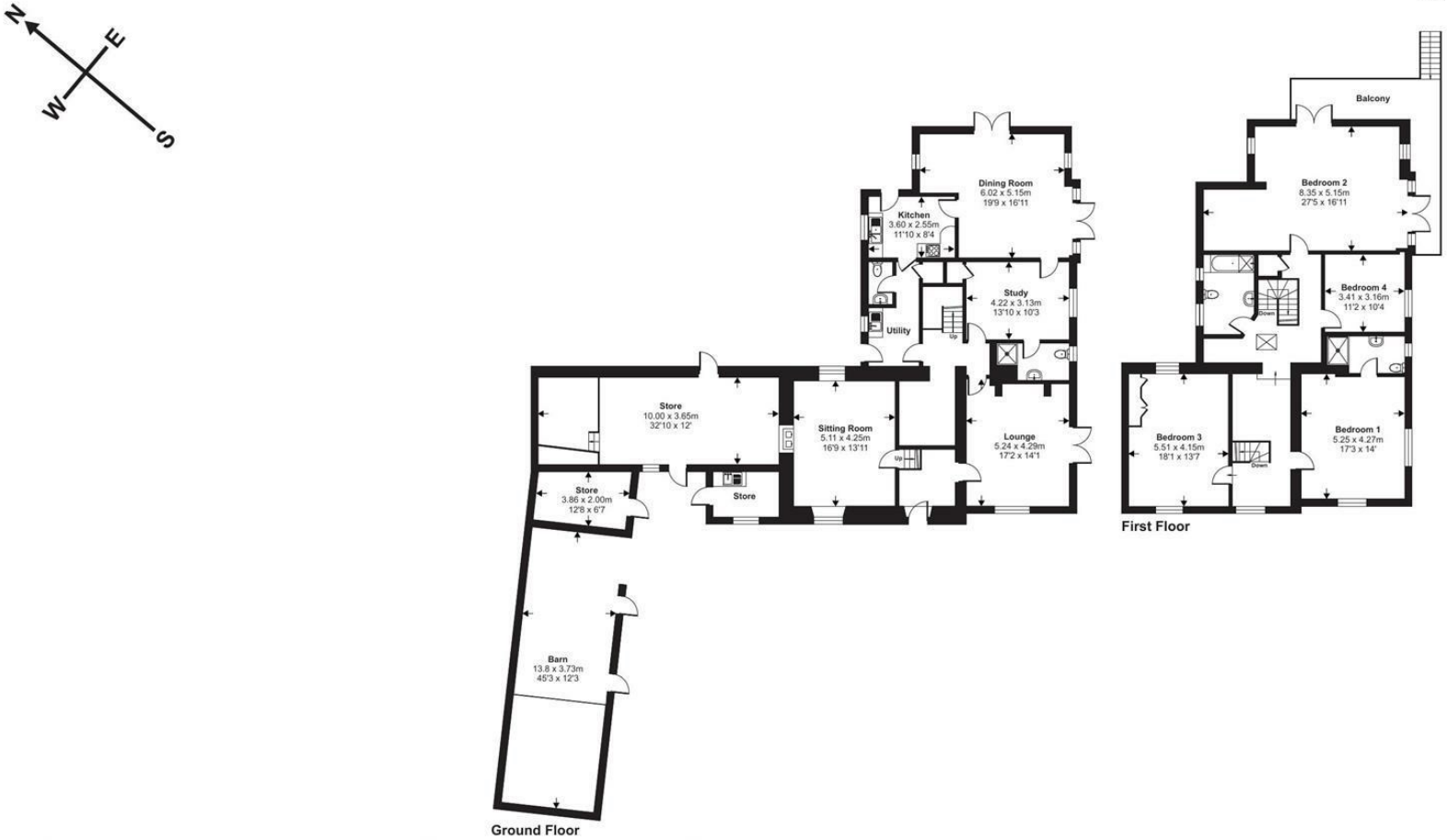
SERVICES

Mains Electricity. Drainage via Private Septic Tank. Water via Private Borehole. Oil Fired Central Heating.
Ofcom predicted broadband services – Standard & Ultrafast Available.
Ofcom predicted mobile coverage for voice and data: External - Three, O2 & Vodafone (variable).
Local Authority: Mid Devon District Council.

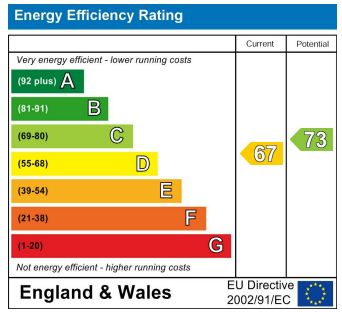
DIRECTIONS

What3Words: ///president.artist.acre
Google Drop Pin: https://maps.app.goo.gl/1qu3xeQDJ3ernaU99

Approximate Area = 3442 sq ft / 319.7 sq m
Outbuilding = 3447 sq ft / 320.2 sq m
Total = 6889 sq ft / 639.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1536128



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