

STAGS

EAST ROWHORNE FARM

East Rowhorne Farm

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

A 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 extending to 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.

Lot 2 - Land at Hackworthy extending to 44.76 acres

Council Tax - Farmhouse - Band G and Magpies Bungalow Band C

EPC - East Rowhorne Farmhouse - D, Magpies Bungalow - E

Freehold

Offered for sale as a whole or in 2 lots

The farm totals 68.51 Acres (27.74 Hectares)



STAGS

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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 Magpies 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.

In total, the farm extends to 68.51 acres (27.73 hectares) and is available for sale as a whole or in two lots.

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 a 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 which 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 out to the gardens.

From the hall there is a 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 comprises a shower, wash basin and WC.





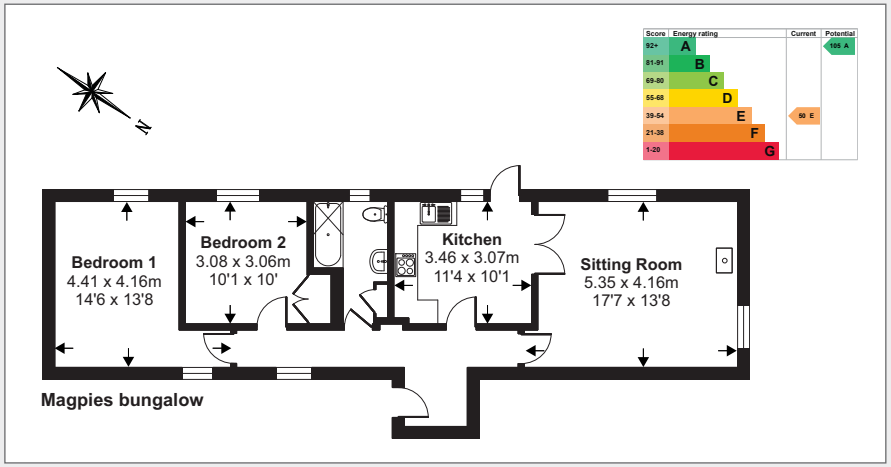




Magpies Bungalow

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.



Gardens & 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 a greenhouse. Outdoor swimming pool with filter and heating system.

The Garden also includes a potting shed and log store.





Farm Buildings

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.

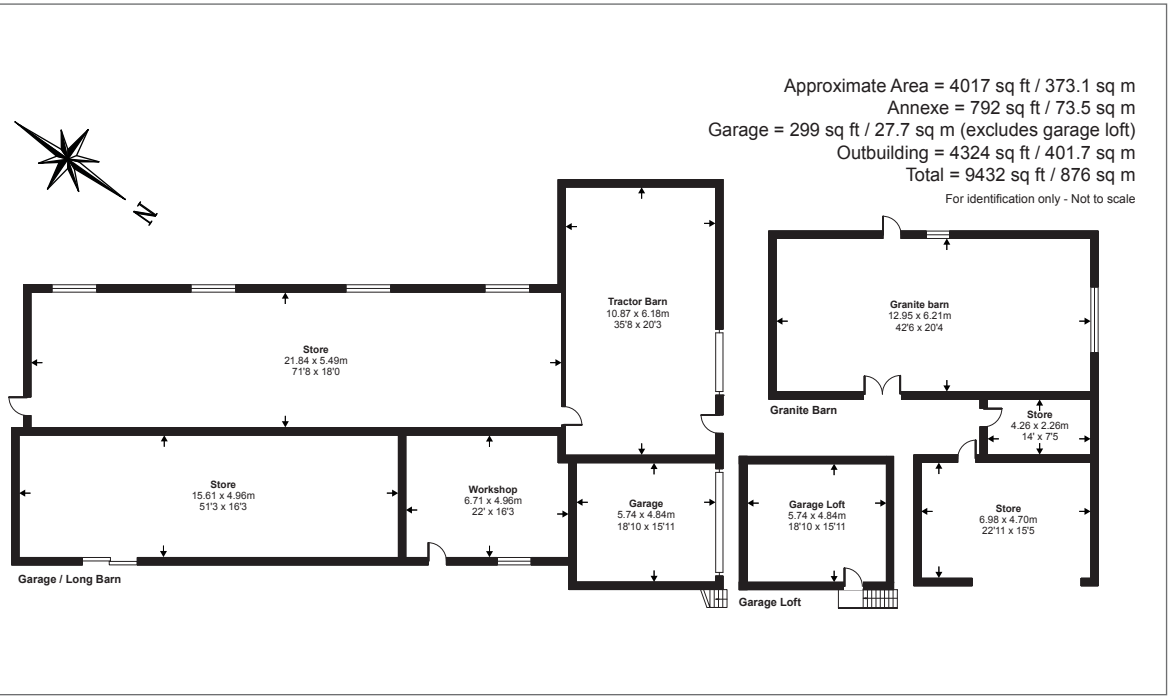
Granite Barn - Predominantly stone construction with some brick under a slate tiled roof. Adjoining livestock barn: combination of timber and brick construction under a corrugated and part slate tile roof.

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.

Land

Surrounding the farm is mixture of pasture and broadleaved woodland. The pasture extends to approximately 10.81 acres of sloping land suitable for grazing and mowing. The woodland in all extends to approximately 11.67 acres and includes an area of planted broadleaved woodland offering sporting and conservation appeal.

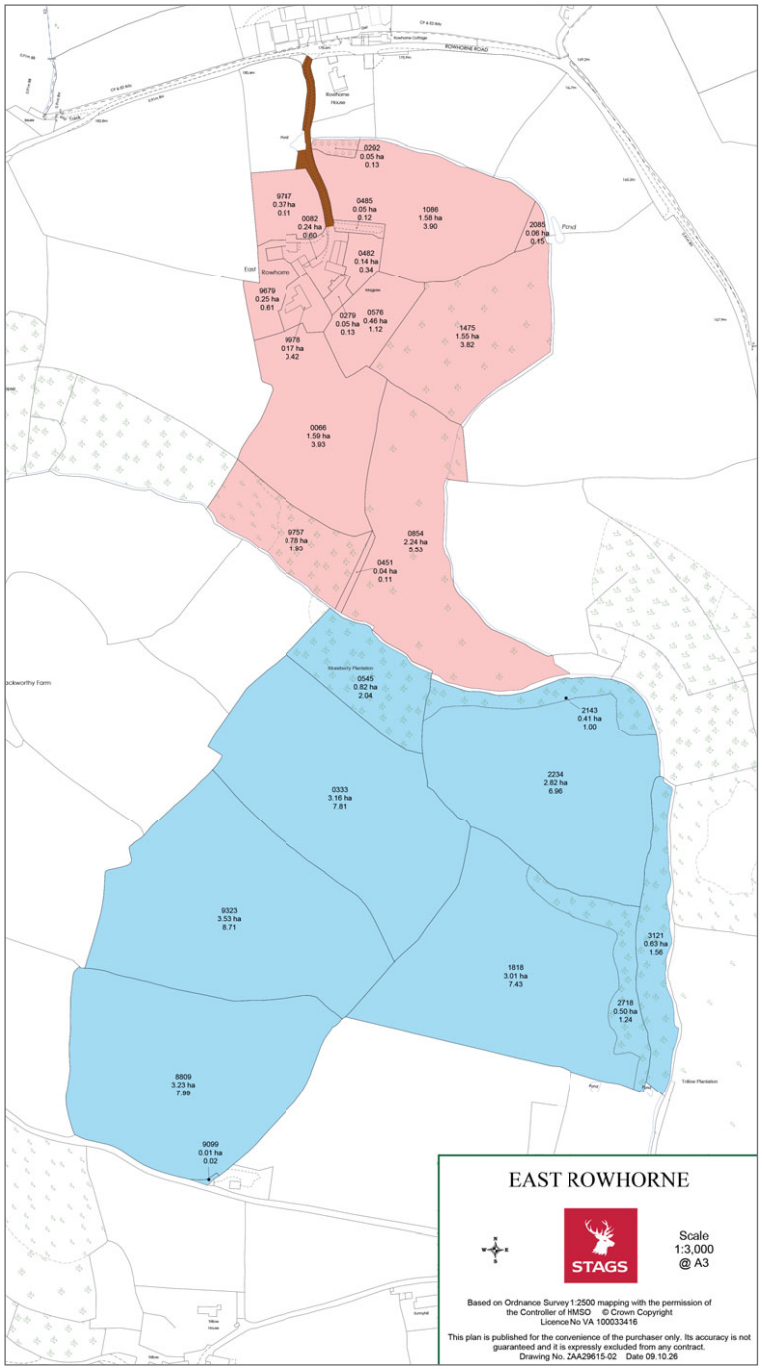






Lot 2 - Land at Hackworthy, Nadderwater EX4 2LH - 44.76 acres

In all this land extends to 44.76 acres of some level and sloping grassland and woodland. The grassland is for grazing and grass silage production. The woodland provides conservation and sporting appeal.



Services

Lot 1 - Mains water and mains electricity.

Central heating - East Rowhorne Farmhouse oil-fired central heating. Magpies Bungalow: night storage heaters and wood burner.

Private drainage system. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Telephone/Broadband - Standard connection available along with a Cloud wireless connection.

Mobile phone coverage - EE, O2, 3 and Vodafone.

Lot 2 - Natural Water only

Tenure

Freehold with vacant possession. Magpies bungalow let on an assured tenancy and notice to quit has been served with vacant possession expected.

Access

Lot 1 - access to the public highway via right of way coloured brown for all purposes.

Lot 2 - direct access onto the public highway.

Public Rights Of Way

There are no footpaths on the land.

Local Authority

Teignbridge District Council.

Schemes

Lot 1 woodland was planted in 2002 with native species which include chestnut, wild cherry, ash, oak, beech, field maple, rowan, poplar, hawthorn, whitebeam and small leaf lime. A management agreement for the ongoing maintenance of this woodland is available. Further details from the agent.

Planning

Magpies bungalow - change of use and conversion from shippon to a bungalow was approved in 1979, planning ref. 78/02388/Cou

Designations

There are no designations and the land is not within an nvz.

Sporting And Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Fixtures And Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

Wayleaves, Rights Of Way Etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plans And Boundary Fences

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

What3words

Lot 1: ///confronts.cheetahs.edicts
Lot 2: ///biggest.commended.stirs

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Disclaimer

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.

