

Moor Farmhouse

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Talaton, Exeter, EX5 2RF

What3Words: ///fidgeting.custom.liquids

Stunning renovated and extended farmhouse with countryside views

- High quaility renovation
- Five Bedrooms
- 1,200 sqft of outbuildings
- PV Panels and Battery
- Freehold
- Over 2,000 sqft
- Two Reception rooms
- Air source heat pump
- Countryside views
- Council Tax Band D

Offers In Excess Of £850,000

SITUATION: The property is positioned on the green in the village of Talaton, a thriving and well regarded community offering a range of amenities including a community run shop, public house, church and village hall. Nearby Feniton provides a village shop, primary school and mainline railway station, while Ottery St Mary is home to the renowned The King's School.

DESCRIPTION: Significantly extended and beautifully renovated by the current owners, this most appealing home successfully blends period character with modern living. Features include underfloor heating to the ground floor, PV panels with battery storage, oak flooring, lime render, stone and cob walls and a slate roof.
The thoughtfully arranged accommodation centres around an open plan kitchen and dining room, complemented by a snug sitting room. A ground floor bedroom or study sits alongside a shower room and utility, creating potential for semi self contained accommodation if required.
The first floor comprises four bedrooms, including the principal bedroom featuring a Juliet balcony enjoying views over the surrounding countryside, together with an en suite bathroom. A further bedroom also benefits from an en suite shower room, whilst the remaining two bedrooms are served by the family bathroom.

OUTSIDE: The former shippon now benefits from a new slate roof and incorporates an insulated study or external utility room with WC. A newly laid Granite set driveway provides access to an open garage and carport . The gardens have been attractively landscaped with lawns and a delightful seating area enjoying open views across adjoining farmland.

SERVICES: Mains water, electricity and drainage. Air source heat pump. PV panels with battery storage, EV charger. Fibre Optic available. There is also an additional WiFi bridge to the office in the shippon Mobile signal is reported to be good throughout the property and outdoors on EE, Three, O2 and Vodafone (Ofcom).












ST-JEAN-DE-LUZ

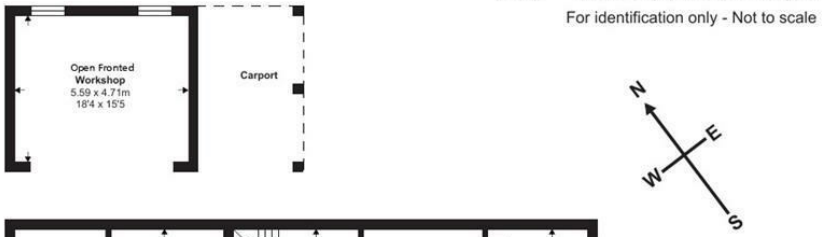




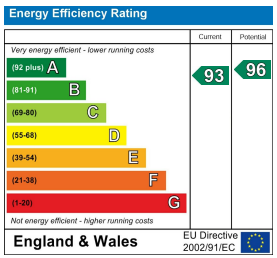


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