

Little Hackworthy

STAGS

Little Hackworthy

Tedburn St. Mary, Exeter, Devon, EX6 6DW

Exeter (8.7 miles), St Davids train station (8.3 miles)

A Grade II* listed, four bedroom, link detached historic cob farmhouse, beautifully set in 2.7 acres.

- Grade II* Listed Cob Farmhouse
- Link detached
- 2.7 acre plot with garden, pasture and woodland
- Timber store
- Council Tax Band: F
- Open to Offers
- Four/five double bedrooms
- Separate Barn/Studio
- Rural views
- Freehold

Asking Price £575,000

SITUATION

Little Hackworthy is an exceptional Grade II* listed four-bedroom cob farmhouse, full of charm and historic significance. Nestled within approximately 2.7 acres of gardens and grounds, the property enjoys a private yet highly convenient position close to Exeter. The house takes in far-reaching rural views over surrounding farmland and is accompanied by a substantial detached barn offering considerable potential (subject to the necessary consents). The property is available with no onward chain. The property sits in a rural location approx 10 miles from the Cathedral city of Exeter and located between Cheriton Bishop and the popular mid Devon village of Tedburn St Mary which has a village shop, pub, church, primary school and leisure amenities including a tennis court and a cricket pitch. There is excellent access to the A30 dual carriageway linking to the M5 motorway and Exeter Airport. A few miles to the south lies Dartmoor National Park with its hundreds of square miles of unspoilt moorland offering a range of outdoor pursuits including walking, riding, cycling and fishing amongst others.

DESCRIPTION

Dating from the 15th century, Little Hackworthy is a historic farmhouse of exceptional character, displaying a wealth of period features throughout. The accommodation is arranged around a traditional cross-passage, with later additions complementing the medieval origins. Highlights include rare decorative ceiling plasterwork incorporating heraldic shields, a timber mullion window, and an oak muntin screen. The property offers comfortable family accommodation with four double bedrooms and a number of beautifully proportioned reception rooms. Outside, the farmhouse is complemented by its mature gardens, walled courtyard and a superb detached cob Barn/Studio with vaulted ceiling and fine exposed timbers, a versatile space with huge potential.







ACCOMODATION

The large oak front door opens into the traditional cross-passage hallway, where the original oak muntin screen and exposed ceiling beams immediately set the tone for the character and history within. From here, the Sitting Room is accessed, a charming space centred around an open fireplace and further enhanced by ornate plaster ceiling detail, a painted beam and a concealed staircase. The spacious Kitchen/Breakfast Room enjoys delightful rural views to the front and features a substantial fireplace housing an oil-fired Aga beneath an oak lintel. A fine timber mullion window overlooks the rear walled courtyard, while a door leads through to the generous Dining Room. This dual-aspect room, with exposed oak beams, offers a welcoming space for entertaining, with its own staircase rising to the first floor and direct access to the gardens. An inner hall provides access to the wet room with WC and basin, together with a practical utility room. Beyond lies a light and versatile office, benefitting from skylight windows that create an airy working environment. The first floor can be reached by staircases at either end of the house. Here, four double bedrooms are arranged to enjoy wonderful views over the surrounding countryside. The accommodation is completed by a family bathroom, featuring a traditional roll-top bath with claw feet. It should be noted that some of the bedrooms have areas of reduced head height, adding to the farmhouse character.

OUTSIDE

The property is approached via a half-mile farm track which opens onto a private driveway, passing sloping grassland and woodland with apple trees, alongside a stream that marks one boundary. The driveway culminates in a generous parking area beside the detached Barn/Studio. To the side of the farmhouse lies a level lawn, offering sweeping country views, together with a sheltered terrace ideal for outdoor dining. The front of the house is complemented by a pretty patio garden and a greenhouse, while the gravelled walled courtyard at the rear, complete with log store and well, creates a particularly atmospheric setting. The detached barn, believed to have once served as a kitchen, is a wonderful feature of the property. With its large fireplace and bread oven, vaulted ceilings, magnificent exposed timbers and services connected, it provides a versatile space with exciting potential, subject to the necessary consents. The grounds, which extend to about 2.7 acres in total, include lawned gardens, pasture and orchard, together with a timber garage/store offering useful additional space.

SERVICES

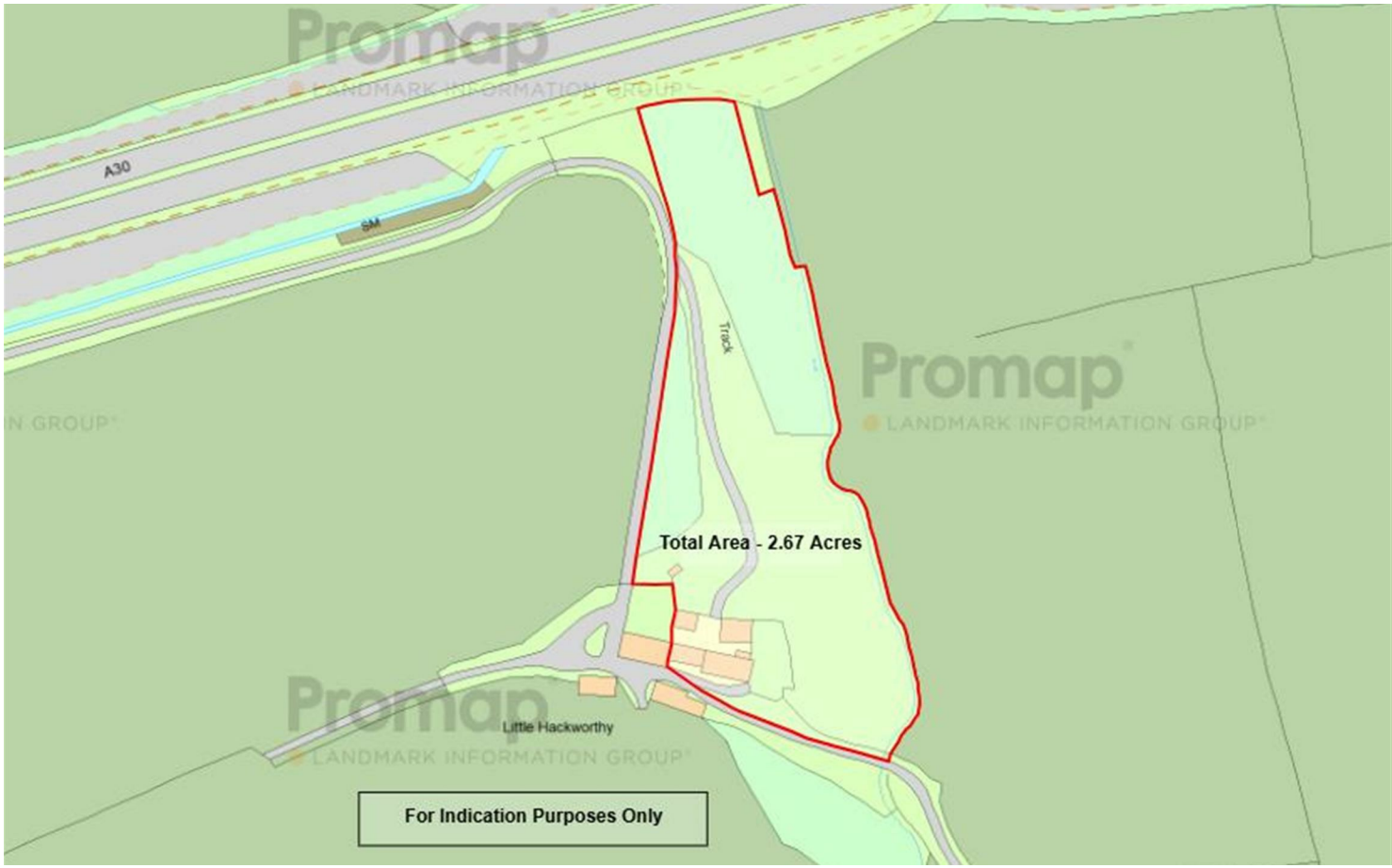
Utilities: Mains water and electricity
Drainage: Private Soakway
Heating: Oil fired central heating
EE, Three, O2 and Vodafone network available (Ofcom)
Standard broadband available (Ofcom)

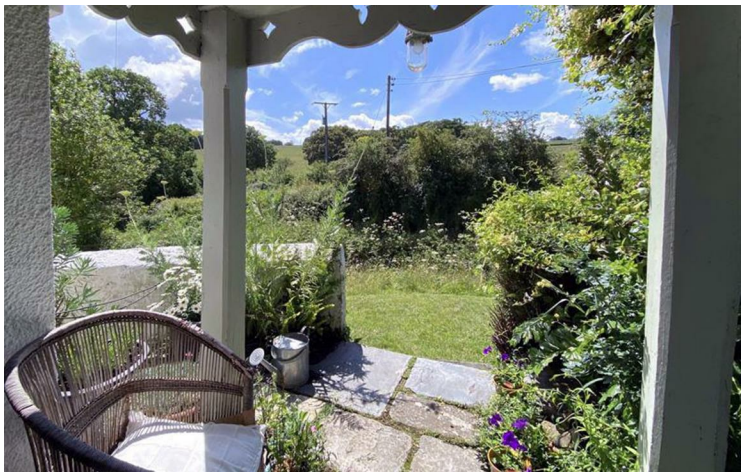
DIRECTIONS

From Exeter take the A30 towards Okehampton and turn off at the Cheriton Bishop exit. At the roundabout turn right (crossing back over the A30) and head towards Tedburn St Mary. After approx 1.25 miles take a sharp right into a lane which, after approx half a mile, passes back under the A30. Take the immediate left hand turn up the farm track and after approx 0.3 miles take the left hand fork where a track leads directly up to the rear of the house. FOR SATNAV USE POSTCODE EX6 6DT then take the left turning after going under the bridge. What3words location: dunk.flatten.remodel

AGENTS NOTE

Some restrictive covenants apply. Please contact our office for further details.

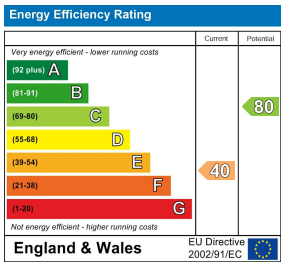






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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





21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

Approximate Gross Internal Area = 150 sq m / 1614 sq ft
(Excluding Studio / Barn)
Studio / Barn = 44 sq m / 477 sq ft
Total = 194 sq m / 2091 sq ft

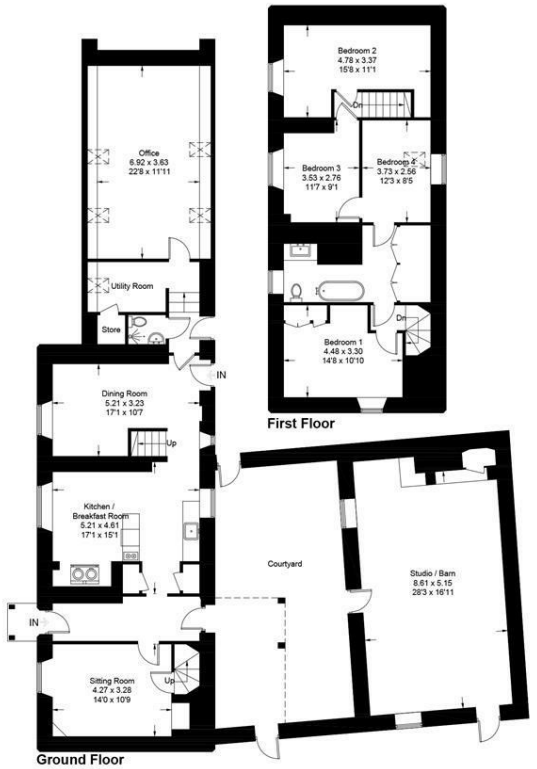


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045448)