



## Woodland Farmhouse, Yeoford, EX17 5HB

Guide Price **£700,000**



# Woodland Farmhouse

Yeoford, Crediton, EX17 5HB

- Stunning detached country house
- 3 bedrooms plus study
- Beautiful gardens and land to 3.1 acres
- Plenty of character throughout
- Modernised kitchen
- Utility and boot room
- Large storage barn and parking
- Excellent rural walks nearby
- Large living/dining room with 2 wood-burners
- Gardens, meadow, woodland & pond
- EPC: N/A (Grade II\* Listed)

The character and charm of this beautiful Grade II\* listed house dates back hundreds of years, clearly demonstrated by the unique staircase, the cross passage hall with its original wooden screen walls and small, interesting windows whilst benefiting from a newly rethatched roof (January 2025). As well as the history, the house enjoys an open aspect to the front and is surprisingly light for a property of this type as the front of the house faces south. The principal rooms all over-look the garden and surrounding countryside. Although there are some low doorways and the odd low beam to navigate, the ceiling heights overall are of average height. There is oil fired central heating as well as wood burning stoves and the kitchen is large and recently refitted to give a light, modern twist. The living/dining room is fantastic with its beams and large fireplace.







To the rear on the ground floor is a utility room and very useful boot room (an essential part of a country house!) plus a study and WC. On the first floor are 3 double bedrooms, all facing south overlooking the lovely front garden plus a spacious family bathroom.

Outside, the gardens lie predominantly to the south with an additional area to one side. The house sits on a plot of approx. 0.4 acres so there's a real feeling of space. To the side garden is a useful barn providing workshop/storage space. The gardens have plenty of room to grow vegetables or to simply sit and enjoy plus there's several seating areas from which to take in the views. Across the quiet country lane is ample off-road parking for numerous vehicles and an open fronted covered area plus a modern agricultural building split into 3 bays, each with a large door and interconnecting doors. This is suitable for storage of equipment or keeping animals (or both). The remainder of the land (approx. 2.7 acres) slopes to the stream at the bottom. There is a grassland/paddock which has been managed as a wildflower meadow that could of course be used for a number of things. There is an area of woodland that runs down to the stream on the boundary – please see land plan.





Please see the floorplan for room sizes.  
Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

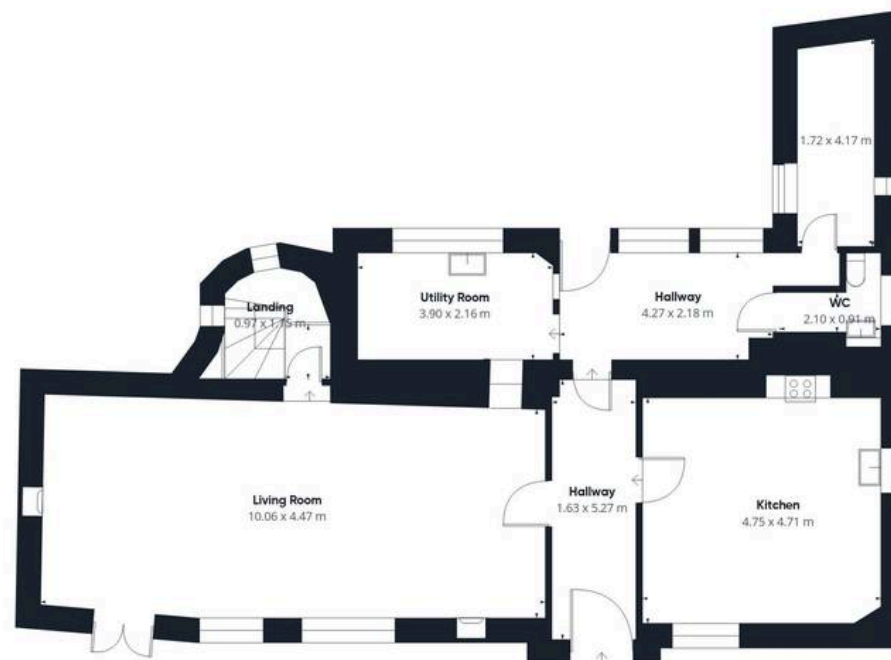
Heating: Oil fired central heating

Listed: Yes - Grade II\*

Tenure: Freehold

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.





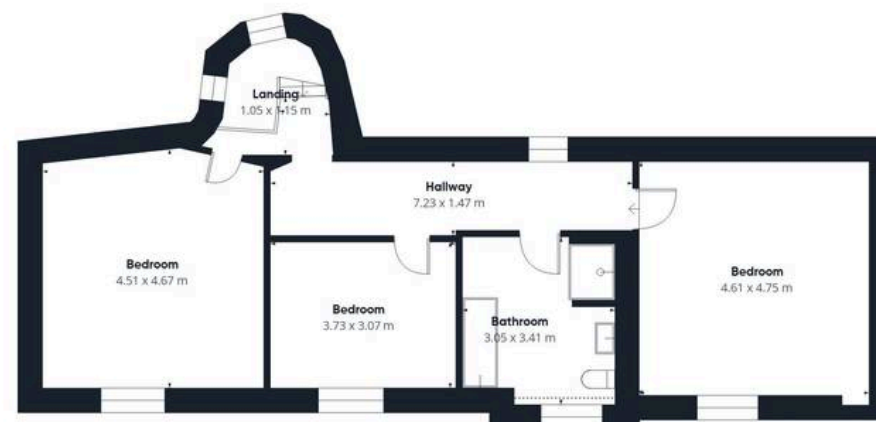
Floor 0

Approximate total area<sup>(1)</sup>

185.3 m<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including “Yeofest” – described by some at the “best little beer festival in Mid Devon”. In addition, and for those that prefer apples there is “Yeocider”. The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub “The Duck” which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a “Messy Church” plus a nursery called Sweetpea’s, which is currently rated “outstanding across all areas”. There are lots of great countryside walks too.

#### DIRECTIONS

For sat-nav use EX17 5HB and the What3Words address is [///carefully.riding.repeat](https://www.what3words.com/#!/en/very/very/very/carefully.riding.repeat)

but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and bear left at the traffic lights into Landscape. Continue down over Westwood Hill and onto the village of Yeoford. Go through the village, over the railway bridge and bear left up the hill. After approx. 1 mile, turn right at Woodland Cross as signed to Hittisleigh. Go down the hill and as you rise up the other side, the property will be on your right (park by the barn on the left).







## Helmores

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