



CORRIDGE FARMHOUSE, DUNSFORD, EXETER

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A SPACIOUS 5 BEDROOM FARMHOUSE SITUATED ON A FORMER WORKING FARM, RETAINING ITS UNIQUE AND CHARACTERISTIC FEATURES.

Corridge farmhouse is situated at the core of what was until very recently a working farm. It becomes available as a residential property owing to the retirement of the farmer who has farmed this holding for over 25 years. The land has since been amalgamated with other holdings and the farmhouse given over entirely to residential use.

Corridge Farmhouse is a spacious five bedroomed farmhouse, which has been redecorated throughout and a new kitchen installed. The property is typical of a Devon cross-passage farmhouse and retains some unique and very old characteristic features.

The property is constructed of cob under a slate roof.

The field in front of the house (approximately 1.69 ha – 4.17 acres) and one of the farm outbuildings that may be suitable for the provision of stabling is available at an additional rent by separate negotiation.

Location

Corridge Farmhouse is situated in a remote rural location. It is surrounded by unspoilt countryside and there are no near neighbours. It is 8.2 miles from Exeter and the village of Dunsford is 1.5 miles away. The farmhouse is situated at the end of its own approach track which in turn is at the end of a long single track public lane. The approach to the farmhouse takes you through a ford, crossing Reedy Brook, and this brook has been known to flood.

The village of Dunsford has a primary school, public house, post office, garage and petrol station.

Corridge Farmhouse and the land surrounding is owned by the Fulford Estate.

Accommodation

The accommodation comprises the following:

Ground Floor

From entrance door (on right) into:

Utility/Storage area (5.47m x 4.32m)

Stainless steel sink, washing machine point, socket, window to the south gable end, concrete floor, Oak beam. Door through to:

Kitchen (4.43m x 5.38m)

Oil fired Rayburn Royal, bread oven/security cupboard. New fitted units, stainless steel sink, base and wall cupboards. Cooker point, smoke alarm. Stairs down to:

Bathroom (1.79m x 2.74m)

With bath, pedestal sink, WC.

Utility area/outhouse (3.23m x 4.22m), outside WC

Cross passage (1.65m x 5.33m)

With main central front door leading into the cross passage directly through to the door at the rear with external porch area and from there into the garden.

Sitting room (main) No. 1 (3.99m x 5.29m)

Villager woodburning stove set into granite faced inglenook fireplace. Wall lights, windows to the farmyard west side. Stairs leading to upstairs.

Sitting room (rear) No. 2 (4.58m x 4.89m)

Wall lights, woodburning stove in granite faced inglenook fireplace, storage “cubby hole” to right of fireplace.

From door through into rear passage way and

Ground floor toilet (2.21m x 2.07m).

Passageway (1.88m x 2.64m).

Outhouse (2.87m x 1.81m)

Door to outside, concrete floor, whitewashed walls.

From rear passageway, stairway access to upstairs rear bedrooms.

Master Bedroom (4.51m x 4.32m)

Blocked off open fireplace, multi beamed room, night storage heater.

Rear bedroom on north gable (3.95m x 5.18m)

Wooden casement windows to the north over the vegetable garden.

Bedroom 3 (at the top of the stairs) (3.41m at the longest x 2.29m)

Single, containing airing cupboard and immersion tank

Family Bathroom (2.10m x 1.69m)

With bath, Triton electric shower, pedestal sink and WC.

Bedroom 4 (3.97m x 2.74m)

With night storage heater, wash handbasin, mirror.

Bedroom 5 – southern gable end (4.51m x 5.31m)

With wash handbasin, night storage heater, wall lights and pendant light.

Outside

At the north end of the property there is an enclosed vegetable garden. A cob barn is available for use as stables/storage etc. This and the field to the east (4.17 acres) is available by separate negotiation.

Monthly Rental

£1,500 per calendar month (£18,000 p.a.) exclusive, payable in advance by standing order.

Deposit

A deposit of £2,250 will be required in advance, returnable at the end of the tenancy without interest, providing that all conditions of the tenancy are satisfactorily fulfilled. This is held in a licenced deposit scheme by Savills incorporating Smiths Gore.

EPC

EPC rating F

General Information/Services

- Mains electricity (EDF).
- Mains water. This is sub-metered from the farm land supply.
- Night storage heaters.
- Oil fired Rayburn.
- Private septic tank
- Limited mobile phone signal (EE) other providers untested.
- BT land line available.

Tenancy

The property will be let on an Assured Shorthold Tenancy for a minimum of 6 months.

Council Tax

Band E £1,934.56 – 2015-2016.

Outgoings

The tenant will be responsible for Council Tax and all other charges levied in respect of the occupation of the property.

Fees

Credit referencing £40 (single) or £60 (couple)
Savills incorporating Smiths Gore's fees £180 inc VAT.
Schedule of Condition/Inventory £120 inc VAT.
All fees are payable at the time of signing the Tenancy Agreement.

Repairs and Maintenance

The tenant will be required to maintain the interior decorations and fittings of the property and to comply with all terms of the tenancy agreement.

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

Pets

Dogs or other pets will be allowed by permission of the Landlord.

Smoking

No smoking

Application

By submitting an application, the applicant will be giving consent for a (credit) referencing search to be undertaken and acknowledging that a record of search will be retained.

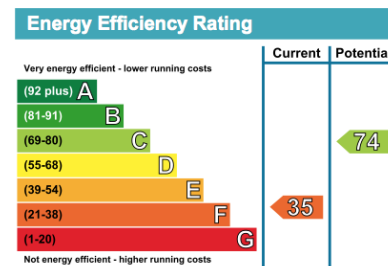
Viewing

The property is available for viewing strictly by appointment with the agents:

Savills incorporating Smiths Gore,
8 Southernhay West,
Exeter
EX1 1JG
Tel: 01392 278466
Email: exeter@savills-smithsgore.co.uk

Directions

From Exeter take the B3212 to Moretonhampstead. Continue along this road for approximately 7.1 miles until you reach the first signpost pointing to the right to the village of Dunsford (also marked Cheriton Bishop). Take the right turning and proceed for another 50 yards and turn right again, signposted Tedburn St Mary. Follow this road for approximately 1 mile passing through the crossroads and the sign to the right marked Tedburn St Mary. Look out for the sign indicating "dead end" and continue along this road until the end. The road divides at the ford and the signpost to Corridge points to the left. Proceed through the ford and take the track for the remaining 75 yards or so to the farmhouse. NB this track is a farm track and is unmetalled. It should not be attempted in cars with low ground clearance.



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