



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		50
(21-38)	F		
(1-20)	G	16	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Lower Bagmores Farm, Mill Lane, Exton, Exeter, Devon, EX3 0PJ

PRICE £1,450,000  
TENURE Freehold



ESCAPE TO THE COUNTRY! To Lower Bagmores Farm, Exton - A Superb Property In A Secluded Location Adjoining Open Farmland With Grounds Approached Via A Private Driveway And Sitting In 5.5 Acres Of Grounds With Possible Planning To Convert A Number Of Outbuildings And A Detached New Build The Main House Can Also Be Split Into 2 Possibly Making A 4 And 1 Bedroom House

Five Bedroom / Four Reception 3426 sq.ft. Farmhouse • Detached 1507 sq.ft. Three Bedroom Cottage • Three Bedroom Timber Lodge • Stable Block • 40' Barn With Vehicle Inspection Pit • 3918 sq.ft. Of Outbuildings Including Barn, Stables, Lodges, Workshop • Commercial Planning Consent On The Property • Must Be Seen To Fully Appreciate Potential On Offer •



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## Lower Bagmores Farm, Mill Lane, Exton, Exeter, Devon, EX3 0PJ

Pennys Estate Agents are delighted to offer for sale Lower Bagmore Farm which is nestled away in a quiet location adjoining farmland with substantial outbuildings which include a stable block, timber lodge, barn and a detached cottage. The main farmhouse is believed to be dated back to 1640 and enjoys many character features with a popple floor in the sitting room, solid wood ceiling beams and an inglenook fireplace. The five and a half acres consists of a well tended gardens, orchard, and two fields. Providing the potential for additional income from the cottages and development opportunity subject to necessarily planing consents.

### THE ACCOMMODATION COMPRISES:

**FARM HOUSE:** Solid wood door gives access to:

**ENTRANCE VESTIBULE:** With block paved flooring; inner solid wood door with glazed panelled bottled glass window inset leads to:

**SPACIOUS RECEPTION HALL:** A fine entrance to the farmhouse with exposed brick walls up to dado rail height with feature wood beams and exposed stone wall; turning open tread staircase rising to the first floor.

**SITTING ROOM:** A most superb room full of character with inglenook style open fireplace with exposed stone brickwork and solid beam over recess; solid wood ceiling beam; tiled flooring with central beautiful popple floor (discovered and restored and believed to be now one of the only popple floors left in the area). Door with window inset to:

**DINING ROOM:** Tiled flooring; window to rear elevation; radiator; feature inner window; solid shelf; wall mounted cupboard housing meters; door to:

**SECOND ENTRANCE / RECEPTION HALL:** Access from outside via solid wood door with window inset to:

**ENTRANCE VESTIBULE:** Inner glazed panelled door to:

**RECEPTION HALL:** With second open tread turning wooden staircase rising to the first floor; door to:

**CLOAKROOM:** Comprising of a wash hand basin with tiled splashback; WC with push button flush; window with tiled sill.

**KITCHEN / BREAKFAST ROOM:** Comprising of a double drainer sink unit set in work surface; adjoining range of worktops with cupboards, drawer units and plumbing for automatic washing machine beneath; ceiling beams; wood flooring; radiator; electric cooker point; door to outside.

From the main reception hall a door gives access to:

**LIVING ROOM:** A dual aspect room with windows overlooking the front and side elevations; exposed brick fireplace with open grate; picture rail; feature wall with exposed brick and beams.

**OPEN PLAN KITCHEN / FAMILY ROOM:** A most spacious room comprising of:

**KITCHEN AREA:** Fitted with a range of work tops incorporating breakfast bar area; inset one a half bowl sink unit with mixer tap; cupboards and drawer units beneath work tops; matching wall units at eye-level; inset four ring electric hob with built-in oven below and extractor hood over; space for upright fridge / freezer; window overlooking open fields to the rear.

**FAMILY ROOM:** A charming area with window overlooking the gardens; radiator; television point; door to:

**GARDEN ROOM:** A very useful area with windows to the front elevation and two doors giving access to the front and rear elevations; power and light connected; ceiling beams.

From the kitchen area a door gives access to:

**STUDY AREA:** With window to rear elevation; radiator; door to:

**UTILITY ROOM:** Comprising of work bench with plumbing for automatic washing machine beneath and space for tumble dryer; window overlooking fields; oil fired boiler serving domestic hot water and central heating; timer control for hot water and central heating.

Main staircase from reception hall to first floor:

**BEDROOM ONE:** Window overlooking the gardens; radiator; ceiling beams; triple built-in wardrobes with clothes rail and shelving; television point; telephone point.

**BEDROOM TWO:** Window overlooking the gardens; feature fireplace; wall recess with shelving; ceiling beams.

**BEDROOM THREE:** Window overlooking fields; ceiling beams; built-in wardrobe; access to:

**EN SUITE SHOWER ROOM / WC:** Comprising of shower cubicle with fitted Mira shower unit, shower splash screen and shower splash door; wash hand basin set in display surface with tiled splashback and cupboards below; WC; radiator.

**BEDROOM FOUR:** Double glazed window overlooking the gardens; radiator.

**BATHROOM / WC:** Comprising of a bath with handgrips and tiling to splash prone areas; pedestal wash hand basin with tiled splashback; WC; airing cupboard housing water cylinder; radiator; window overlooking farmland.

From the landing an inter-connecting door leads to:

**FURTHER LANDING AREA:** Window with tiled sill enjoying outlook over fields; access to walk-in airing cupboard housing lagged water cylinder and slatted shelving.

**BEDROOM FIVE:** Window overlooking the stable block; two radiators; ceiling beam; access to roof space.

**SECOND BATHROOM:** Re-fitted with a modern suite comprising of a 'P' shaped bath with shower attachment, shower splash screen and tiling to splash prone areas; pedestal wash hand basin with tiled splashback; WC with push button flush; radiator; window with obscure glass.

From the landing area there is an opening to:

**OFFICE ROOM:** With double glazed window overlooking the stable block; radiator and open tread staircase leading down to the ground floor.

**SEPARATE COTTAGE:** With open entrance porch with double glazed window; tiled floor; UPVC double glazed inner door to:

**RECEPTION HALL:** With laminate flooring; radiator.

**OPEN PLAN KITCHEN / DINING ROOM:** A spacious, bright room with four UPVC double glazed windows.

**KITCHEN AREA:** Fitted with a range of work tops incorporating inset one and a half bowl stainless steel single drainer sink unit with mixer tap; range of cupboards, drawer units and dishwasher space beneath; Range cooker with stainless steel back and matching stainless steel chimney style extractor hood over; further work surfaces incorporating breakfast bar area; eye-level cupboards including glass fronted display unit; tiled surrounds; feature vaulted style ceiling which is part tongue and groove.

**DINING ROOM AREA:** Television point; radiator; wall lighting; ceiling beams; stable style door giving access to staircase.

**UTILITY ROOM:** Comprising of water cylinder; plumbing for automatic washing machine; wall mounted Vailant boiler serving domestic hot water and central heating for the cottage; UPVC double glazed window; door to:

**LIVING ROOM:** A stunning room with vaulted style pine ceiling with feature ceiling beam; three UPVC double glazed windows to two elevations; double glazed patio doors opening onto sun terrace; feature stone chimney breast with solid wood bumer stove with beam and mantle; radiator; solid wood floorings; radiator; door to:

**OFFICE:** UPVC double glazed window; double glazed door to:

**GARDEN ROOM:** Double glazed windows and sliding double glazed doors opening onto the grounds.

From the reception hall there is access to:

**BEDROOM TWO:** Window overlooking the grounds; laminate flooring; radiator; built-in wardrobe with shelving.

**BEDROOM THREE:** 'L' shaped with UPVC double glazed window; radiator; television point.

**GROUND FLOOR BATHROOM:** Fitted with a modern suite comprising of a bath; vanity wash hand basin with cabinet beneath; tiled recess with light; WC with dual push button flush; heated towel rail; tiled flooring; extensively tiled walls; UPVC double glazed window.

**FIRST FLOOR BEDROOM ONE:** A fine main bedroom with ceiling beam; three UPVC double glazed windows to front and side elevations; television point.

**EN SUITE SHOWER ROOM / WC:** Comprising of a tiled corner shower cubicle with shower unit and curved shower splash screen; pedestal wash hand basin; WC with push button flush; fully tiled walls; radiator; UPVC double glazed window with patterned glass.

**TIMBER LODGE:** Found to the rear of the farmhouse accessed via a decked patio sun terrace and covered drying area enjoying a lovely outlook over open farmland. Comprising of:

**LOUNGE:** With wood burner.

**KITCHEN:** Inner hallway gives access to bedroom one, bedroom two and bedroom three.

From the outside decked sun terrace access can be gained to a

**UTILITY ROOM:** With power connected and plumbing for automatic washing machine.

**GROUNDS AND OUT BUILDINGS:** The property is approached via a quarter of a mile farm track which is owned by Lower Bagmores Farm which leads to the property. Outside there is a SUBSTANTIAL STABLE BLOCK with power and light connected comprising of two ground floor rooms with vaulted ceiling, stable style door giving access to INNER COURTYARD AREA. The grounds consist of approximately five and a half acres of well-tended gardens and fields adjoining open farmland therefore enjoying a stunning rural outlook.

**STORE / GARAGE:** Comprising of two areas and vaulted ceiling.

**LARGE BARN:** 45' 0" x 40' 0" (13.72m x 12.19m) With vehicle inspection pit.

**SITUATION:** Exton is a highly desirable East Devon Village sitting on the East bank of the Exe Estuary approximately seven miles from Exeter City Centre and two miles from Topsham. The village has a well-respected public house / restaurant. The Exmouth branch train line has commuter trains running between Exmouth and Exeter alongside the beautiful estuary and trains can be boarded at both Topsham and Exton stations which are both also within easy walking distance of the property. The Exe Estuary cycle trail connects Exeter to Exmouth and Dawlish allowing cyclists and pedestrians to take advantage of the fine views over the estuary and the wildlife. Just five miles from the Jurassic Coastline of Exmouth and within easy access to Exeter International Airport and motorway links via the M5, also close to the estuary trail running alongside the River Exe.

**EQUESTRIAN ACCESS:** From lower Bagmores Farm there is a bridleway connecting Exton to Woodbury and the common, perfect for livery and associated activities.

**AGENTS NOTE:** We understand that the property has its own private water supply by means of a freshwater well so is not subject to water rates, there is also a septic tank.