

THE FARMHOUSE, BARNE FARM

CLAYHIDON • DEVON







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Wellington 6 miles • Cullompton 17 miles • M5 motorway (junction 26) 5 miles
Taunton 8 miles (London Paddington 2 hours) • Exeter 28 miles
(All distances and times are approximate)

*An enchanting country house with 5.45 acres in a very peaceful location
in the heart of the Blackdown Hills, an Area of Outstanding Natural Beauty.*

Accommodation and amenities

Kitchen • Sitting Room • Dining Area • Reception Hall • Library • Office
Study Boot Room • Utility Room

Master Bedroom suite with bedroom, dressing room, en suite bathroom and separate shower
4 further bedrooms • Family bathroom • Shower room

Tennis court
Outbuildings • Pond • Woodland

In all about 5.45 acres (2.2 ha)



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Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

The Farmhouse at Barne Farm is an attractive period property, situated in a wonderfully rural position in the heart of the Blackdown Hills, an Area of Outstanding Natural Beauty. Despite the idyllic and peaceful location, the house is very well located, having easy access to Taunton, Tiverton, Wellington and both the M5 Motorway and the A303.



Communication links are excellent with the M5 motorway at Wellington (junction 26) only 5 miles away providing very good access to Bristol, Exeter, the South West and the national motorway network. The A30/A303 is also within striking distance.



Rail services operate from Taunton direct to London Paddington with the fastest trains taking circa 1 hour and 40 minutes.



Exeter Airport has a growing number of flights to the UK and international destinations, including a new twice daily route to London City Airport.



Hemyock, about 4 miles to the west provides day-to-day shopping facilities and the market town of Wellington, with a Waitrose supermarket, and the county town of Taunton provide further comprehensive facilities consistent with towns of their size. The university and cathedral city of Exeter is very well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants and theatres.



Somerset has an outstanding number of state and private schools and Barne Farm is ideally placed to access the majority of them. There is a range of both primary and secondary schools nearby with excellent independent schools in Taunton (Kings and Queens Colleges, Taunton School and King's Hall Preparatory School). There is also Wellington School in Wellington and Blundells is just outside Tiverton. Further afield, but easily accessible are the Sherborne, Exeter and Bruton schools as well as Millfield.



For the sporting and recreational enthusiasts, the opportunities are endless. There is excellent walking, riding and cycling in the Blackdown Hills and there are a number of golf courses in the area. There is racing at Taunton, Exeter, Newton Abbot and Wincanton and the Jurassic Coast is not far away with a variety of sailing and beach opportunities. The Quantocks and the Exmoor National Park are also within easy reach.





Description

The Farmhouse is built of local stone under a tiled roof and sits at the head of a gravel drive providing access off the lane.

At the western end of the property is the original farmhouse that has been extended into the farm buildings that now form the focal part of the accommodation. The property is well presented throughout and retains a wealth of period features, traditional character and feel.

Downstairs the house has selection of reception rooms; including a particularly impressive main sitting room/ dining area in the western wing that forms the central focus of the house, and a separate library area. In the original farmhouse, there are various reception rooms of differing sizes and this end of the ground floor has previously been used as a separate annexe, with its own independent access. The Farmhouse is well served with useful utility and boot room areas to suit the rural nature of the property.

Upstairs there is a large master bedroom with attached dressing room and en-suite bathroom, a galleried guest bedroom suite, three further bedrooms and a family bathroom.



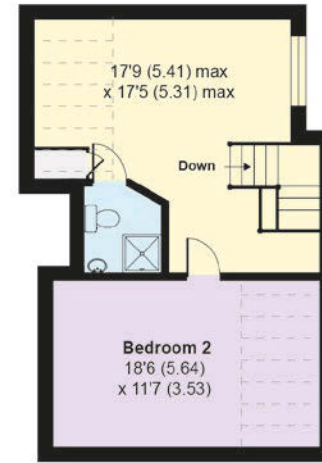
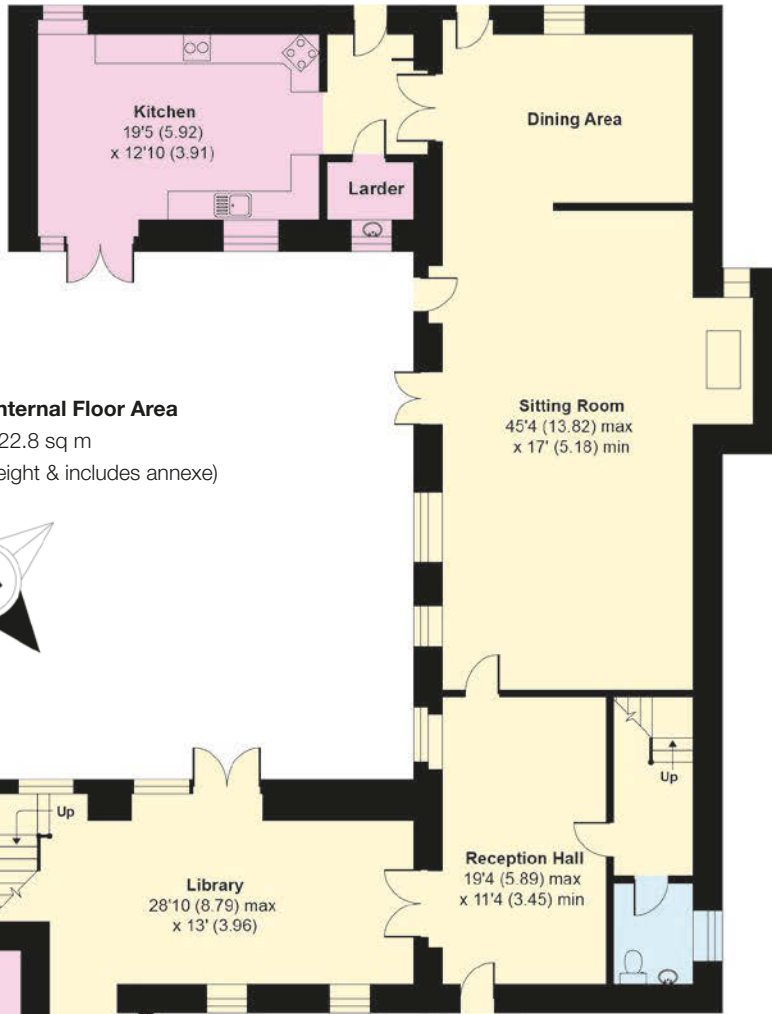


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

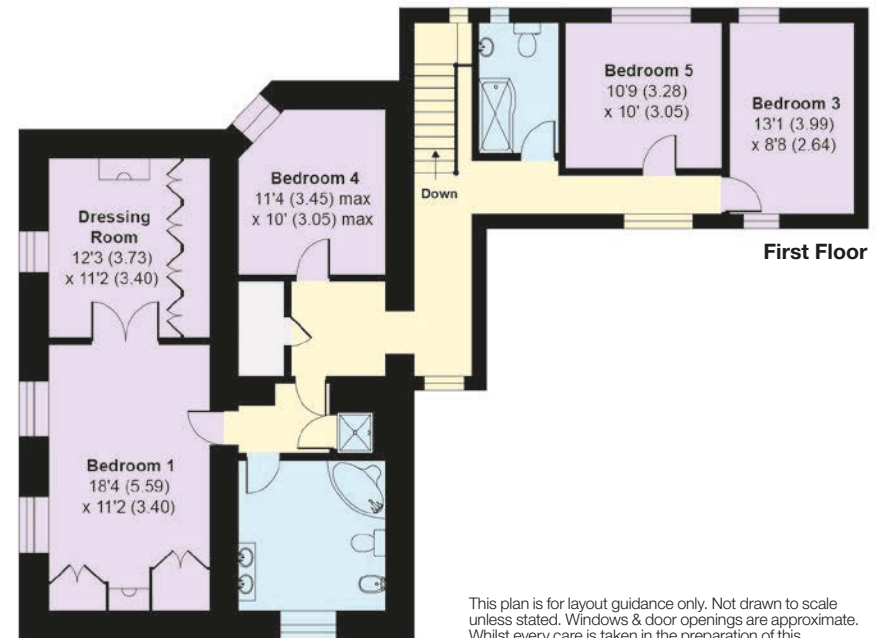
4551 sq ft / 422.8 sq m

(Excludes restricted head height & includes annexe)



First Floor

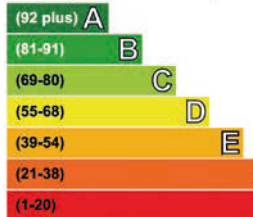
Denotes restricted head height



First Floor

Energy Efficiency Rating

Very energy efficient - lower running costs



	Current	Potential
		67
	25	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

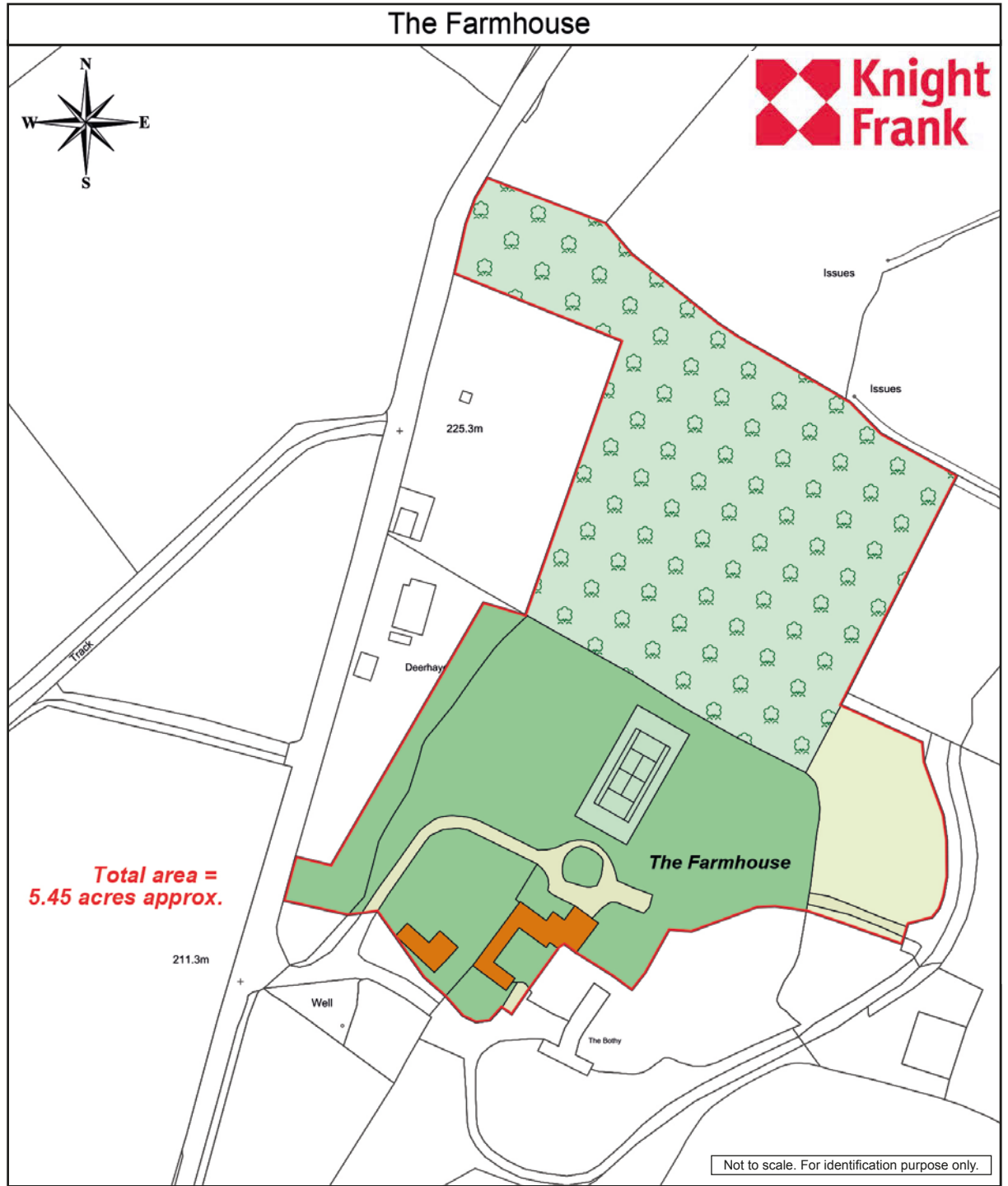


Gardens and Grounds

A particular feature of The Farmhouse is the tranquil setting and the wonderful grounds that surround the house, creating an idyllic property in a very rural area. The gardens have been well maintained with large areas of lawn and there is a paddock and an area of broadleaf woodland. In all, the package extends to approximately 5.5 acres.

Outbuildings

Adjacent to the house, there is a useful selection of timber outbuildings that would be suitable for a variety of uses subject to the appropriate planning permissions.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767."

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Services

Private drainage, mains water, oil central heating, air source heating in the main sitting/dining room area, solar panels generating £1,200 - £1,500 per annum.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

Mid Devon District Council.
www.middevon.gov.uk
 Tel: 01884 255255

Directions (Postcode EX15 3TU)

From junction 26 of the M5 take the exit signed to Blackmoor and Ruggin off the roundabout. After 50 yards turn right at the T-Junction and proceed for half a mile to another T-junction. Turn left to Ford Street and Hemyock. After 1 mile turn left at the t-junction on top of the hill signed to Chard and Honiton. Take the first turning to the right and after ½ a mile turn right at the angled cross roads. After ½ a mile turn left at Barpark Corner. Continue to the next t-junction, passing Great Garlandhayes Farm on the left. At the t-junction turn right and after circa 1 mile the entrance to The Farmhouse will be found on the left as the road starts to drop down the hill. Follow the drive around to the left to reach the property.

Viewing

Strictly by appointment only with agents Knight Frank
 Tel: 01392 423111





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