



The Old Farmhouse

The Old Farmhouse

Blackborough, Cullompton, Devon, EX15 2HR



Ashill 2 miles

Uffculme 4 miles

M5 (J27) 6 miles

A handsome and generously proportioned family home with enclosed gardens and parking

- Attractive Victorian farmhouse
- Modern kitchen/breakfast room
- 2 reception rooms with wood burners
- 3 double bedrooms
- Fully enclosed level garden
- Useful covered courtyard
- Ample off road parking
- Nearby primary & secondary schools

Guide price £380,000

SITUATION

Bodmiscombe is a small hamlet, on the western edge of the Blackdown Hills, near the villages of Blackborough and Ashill. Ashill provides a popular Inn, church and village hall, whilst the larger village of Uffculme offers further amenities including a secondary school, post office and general store. The nearby market town of Honiton has supermarkets, banks and a main line station on the London Waterloo line.

The M5 is easily accessible at J27 (Tiverton) and J28 (Cullompton), providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Tiverton Parkway and Bristol and Exeter International Airports provide a number of domestic and international flights.

DESCRIPTION

The Old Farmhouse is a delightful former Victorian farmhouse with the architectural symmetry and proportions typical of this period. Attached at the rear to a converted barn, the house faces south west over the garden and enjoys a rural view in the distance. Much of the charm has been retained, along with new materials and modern attributes, including kitchen, carpets, exposed floorboards and double glazed windows. Over recent years the property has served as a successful rental property.

ACCOMMODATION

The garden room serves as the front entrance and opens to the entrance porch. The recently fitted kitchen has plenty of space for a dining table and family living with a range of shaker style units beneath an oak effect work surface, integrated cooker and space for appliances. Both overlooking the

front garden, the two reception rooms benefit from wood burning stoves with timber surrounds. The service rooms include a utility room with space and plumbing for laundry appliances, a shower room and a rear hall giving access to a useful covered courtyard.

On the first floor there are three double bedrooms and a large family bathroom fitted with a white suite and large airing cupboard.

OUTSIDE

From the road is a private gated access opening to the gravelled parking area. The front garden is laid mostly to lawn enclosed by walls and hedges, with magnificent magnolia tree. From the paved terrace to the side a door leads into the covered courtyard, which is open to one side with brick pillars and houses the oil fired central heating boiler. This is a useful storage area which leads on to the private, gravelled side courtyard garden where the oil tank can be found.

VIEWING

Strictly by appointment through the agents, Stags, on 01404 45885.

DIRECTIONS

From the M5 (J28) take the A373 towards Honiton for approximately 2 miles and at Post Cross turn left signposted Kentisbeare and Blackborough. Follow the signs to Blackborough and in the centre of the village at the T junction turn left and continue for about 0.5 mile. At the junction turn right and follow the lane to Bodmiscombe. The Old Farmhouse will be on the left identified by a Stags for sale board.

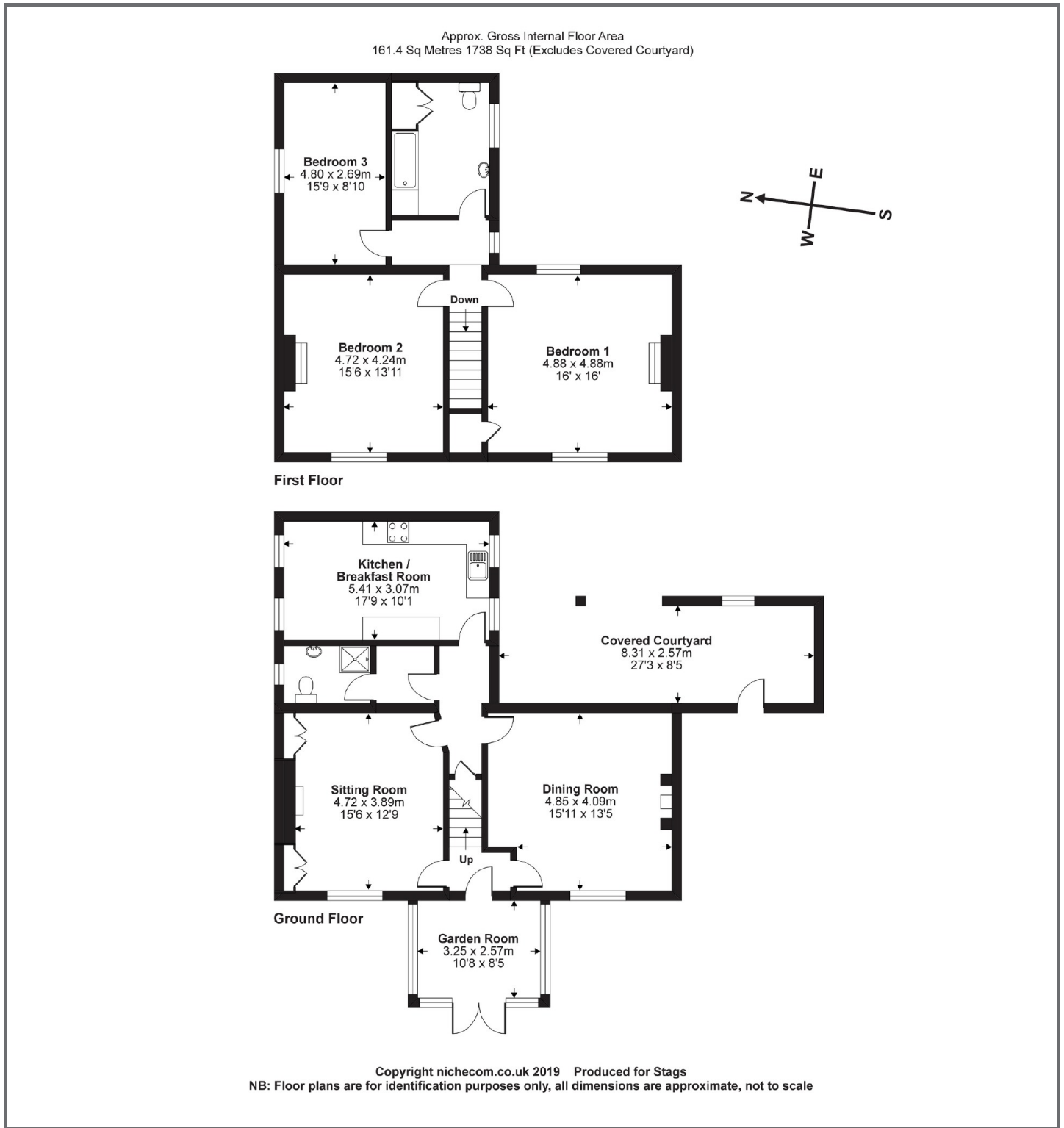
SERVICES

Oil fired central heating. Mains water and electricity. Private drainage.



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These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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