





SITUATION Lower Bagmores Farm is located in a quiet and secluded location, on the edge of the village of Exton, on the banks of the River Exe, between the bustling towns of Topsham and Exmouth. The village is set in a fine location, with rolling countryside to the east, and beautiful views across the estuary to the west, as it widens on its route to the coast. The village has a well-regarded local pub, while further amenities, including local shops, supermarkets, restaurants and cafés, can be found in Topsham. There is also the locally-renowned Darts Farm complex, just over a mile from the property.

The popular town of Topsham, approximately 2.3 miles away, lies on the eastern banks of the River Exe. There is an extensive range of boutiques and shopping facilities in Topsham, which is also well known for its award-winning restaurants and inns. There is a train station providing links to Exeter and London. The main attraction of Topsham is the River Exe. Topsham has a thriving yacht club and is readily accessible to both Exeter Golf & Country Club and Woodbury Park Golf Course.



Exeter, approximately 7 miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis. There is also a Waitrose supermarket in the city. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best universities in the country.

The M5 motorway at Exeter provides links to the A38 to Plymouth, the A30 to Cornwall, and Bristol and London to the North and East.

There are regular rail services to London Paddington from Exeter taking just over 2 hours. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.

DESCRIPTION Lower Bagmores Farm is a period farmhouse with extensive, flexible accommodation, including five bedrooms, set on the edge of the small village of Exton, on the banks of the River Exe in the heart of Devon. The property also includes a three bedroom detached Annexe, a three bedroom Lodge and farm outbuildings, including barns and stables, plus approximately 5.8 acres of land. Due to its spacious, flexible accommodation, the property would lend itself well to multi-generational living, or the Lodge and Annexe could be let out to provide an additional income.

THE FARMHOUSE The accommodation may benefit from some modernisation in parts, although the farmhouse is full of character throughout, with period features including exposed timber beams and brickwork, and original fireplaces. There is an impressive sitting room, with a double aspect, deep recessed windows, stained glass windows, a popple stone floor, plus an inglenook fireplace with a bread oven. There is also a formal dining room, a games room and a garden room. There are two kitchens, one of which with an open plan sitting area.



Both kitchens have fitted units, with one benefitting from a breakfast bar.

Upstairs there are five well-proportioned bedrooms, with one bedroom benefitting from an en suite shower room. There are also two family bathrooms.







DETACHED ANNEXE Provides further spacious and welcoming accommodation, totalling more than 1,500 square feet of extra living space. There is a sitting room, an office, a conservatory and a large open-plan kitchen and dining area, plus three double bedrooms. The master bedroom has an en suite shower room, and there is also a family bathroom. This is ideal for further family or guest accommodation, or could be used as a holiday let.



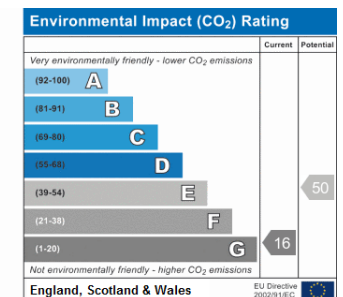
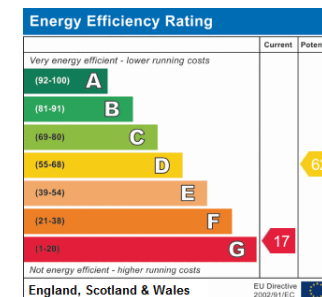
THE LODGE The lodge is a detached single story timber building which provides further flexible accommodation comprising three bedrooms, Kitchen, Living room and family Bathroom.



OUTSIDE The property has approximately 5.8 acres of grounds, with a double garage and carport providing covered parking for up to three vehicles, while the driveway and courtyards provide plenty of additional parking space. There is a 1,875 square foot barn which houses a large mechanic inspection pit, while the property also benefits from stables, making it ideal for those interested in equestrian pursuits. There are pretty gardens from the main house, which are mainly laid to lawn, with a paved pathway leading to a courtyard garden and a covered barbeque area, while the extensive paddocks and open fields provide the ideal space for exercising and grazing horses.

DIRECTIONS From Exeter take the A376 towards Exmouth passing through the village of Ebford. Continue along this road to Exton and Mill Lane will be found on the left after passing the petrol station and Exton Lane on the right. Proceed up Mill Lane, continue straight at the sharp bend to the right, and Lower Bagmores farm is found at the end of a long private lane.

SERVICES Mains Electricity, Private Drainage and Water.



Lower Bagmore Farm, Mill Lane, Exton
Main House internal area 3,711 sq ft (345 sq m)
Garages & Carport internal area 1,166 sq ft (108 sq m)
Annexe internal area 1,547 sq ft (144 sq m)
Lodge internal area 657 sq ft (61 sq m)
Barn internal area 1,875 sq ft (174 sq m)
Workshop & Stables internal area 255 sq ft (24 sq m)
External Room internal area 187 sq ft (17 sq m)
Total internal area 9,398 sq ft (873 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8353452/DBN