



STAGS

East Upham Farm



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Cheriton Fitzpaine, Crediton, EX17 4HL

Tiverton 6 miles - Crediton 7 miles - Exeter 12 miles

- Stunning Views
- Peaceful Countryside
- 4/5 Beds
- Extensive Grounds & Garden
- Excellent Steel Framed Building
- Small Copse & Stream
- Productive Pasture
- 14.5 Acres

SITUATION

East Upham Farm is situated off a quiet country lane between the villages of Cheriton Fitzpaine, Cadeleigh, and Way Village, in the heart of the unspoilt rolling farmland and woodland of Mid Devon, west of the beautiful River Exe Valley. The nearby villages of Pennymoor, Cadeleigh, Bickleigh and Cheriton Fitzpaine together offer a great community with their public houses, churches and two excellent infant schools.

Crediton, approximately 7 miles distant, offers a range of shops and facilities and the well regarded Queen Elizabeth Academy secondary school and sixth form.

In Tiverton there is a full selection of local facilities including schools, leisure centre, hospital, supermarkets, and golf course. There are private schools in Tiverton, with Blundell's school, and a selection in Exeter, including Exeter school and The Maynard school (girls).

Also easily accessible are the National Parks of Dartmoor and Exmoor, and the sandy and surfing beaches of the North Devon Coast.

Communications -There is quick access, via Bickleigh, the A396 and Tiverton, to the A361 dual carriageway, leading west to Barnstaple and the North Devon Coast, or east to J27 of the M5 motorway, beside which lies Tiverton Parkway Station with regular connections to London (Paddington), in just over 2 hours. To the south, the A396 leads to the University and Cathedral city of Exeter, where there is an international airport.

DESCRIPTION



A beautifully positioned farmhouse with far reaching views, useful land and superb building.





Having recently undergone significant renovation East Upham Farm forms a substantial smallholding with well-presented accommodation, useful steel framed outbuilding and 14.5 acres of gardens, land and small copse. Set in idyllic Devon countryside with far reaching views towards Dartmoor the property also benefits from good road links to Tiverton, Exeter and the M5.

ACCOMMODATION

Over the last 5 years the farmhouse has been stylishly renovated to offer well-proportioned rooms and a versatile layout of accommodation. The kitchen is a lovely, light, square room with views over the garden and includes a wide range of base and wall mounted units with space for appliances and recess lighting. The adjoining utility houses the boiler and space for washing machine. Doors to the downstairs shower room which has been recently appointed with W/C and hand basin and a second door to another reception room or bedroom 5. A door from the Kitchen opens into the dining room, again with a good view over the garden and large fireplace with slate hearth. Across the hallway with front door and stairs to the first floor is the sitting room, this is another good room with high ceilings, wood burner and views to the garden.

The upstairs accommodation comprises four good sized double rooms and a family bathroom, with bath, wash hand basin, W/C and separate shower. The master bedroom is a substantial room with bi-fold doors opening to a Juliet balcony with beautiful views across the surrounding countryside and towards Dartmoor. En-suite shower room and dressing room, all appointed to a high standard.

OUTSIDE

The property is approached off a quiet country lane, with driveway sweeping through the grounds and plenty of parking. Land and gardens surround the property and offer a high degree of privacy, in front of the house is a seating area, perfectly positioned to enjoy the views. There is a substantial steel framed outbuilding (50' x 30') with concrete floor, large roller doors and side access. The land is sloping and is mainly productive pasture, with an area of woodland. To the front of the house is an area which includes specimen trees such as beech, birch, chestnut and oak.

VIEWING

Strictly by prior appointment through the agents, Stags, on 01884 235705.

DIRECTIONS

From J27 of the M5 motorway, follow the A396 dual carriageway to Tiverton. From Tiverton proceed down the Exe Valley (A396) road towards Exeter. On reaching Bickleigh, turn right signposted to Crediton (A3072) before the bridge. Go over the small bridge and turn immediately right signposted to Cadeleigh. Follow this road, continuing through the village of Cadeleigh, and passing Post Box Cross. At Bears Ash Cross turn left. Continue down this road for approximately 0.6 miles and at the next crossroads turn left. In a short distance the property will be found on the left hand side with a Stags 'For sale' board.

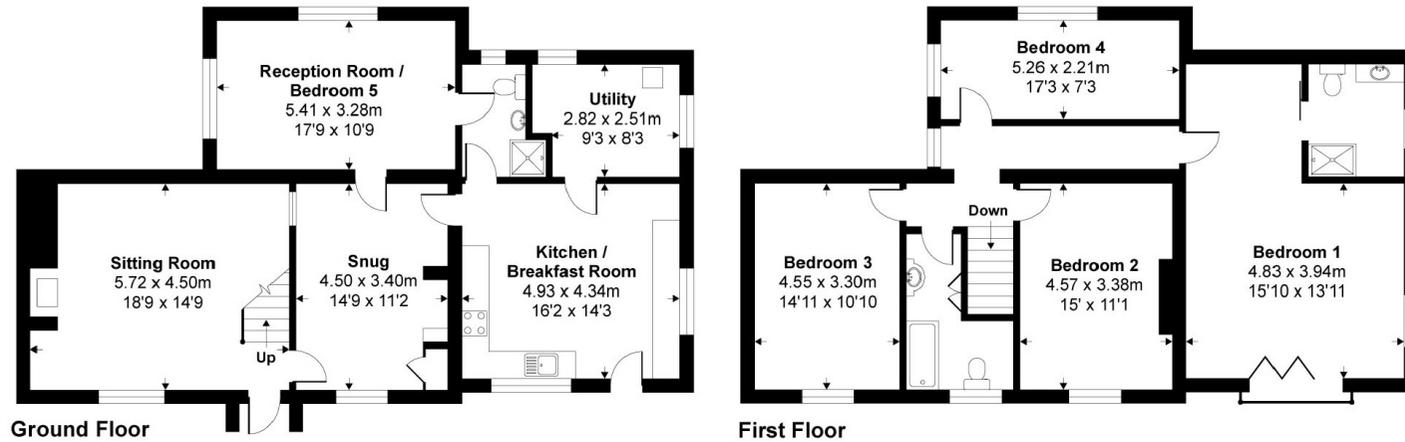
SERVICES

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



Approx. Gross Internal Floor Area
194.2 Sq Metres 2090 Sq Ft

Denotes restricted
head height



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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



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