



Greatclose Farm House Buckerell



Greatclose Farm House

, Honiton, EX14 3EH

What3Words: ///gracing.tastier.rainbow

A charming former farmhouse with flexible accommodation with mature gardens and beautiful surroundings.

- Four Bedrooms
- Office/Bedroom Five
- Fitted Kitchen
- Workshops
- Freehold
- Two Reception Rooms
- Ground Floor Shower Room
- Plenty of Parking
- Mature Gardens
- Council Tax Band D

Guide Price £750,000

SITUATION: Situated between the rural villages of Buckerell and Feniton, the property enjoys a delightful setting within the rolling East Devon countryside. The older part of Feniton, with its parish church and village hall, lies nearby, whilst the newer part of the village offers a village shop, well regarded primary school and a mainline railway station on the London Waterloo line. To the south lies the popular town of Ottery St Mary, providing an excellent range of day to day amenities, including shops, a doctors' surgery and the renowned King's School. The highly regarded Colyton Grammar School is also within easy reach, with nearby bus pick up points available for both schools. The area is additionally well served by a number of respected independent schools in and around Exeter. The A30 provides swift access east to Honiton and west to Exeter, whilst the Jurassic Coast at Sidmouth, approximately 10 miles away, is easily accessible by car.

DESCRIPTION: Believed to date from the 1950s, this former farmhouse occupies a central position within grounds extending to just under three quarters of an acre. The accommodation is arranged around an entrance hall. To one side is the sitting room, featuring a bay window overlooking the front garden and a feature woodburning stove. Opposite is the dining room, also enjoying a bay window to the front and has the addition of a solid fuel Rayburn. The kitchen is fitted with a range of units, incorporating an eye level oven and space for appliances. In addition, there is a useful office/fifth bedroom situated alongside a ground floor shower room, offering potential for multigenerational living. On the first floor are four bedrooms and a modern family bathroom, with all rooms enjoying views over the gardens and surrounding countryside.

OUTSIDE: The property is approached via a five-bar gate opening onto a driveway providing ample parking for numerous vehicles. The gardens surround the property on all sides and are laid predominantly to lawn, interspersed with a variety of mature shrubs and planting. There is the added benefit of a workshop, adjoining wood shed and a separate store, which was once the gardeners WC.

SERVICES: Mains electricity. Private water supply located on the farm opposite. Private drainage - Kingspan Klargestor System newly fitted in August 2024. Solid fuel Rayburn for hot water. Electric heaters. Standard broadband available. Mobile signal likely outside with all major networks. (Ofcom, 2026)





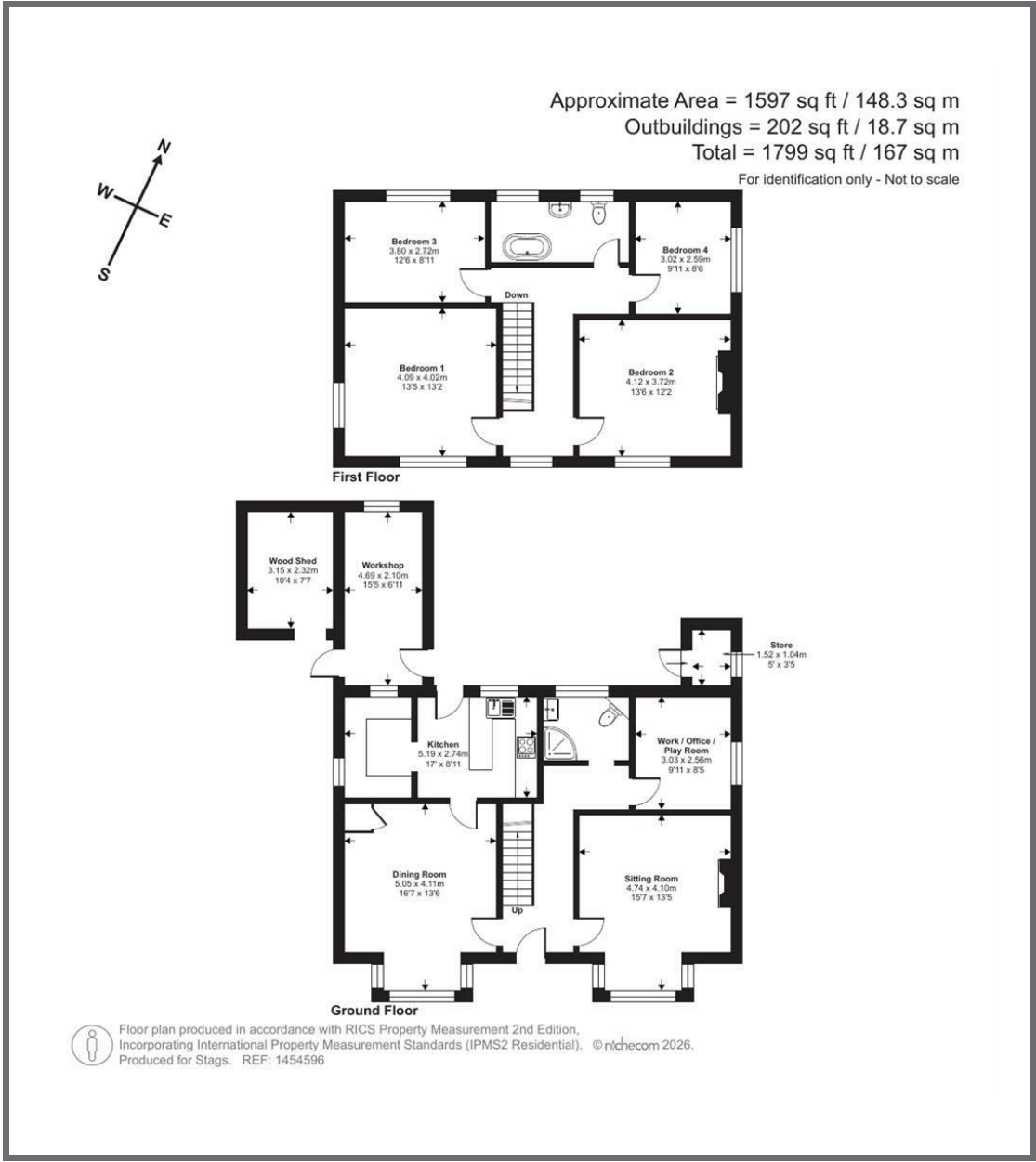
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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