



LANGLANDS FARMHOUSE

Uffculme - Cullompton— Devon



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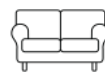
Uffculme - Cullompton - Devon - EX15 3DA

Tiverton 8 miles; M5 (J27) 2.5 miles; Taunton 18 miles; Exeter 18 miles



A stunning period farmhouse finished to an exemplary standard throughout together with swimming pool, tennis court and lake.

Freehold Guide Price £995,000



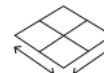
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5



4



349 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset, TA1 1RN

Tel: 01823 277121 Email: residential.taunton@gth.net

Ref: TAU250119

INTRODUCTION

LANGLANDS FARMHOUSE COMES TO THE MARKET FOR THE FIRST TIME IN OVER 50 YEARS AND OFFERS PROSPECTIVE PURCHASERS THE RARE OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED FAMILY RESIDENCE

SITUATION

The property occupies a private and secluded position, lying approximately mid way between the villages of Willand and Uffculme. Both centres provide a good range of local facilities including primary healthcare and schooling with the latter providing excellent secondary schooling via its renowned local authority school. Blundells public school is also within easy reach as is Wellington, Kings & Queens Colleges and Taunton School. The larger towns of Cullompton, Tiverton and Wellington are within convenient reach and provide an extensive range of commercial, and recreational facilities. The property lies approximately equidistant between Taunton and Exeter with both centres providing a range of facilities befitting those of county and regional centres. Mainline rail connections are available at Tiverton Parkway which lies a short distance to the north and international airports can be found at both Bristol and Exeter.

DESCRIPTION

This beautiful unlisted period farmhouse dates back to the 16th century and has been completely renovated with the advice of a professional interior designer and is finished to an exceptionally high standard throughout, whilst retaining the charm and features of the era.

The property boasts a wealth of character namely pretty eyebrow windows, exposed beams and Inglenook fireplace to name but a few. The accommodation in brief comprises an entrance hall with limestone flooring, this continues through to a fabulous open plan kitchen/dining room enjoying a dual aspect and fitted with a



Bradbury's kitchen, complete with a number of Miele integral appliances, electric Aga and Quooker hot tap. A utility adjoins, again fitted to the same high standard and a door off gives access to a porch/boot room. An opening from the kitchen flows through to the rear hall connecting the reception rooms with stairs rising to the first floor. The living room is of generous proportions with a fabulous Inglenook fireplace, to the side an opening continues through to a media room with French doors out to a sunroom with bifold doors overlooking the pool and connecting a covered seating area equipped with log burner, perfect for alfresco dining and summer entertaining.

On the first floor, the landing gives access to 5 double bedrooms. The principal bedroom is a particularly impressive room with a fitted dressing



room which leads to a vaulted bedroom enjoying a dual aspect with exposed timber beams and views over the gardens. A luxury ensuite adjoins with marble flooring and 3-piece suite. The guest en-suite is equally as impressive with free standing bath in the bedroom and separate en-suite shower room. The remaining bedrooms are served by a stunning 3-piece family bathroom. To fully appreciate the quality and exceptional finish to this rare and superb family home, a viewing is highly recommended.

OUTSIDE

The property is set back from the public highway approached over a sweeping drive with electric gates, leading to a central car park and turning area with professionally landscaped borders. Here access can

be gained to a carport with workshop to the side with gymnasium and home office/hobby room over. The primary gardens lie to the rear and are predominantly lawned interspersed with a number of mature shrubs, trees and bushes. A sun terrace adjoins the kitchen and continues round to the pool area with two outdoor showers . Also within the gardens are a number of raised vegetable beds, a flood lit tarmac tennis court and large amenity lake.

SERVICES & OUTGOINGS

Mains electric, water and drainage. Oil fired central heating.

Council Tax: Mid Devon Council—Band G.

DIRECTIONS

What3words:///singers.lotteries.hobbies

ADDITIONAL INFORMATION

Broadband: No fibre to the property with Standard internet — highest available download speed 55 Mbps, highest available upload speed 12 Mbps. (Openreach).

Mobile Coverage: For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





Langlands Farmhouse Uffculme, Cullompton, Devon, EX15 3DA

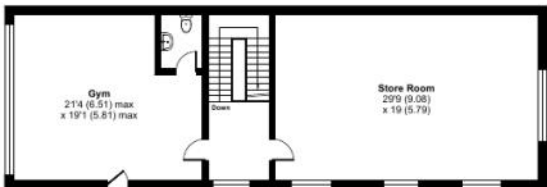
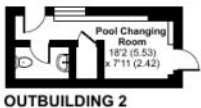
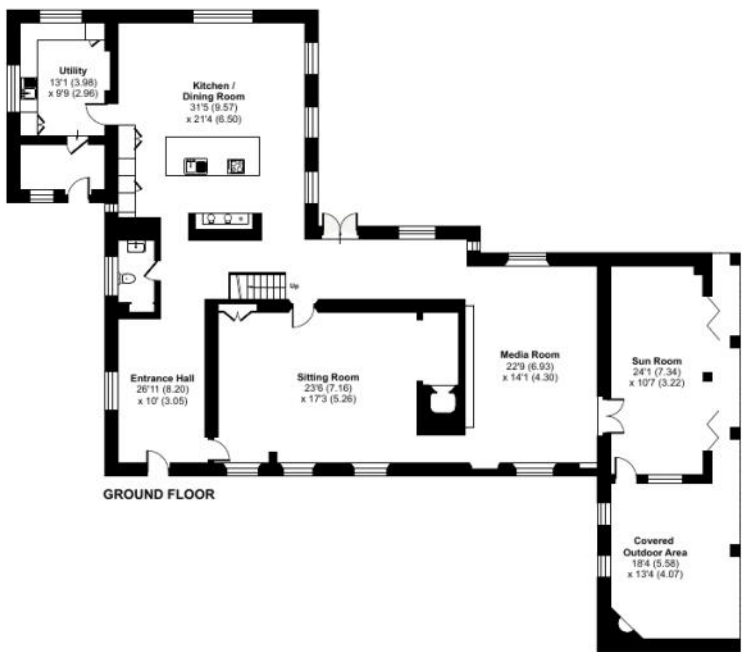
Approximate Area = 4145 sq ft / 385 sq m (excludes carport & covered outdoor area)

Garage = 250 sq ft / 23.2 sq m

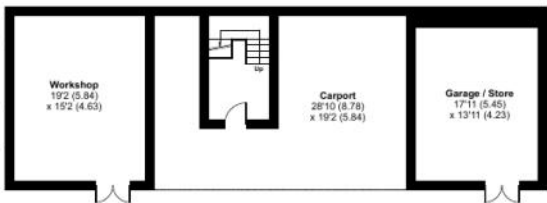
Outbuildings = 1642 sq ft / 152.5 sq m

Total = 6037 sq ft / 560.7 sq m

For identification only - Not to scale



OUTBUILDING FIRST FLOOR



GARAGE / OUTBUILDING GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1361357



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

