Hole Farm
Witheridge, Tiverton

Strutt & Parker

Land and property Since 1885.

Main House: 3,681 sq ft (342 sq m) | Open-plan living area and kitchen
Three reception rooms | Four bedrooms, two en suite | Two family bathrooms
Annexe: 1,277 sq ft (119 sq m)| One reception room | Three bedrooms | Two family bathrooms
Outbuildings | Gargaing | Carport | Paddocks | Approximately 6 acres
Guide price £1,100,000

A characterful and substantial Grade II listed farmhouse with a self-contained annexe, outbuildings and sprawling gardens and grounds, nestled in an idyllic rural setting

Hole Farm is an attractive period home offering just under 5,000 sq ft of versatile accommodation arranged across two floors. With parts thought to date from 1640, the property retains a wealth of original character, including exposed timber beams, inglenook fireplaces and an original bread oven and creamer. The property benefits from excellent ancillary accommodation with a self-contained annexe offering excellent opportunities for multigenerational living or income potential. The annexe could also easily be incorporated back into the main house creating a substantial family home. Set within approximately 6 acres of enchanting gardens and grounds, Hole Farm enjoys a peaceful rural setting while remaining within easy reach of excellent amenities and transport links.

The property

Entering the main residence via the front porch, on the right hand side is a sitting room with a fireplace fitted with a wood burning stove, while to the other side is a welcoming drawing room with an inglenook fireplace also fitted with a stove. The dining room provides a formal reception space, with an original fireplace and bread oven, now fitted with a log burner, while the heart of the home is the generous 29 ft open-plan kitchen and living area. The kitchen is fitted with bespoke Oak units, integrated appliances and an Aga. There is also space for a large family dining table and a relaxed seating area, with French doors that open onto the south-facing front gardens. A large utility room provides useful additional space for storage and laundry appliances. Two cloakrooms complete the ground floor accommodation.

Two staircases lead to the first floor, where there are four well-presented double bedrooms, all benefiting from south-facing aspects and sweeping views across the surrounding landscape. The principal bedroom has a large en suite bathroom and fitted wardrobes, while a further bedroom is also en suite. Two family bathrooms also service this floor.

The property benefits from a three bedroom attached annexe, converted in 2004, and currently used as a holiday let providing an additional income. The annexe has an open plan kitchen/dining area, sitting room, three double bedrooms and two bathrooms. A south facing paved seating area lies to the front of the annexe.

Hole Farm is approached over a private drive to a parking and turning area at the front of the house and barns. A pedestrian gate and cobbled path lead through an area of lawn to the main entrance. To the rear of the house is a patio area with access to the storeroom/office at the rear of the cottage. A paddock lies to the front of the house with a stream running through the middle and a wooden bridge across. A productive south facing walled vegetable garden with a herb garden, raised vegetable beds, fruit bushes, including raspberries, blackcurrants and gooseberries, and apple and plum trees and greenhouse.

The drive provides access to a four bay car port and has access to the stock proof fields through a five bar gate. A large stream fed pond is adjacent to the carport surrounded by established trees and shrubs. There is a further field and barn with three bays and old cob walls. The barn has the potential to provide a further dwelling, subject to the necessary planning permissions. Additional outbuildings include a piggery, a timber framed shed and a timber framed barn currently used as a wood store.

Location

Hole Farm is located just outside the village of Witheridge, north of the Exe Valley, surrounded by rolling countryside and beautiful woodland. Witheridge is regarded as a gateway to the Two Moors Way, equidistant to Exmoor and Dartmoor. The village has a church, pub, primary school, village stores, a doctor's surgery, several restaurants and cafes and various social clubs and community events. The city of Exeter is 20 miles to the south, while Tiverton is 11 miles away. The bustling and historic town of Tiverton provides a wide range of everyday amenities, including a choice of shops, supermarkets, plenty of restaurants and cafés and leisure facilities. The town also offers an excellent selection of schools, including the independent Blundell's School. Hole Farm lies in the 10 mile radius, reduced fee catchment area for Blundell's School and school buses run from the village Square to various other schools. Both Tiverton Parkway mainline station and the M5 are 20 miles away, with the station providing direct services to London Paddington and Exeter, and the M5 offering access north towards Taunton and Bristol.

Postcode region: EX16

General

Local Authority: North Devon Council
Services: Mains electricity and water. Oil-fired central heating. Private drainage which we understand may not be compliant with current regulations. Furtherinformation is being sought.
Council Tax: Main House Band F.
EPC Rating: D. Annexe C.
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Hole Farm Witheridge, Tiverton

Main House internal area 3,681 sq ft (342 sq m)
Garages internal area 642 sq ft (60 sq m)
Sheds, Barns & Store internal area 1,176 sq ft (109 sq m)
Annexe internal area 1,277 sq ft (119 sq m)
Total internal area 6,776 sq ft (630 sq m)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⌐¬⌐¬ Denotes restricted head height
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