



Marlborough Farm







# Marlborough Farm Bishop's Court

Clyst Honiton, Exeter, Devon, EX5 2HN

Exeter (4.8 miles), Honiton (12.7 miles), Ottery St. Mary (7.8 miles)

A substantial farm house with a large range of outbuildings, garden and orchard, located in a rural position on the edge of Exeter.

- 5 bedroom farm house
- 3 reception rooms
- Overall plot size of 1.76 acres
- Driveway parking and double garage
- EPC: E
- Range of barns and outbuildings with potential for conversion (STP)
- Good sized private gardens and separate orchard
- Lovely views over neighbouring farm land
- Council Tax Band: F
- Freehold

£1,250,000

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## SITUATION

The property is located down a lane on the edge of Clyst Honiton, a small village on the old A30 just 5 miles east of Exeter and not far from Whimple. The village has great accessibility to the M5, airport and the A30 heading east to Honiton. Exeter provides an excellent range of facilities befitting a city of its importance and has railway stations on both the Paddington and Waterloo lines.

## DESCRIPTION

Marlborough Farm is a substantial, brick built house that has been in the same ownership for many years and recently run as a successful working farm. The property offers spacious, well laid out accommodation on the ground floor with 3 reception rooms and on the first floor are 5 double bedrooms and two bathrooms. The house is surrounded by a good sized garden laid mainly to lawn, there is an orchard on the other side of the lane and a number of farm buildings that could, subject to the usual consents, be converted into residential properties.

## ACCOMMODATION

The front door opens into a wooden entrance porch with a second door opening into an impressive entrance hall with a staircase rising to the first floor. On the right is a sitting room with a fireplace and two sets of windows overlooking the garden. On the opposite side is a formal dining room with a door into the kitchen and again, two sets of windows overlooking the garden. Further along the hall is a snug with a wood burner, there is a study/office and the end of the hall leads into a kitchen/breakfast room fitted with a range of wood fronted base, wall and drawer units with a granite work top over and Aga.

Leading off the kitchen is a useful utility room and beyond, a down stairs W.C and shower room.

On the first floor is a good sized landing with doors leading to 5 double bedrooms, including a master bedroom with ensuite and there is a family bathroom with a bath and separate shower cubicle.





## OUTSIDE

At the front of the house, a gate gives access to a driveway leading to the front door and provides parking for a number of cars. There is a large area of lawn to the front and side with views over the countryside and on the opposite side of the lane is an orchard.

To the rear, a driveway runs between the houses and barns, there is a block containing two garages and ample parking in the farm yard.

## BARNs

Opposite the house is a large number of farm buildings suitable for storage and garaging, or subject to the usual consents there is potential for conversion into residential properties. There are a number of brick built sheds and a larger shed used for storing cattle with the overall sq ft being approximately 15,494.

## SERVICES

Current Council Tax: F

Utilities: Mains electricity and water.

Drainage: Private septic tank

Heating: Oil fired central heating

Tenure: Freehold

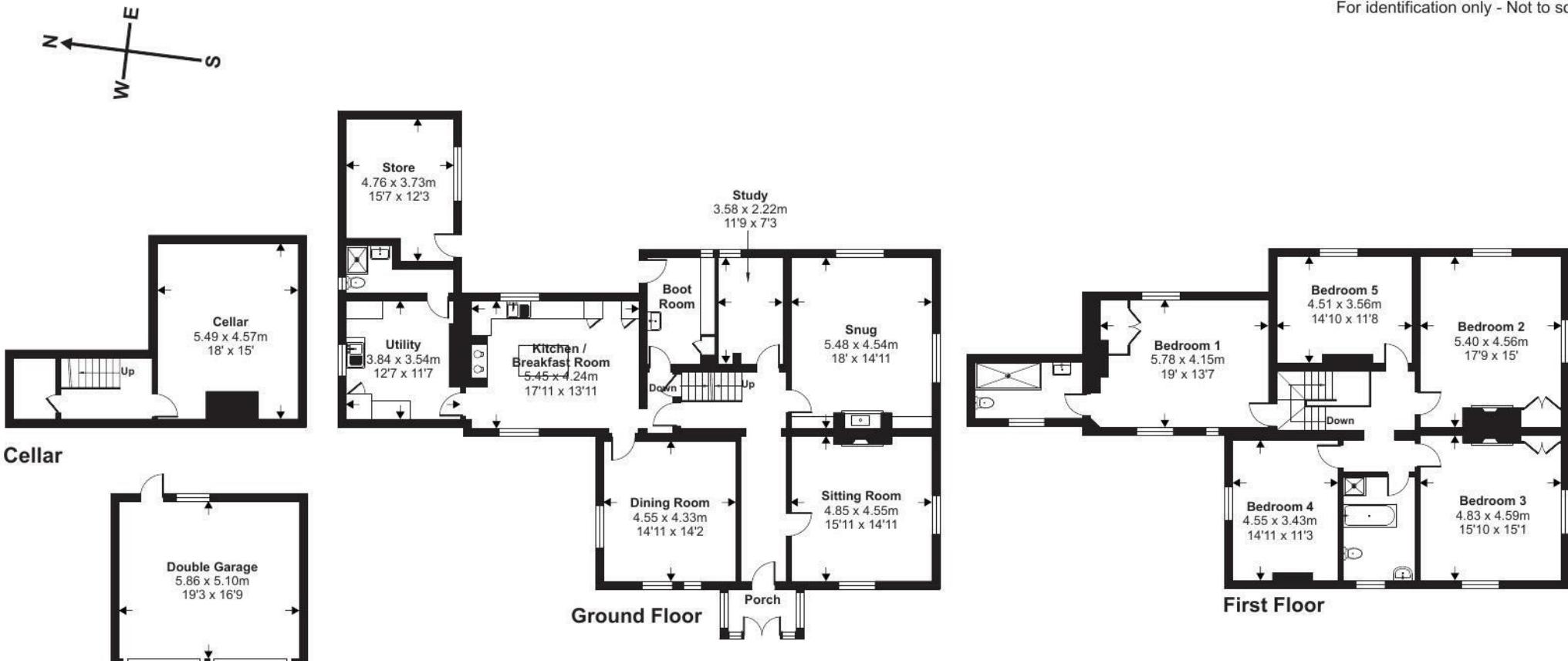
Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter, head out of the town along Heavitree Road, continue onto Honiton Road and follow the road until joining the A30. Follow the A30 for 1/4 mile, take the junction signed Exeter airport at the top of the slip road, at the roundabout turn right and at the following one go straight across onto Bishop Court Lane. Follow the road round the bend and the farm is along on the left hand side.

Approximate Area = 3480 sq ft / 323.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1225413



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		48
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



