



Cowley Barton Farmhouse





# Cowley Barton Farmhouse

Cowley, Exeter, EX5 5EJ

Exeter City centre 2.2 miles, M5 (J29 and J31) 6 miles

A well-located five-bedroom farm house in need of renovation with planning consent for extension, occupying an enviable position with large south-facing gardens and open countryside views.

- Five bedroom farmhouse
- Large south-facing gardens of approximately 0.7 acres
- Freehold
- Council tax band: F
- Rural but convenient city fringe position
- In need of full renovation
- Detailed Planning consent for two storey extension
- Detailed Planning consent for a detached carport/home office

Guide Price £595,000

## SITUATION

Cowley is to the north of Exeter on the edge of the beautiful mid Devon countryside, perfectly positioned to take advantage of the rural surroundings, whilst being just three miles from the city centre. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well-served with a good range of leisure and cultural amenities, including substantial shopping facilities. Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.





## DESCRIPTION

Cowley Barton Farmhouse is a well-located five-bedroom property on the fringe of the city, occupying an enviable rural position with large south-facing gardens and open countryside views. Although the house is in need of renovation, it is offered with full planning consent for a two storey extension and detached car port/home office.

## ACCOMMODATION

A pathway from the parking area leads to the front door, opening into a spacious entrance hallway featuring useful storage cupboards and stairs rising to the first floor. To the right is a generously proportioned sitting room with a fireplace, while to the left lies a dual-aspect dining room, also with a fireplace. Doors from both the dining room and the rear hallway lead into the kitchen, which enjoys views over the garden and surrounding countryside. Off the rear hallway is a practical store room/pantry, along with a door providing access to the rear gardens. Stairs rise to a spacious landing with far-reaching views through a picture window. The first floor offers five bedrooms, comprising four doubles and one single, together with a family bathroom and useful eaves storage areas.

## GARDENS

Surrounding the farmhouse are gardens, which are largely laid to lawn, with perimeter hedges and wonderful rural views. In total, the plot extends to approximately 0.7 acres.

## PLANNING PERMISSION

There is full planning consent for the construction of a two storey rear extension and erection of a two storey car port/home office together with associated works. Further information can be found on the East Devon District Council website with Ref: 23/2338/FUL. There is an amendment to the position of the garage. Please speak to the agent for further information.

## SERVICES

There is electricity on the farm but the purchaser will be required to install a new separate connection to the farmhouse.

Mains Drainage

## DIRECTIONS

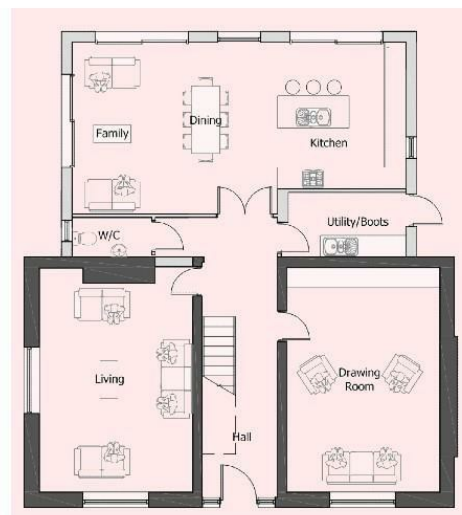
From Exeter take the A377 signposted Crediton at Cowley Bridge roundabout. After quarter of a mile turn left on to Star Barton Lane. Follow the lane for approx. 150 yards and Cowley Barton Farmhouse will be on your left.

What3words - Bowls.suits.lend

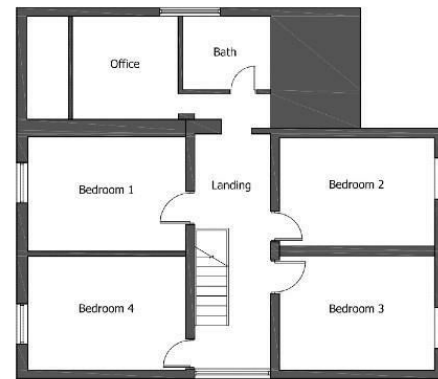




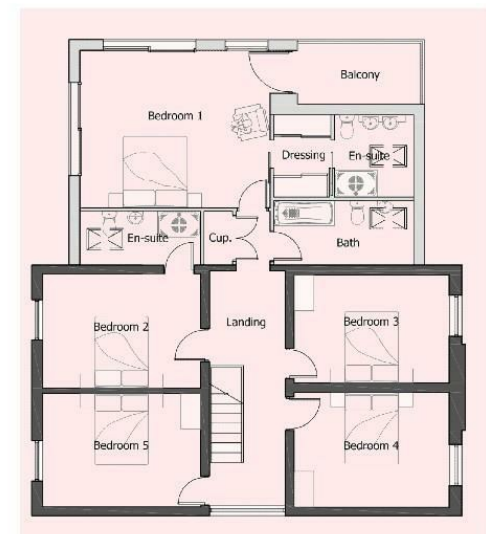
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing First Floor Plan



Proposed First Floor Plan

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(34-48)	D		
(19-33)	E		
(9-18)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London