



Chapner Farm







# Chapner Farm

Witheridge, Tiverton, , EX16 8PS

Witheridge 0.5 Mile. Tiverton 10 Miles. M5 (J27) & Tiverton Parkway 16 Miles

A stunning Georgian former farmhouse surrounded by fields, together with a quality two bedroom barn annexe, stables, traditional outbuildings, ménage and land, in all 6.25 Acres.

- Detached Six Bedroom Georgian Farmhouse
- Separate two-bedroom barn annexe
- Stables, ménage and traditional outbuildings
- In all 6.25 Acres
- Council Tax Band: Main House G & Annex A
- Private setting surrounded by fields
- Witheridge 0.5 mile. M5 J27 16 miles
- Perfect multigenerational home
- Beautifully presented and modernised accommodation
- Freehold

Guide Price £1,500,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

The property sits within own land, just half a mile from the village of Witheridge. This busy and well-loved village provides amenities including; general stores, pub, doctor's surgery, restaurant, café, church, primary school and Veterinary. Further afield Tiverton, just 10 miles, is a bustling historic town with a range of everyday amenities including high street shopping, supermarkets and leisure facilities. Tiverton also offers an excellent selection of schools, including the renowned independent Blundell's School. Access to the M5 is found at Junction 27, approximately 16 miles, with the adjoining Tiverton Parkway mainline train station with 2 hour service to London Paddington.

The surrounding landscape provides endless opportunities for outdoor pursuits, including walking, cycling and riding. The nearby Exmoor national park provides a dramatic protected landscape running to the stunning north Devon/ Somerset Coastline.

## DESCRIPTION

This highly attractive period home lies within a ringfenced boundary, with private drive access and no near neighbours. Views are found in all directions across the adjoining farmland.

The Property has been subject to significant improvements and refurbishment in recent years, including the conversation of a barn to a high quality two-bedroom annexe.

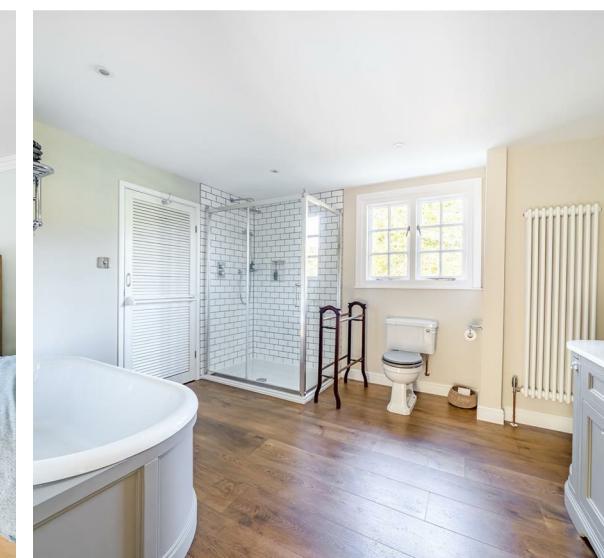
The whole extends in all to 6.25 acres and includes a ménage, stabling and a range of post war and traditional outbuildings, providing many of potential uses, including animal housing, fodder storage or future conversation potential, subject to the necessary consents.

In summary the property provides a rare opportunity for a private country home with excellent access and well presented and maintained accommodation with an annexe.

## MAIN HOUSE ACCOMMODATION

A generous reception hall provides a spacious entrance area giving access to the study on one side, and a walk-in pantry room , with a further doorway leads to the large recently refurbished kitchen/ dining room. This has been refitted with a range of hand made base and wall mounted cupboards, including an island unit. This area then opens into a large sitting area with exposed floor boards, fireplace with wood burner and outlook to the front across the garden and fields. A utility, boot room and shower room lead off the kitchen with separate rear access. Two further reception rooms are accessed from the central staircase hall. Both have attractive exposed floor boards, fireplaces and inset wood burning stoves.

On the first floor are four bedrooms and a beautifully fitted bathroom. A further staircase leads to Bedroom five and six on the second floor. This area lends itself as a study, hobby space or bedroom, sitting/study space for a teenager.





#### ANNEXE ACCOMMODATION

A large and beautifully finished conversion of a former barn, the property has many characterful features including exposed A-Frame beams and open-plan rooms with engineered oak flooring and underfloor heating. The kitchen is well fitted with handmade units including an island with solid wood worktops with appliances including dishwasher, ceramic hob, hood and double oven. Bifold doors open onto the front garden. The adjoining sitting room has a wood burner and patio doors onto the garden.

The master bedroom has a dressing room and adjoining ensuite bathroom with connecting Jack & Jill door to bedroom two. A utility room is accessed from the kitchen with adjoining cloakroom with WC.

#### GARDENS, GROUNDS & OUTBUILDINGS

The property is accessed via its own drive which leads through the property arriving at the rear of the house. Here a large gravel turning and parking area provides ample vehicle space, along with a double carport. Gardens surround the home and annexe, with well-maintained lawns as well as kitchen garden beds and greenhouse.

Adjoining the annexe are well maintained, post war barns providing workshop and vehicle storage and stabling, with four loose boxes and a central open space.

Two separate period barns include a former granary and roundhouse, with adjoining cattle shed currently used for log processing and storage. A separate small detached cob barn lies to the front and completes the outbuildings.

The main land area is divided into two rectangular virtually level paddocks, one containing the ménage, and both surrounded by mature hedging, the whole extending to approximately 6.25 acres.

#### SERVICES

Mains electricity. Private water via spring fed well and filtration system. Private drainage via sewage treatment plant. Oil fired central heating.

Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 56Mbps, Upload 9Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - O2, Vodafone, Three (Limited) and EE (Limited). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

#### VIEWINGS

Strictly by appointment only through the agents, Stags.

#### DIRECTIONS

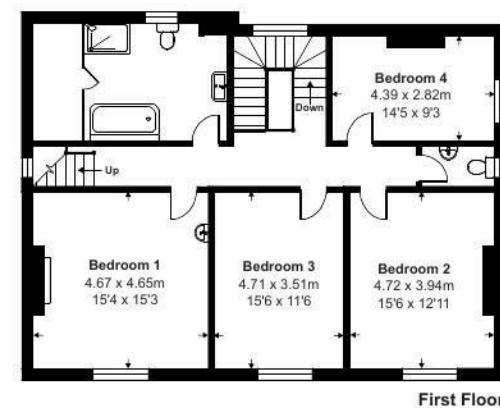
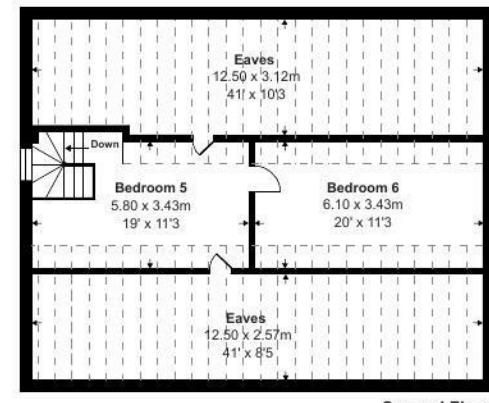
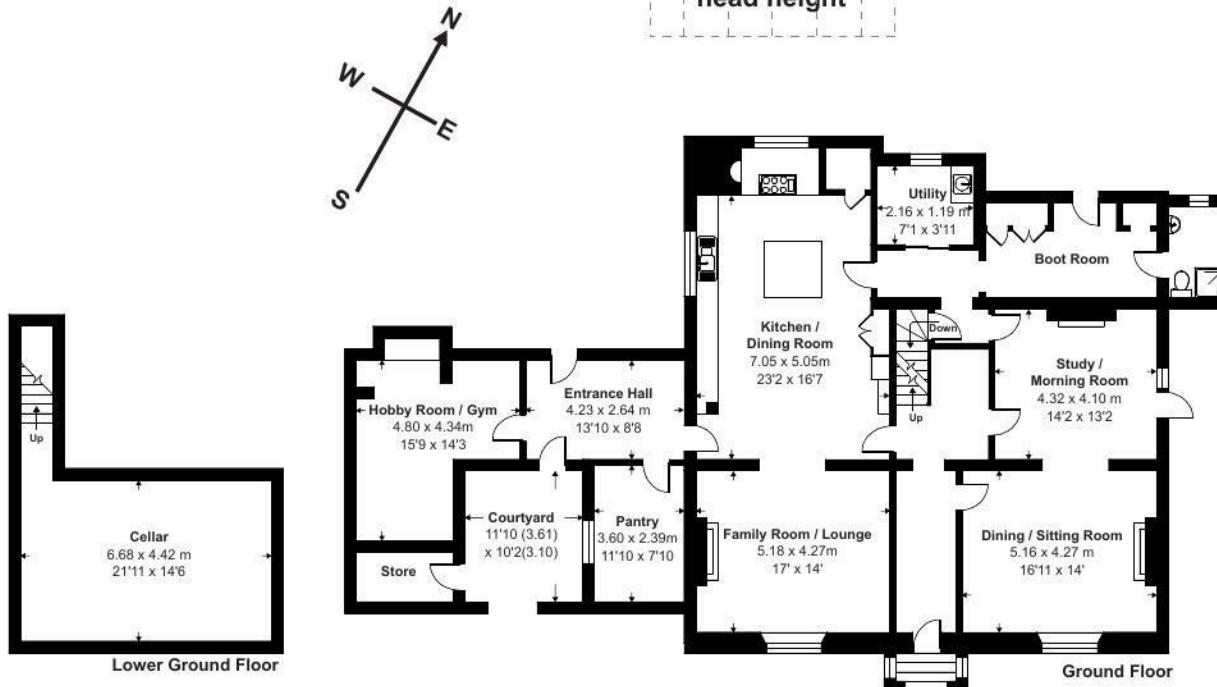
From Tiverton take the B3137 to Witheridge passing through Nomsland. After about 10 miles continue past West Middlewick Farm Shop and continue. Just before the village the entrance can be seen on the right.

Approximate Area = 3935 sq ft / 365.5 sq m

Limited Use Area(s) = 941 sq ft / 87.4 sq m

Total = 4876 sq ft / 452.9 sq m

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: 1211265

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			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



