



Treaslake Farm







Treaslake Farm Buckerell

Honiton, Devon, EX14 3EP

Honiton: 3.1 miles Sidmouth: 10.1 miles Exeter: 15.3 miles

Treaslake Farm is a charming Grade II Listed and spacious period property, offered for sale with its two holiday cottages, Squirrel Cottage and Mallard Cottage. The property presents a rare opportunity to acquire a beautifully refurbished character home with additional, income generating accommodation. The farmhouse and cottages enjoy a peaceful rural setting, surrounded by countryside yet within easy reach of local towns and the Jurassic Coast.

- Refurbished 5-bed farmhouse
- Private garden with ample parking and rural views
- Three bathrooms including two en suites
- Squirrel Cottage: 3 beds, modern kitchen, en suite WC
- Freehold
- Two spacious receptions, study, office, utility, cloakroom
- Charming original features
- Mallard Cottage: 4 beds, ground-floor suite, 2 WCs
- Great family home with holiday let income potential
- Council Tax Band F

Guide Price £825,000

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SITUATION

Treaslake Farm is situated just outside the quiet and attractive village of Buckerell, in the heart of the East Devon countryside. The nearby village of Feniton (approximately 2.5 miles) offers a range of local amenities including a village shop, Post Office, primary school, and railway station with direct services to Exeter and London Waterloo.

Honiton, just 3 miles away, provides a broader range of shops, supermarkets, restaurants, antique stores and a mainline rail connection. The vibrant cathedral city of Exeter is approximately 15 miles away, offering comprehensive shopping, cultural attractions, top-rated schools, and further transport links including access to the M5 motorway and Exeter Airport.

The East Devon area is renowned for its natural beauty, with the Blackdown Hills Area of Outstanding Natural Beauty close by, as well as the stunning Jurassic Coast at Sidmouth, only 10 miles away. This is a location that combines peace and seclusion with easy access to coast, countryside and city life.

DESCRIPTION

The main farmhouse extends to over 3,400 sq. ft. and has been thoughtfully refurbished by the current owners to retain its original character while creating a bright and welcoming family home. At the heart of the ground floor is the kitchen/breakfast room, finished with a limestone floor, oak worktops, a four-oven AGA with electric companion, a double Butler sink and an integrated American-style fridge freezer. This central space flows naturally through to the rest of the house.

There are two generous reception rooms: a double aspect sitting room with a wood burner set in an impressive inglenook fireplace, and a separate dining room with exposed beams and a window seat that adds to the character. Also on the ground floor is a study accessed via the dining room, a utility room, a cloakroom, a separate laundry room and an office.

Upstairs, the first floor offers five double bedrooms, all featuring high ceilings and period details. The principal bedroom is a spacious, double-aspect room with fitted wardrobes and a modern en suite bathroom with a walk-in shower. Bedroom two also benefits from its own en suite shower room. The remaining three bedrooms are served by a Jack and Jill bathroom, which is also accessible as an en suite to bedroom three. The landing is lit by an original mullion window, believed to date from the 1700s, adding a unique touch of history to the space.

OUTSIDE

The farmhouse is set within a good-sized, well-maintained garden offering a mixture of lawned areas and established planting. A private driveway leads to ample parking space for several vehicles. The garden provides a peaceful, attractive setting for outdoor entertaining and relaxation, with countryside views and space for families to enjoy.





HOLIDAY COTTAGES

Squirrel Cottage is a modern three-bedroom holiday home arranged over two floors. The ground floor features a well-proportioned kitchen/dining area and a generous sitting room, offering flexibility for guests or extended family. Upstairs, the master bedroom includes an en suite WC, and the remaining two bedrooms are served by a family bathroom. The cottage is presented in good order and offers excellent potential for future holiday letting.

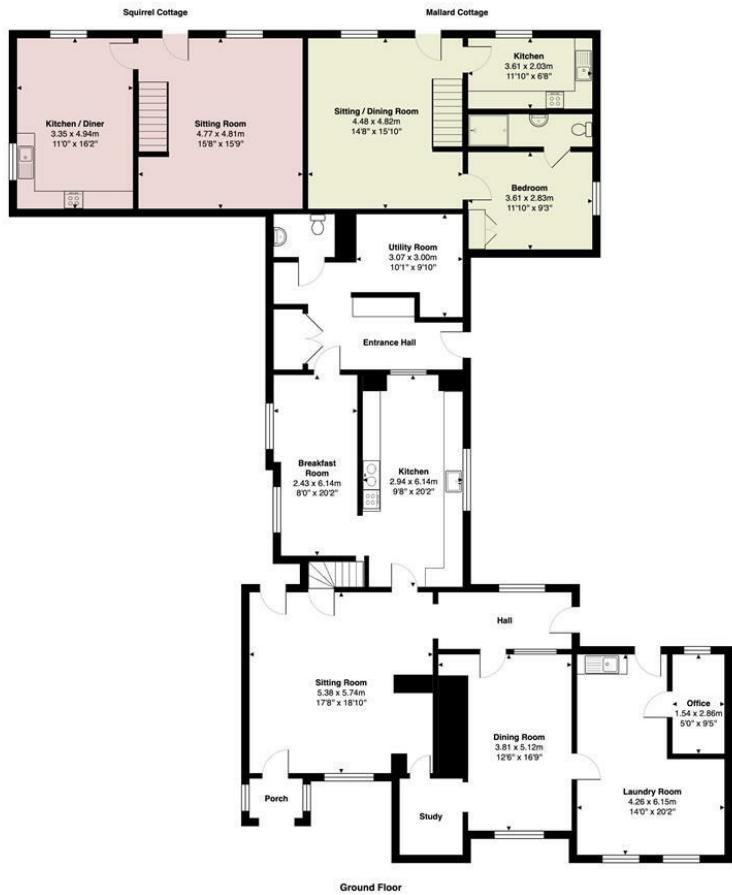
Mallard Cottage is a four-bedroom modern holiday cottage designed with flexibility in mind. The ground floor includes an open-plan sitting room and dining area, a stylish kitchen with distinctive red tiles, and a ground-floor master bedroom with an en suite wet room, suitable for wheelchair access. Upstairs are three additional bedrooms, one with an en suite WC, and a separate family bathroom. Like Squirrel, Mallard Cottage is well-maintained and also offers excellent potential for future holiday letting.

SERVICES

Mains Water, Electricity and Drainage. Oil fired central heating. Oil Aga. Standard and Superfast broadband available. Mobile signal likely with Three, EE, Vodafone and 02. (Ofcom)

DIRECTIONS

What 3 Words: ///backswing.captions.shade



Total Area: 457.5 m² ... 4925 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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