



Great Huish Farm

Exeter, Devon

Carter Jonas

**Great Huish Farm
Tedburn St Mary
Exeter
Devon
EX6 6AD**

**An attractive residential farm
with two dwellings, situated
within easy reach of Exeter.**

Great Huish Farm comprises a ring-fenced residential, livestock, and equestrian farm serviced by a substantial period farmhouse, a further detached cottage (or two semi-detached cottages), traditional and modern farm buildings with potential for a range of uses, a riding arena, and surrounding pasture and woodland.

In all extending to 40.85 acres.

For sale by private treaty as a whole or in up to two separate lots.



Location

Great Huish Farm is situated in a private rural yet accessible location in the attractive Mid-Devon rolling countryside but also close to the village of Tedburn St Mary and only about seven miles from the city of Exeter, with easy access to the A30 and the M5 motorway.

Tedburn St Mary, which is just under one mile from the property, provides local amenities including a primary school, village shop, a public house, and a village hall.

Exeter provides an excellent range of schools in both the independent and state sectors together with the University and College, airport, premiership rugby, and mainline train station providing fast trains to London in just over two hours.

The local town of Crediton is also within easy reach of the property, about six miles to the north, and offers a range of shopping and scholastic facilities.

Farmhouse

Great Huish Farmhouse comprises an attractive grade II listed property dating back to the 16th Century but providing sympathetically modernised accommodation with underfloor heating, solar panels and associated battery, and a biomass boiler, whilst retaining many character features.

The accommodation comprises front door to porch and hallway with tiled floor, principal staircase to first floor, and sitting room off with flagstone floor, exposed ceiling beam, and inglenook fireplace with woodburning stove. Dining room/'snug' with ceiling beam and former fireplace. Breakfast room with oil-fired Aga, exposed ceiling beams and tiled floor, leading to kitchen (with external door providing access across to the patio and garden beyond). Situated off the dining room/snug is a family bathroom, the utility room with biomass boiler, Tesla battery, and external door. The hallway from the dining room/snug also provides access via rear-stairs to the first floor, together with a further large utility/boot room with pebbled floor, wooden panelled and carved screen, wash-hand basin and door to front and rear, with WC.

On the first floor the principal stairs lead to a large landing area providing access to three double bedrooms. The principal bedroom benefits from an adjoining dressing room and en-suite bathroom facilities. The fourth bedroom, which comprises a large room with en-suite shower room off, is accessed via the rear stairs, but also via the dressing room to the principal bedroom if desired.

Situated close to the farmhouse is a patio accessed via steps off the rear drive and in turn a spacious lawned garden overlooking the paddock below.

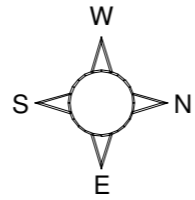
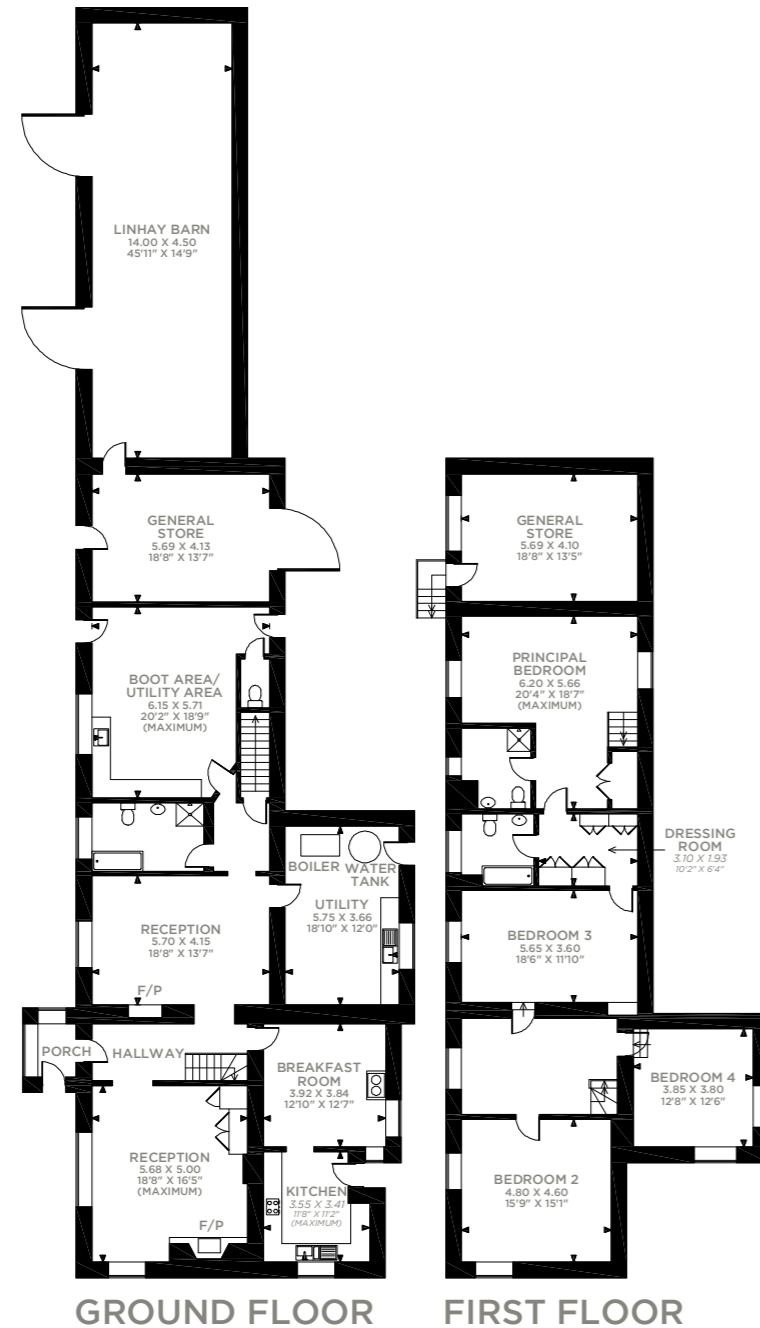
Adjoining the farmhouse to the north is a further garden store with loft above (not to be accessed due to the unstable floor) and a lincay offering potential to provide further accommodation if desired.



Farmhouse Floor plan

Great Huish Farm
Exeter
Devon
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Main House: 3,249 sq ft / 302 sq m
Linhay Barn & Stores: 1,205 sq ft / 112sq m
Total: 4,454 sq ft / 414 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Cottages

Situated a short distance from the farmhouse is a detached barn conversion which provides flexible accommodation of either a detached three-bedroom cottage, or two semi-detached cottages. The cottages are known as The Yoke and The Furrow, and they have been used most recently as holiday letting accommodation. However, the cottages are not subject to a holiday letting restriction and can therefore be occupied as a residential dwelling/s as desired.

The Furrow offers accommodation comprising, on the ground floor, open plan kitchen and sitting room with access onto the shared lawned garden. On the first floor is the principal bedroom with en-suite bathroom together with a second bedroom and separate bathroom.

The Yoke offers accommodation comprising, on the ground floor, open plan kitchen and sitting room with access onto the shared lawned garden. On the first floor is a double bedroom and bathroom.

Adjoining The Furrow to the rear is a large garage accessed from the parking area which also houses the oil-fired boiler for the property.

Opposite the farmhouse and cottage is a single storey barn which has planning permission for conversion to a one-bedroom holiday letting cottage. A concrete floor has been laid within this building by the vendors.

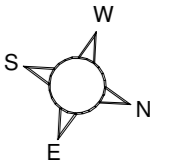




Cottages Floor plan

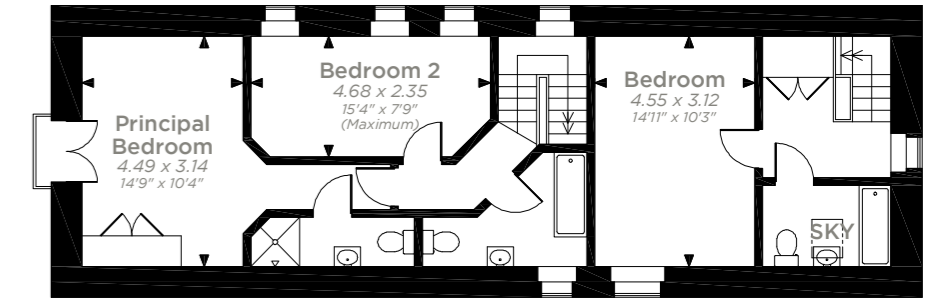
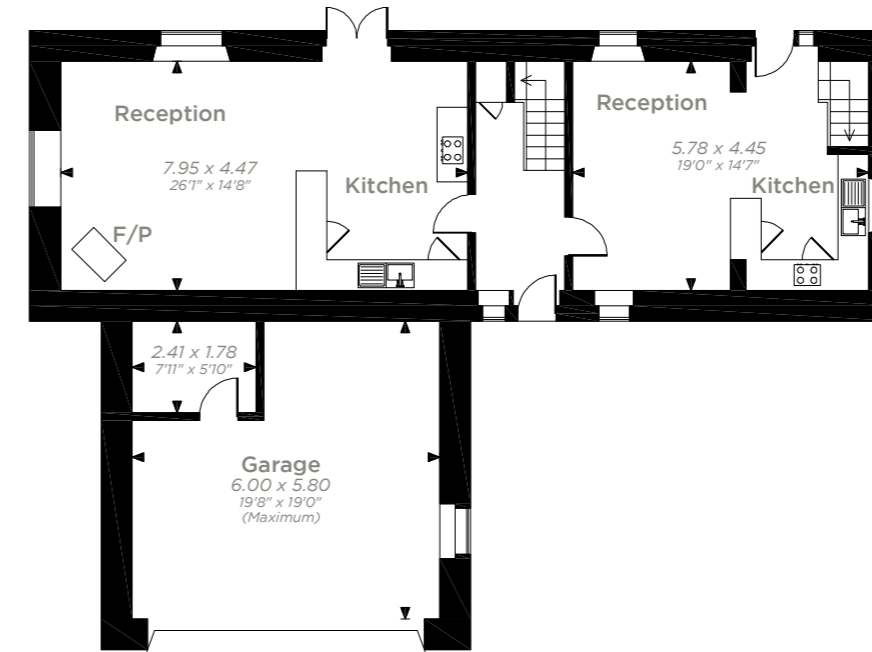
The Yoke and The Furrow
Great Huish Farm
Exeter
Devon
EX6 6AD

The Furrow: 939 sq ft / 87 sq m
The Yoke: 544 sq ft / 51 sq m
Garage: 375 sq ft / 35 sq m
Total: 1,858 sq ft / 173 sq m



FURROW

YOKE



FIRST FLOOR

FURROW

YOKE

GROUND FLOOR

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Buildings

To the west of the farmhouse and cottage is a range of farm buildings. These have most recently been used to service a beef and sheep enterprise but could be adapted to service a range of uses. The buildings more specifically comprise:

1. Five bay concrete framed machinery store and cattle shed with part concrete floor (75' x 60').
2. Adjoining five bay concrete framed machinery store (75' x 30').
3. Four bay concrete and steel framed machinery store and cattle shed with part concrete floor, roof-mounted solar panels, and inverter (60' x 60').
4. Adjoining stables with block wall partitions and adjoining tack room/feed store.
5. Dutch barn/straw store (60' x 20').

Adjoining the agricultural buildings is a large hardstanding which provides further useful storage space.

Situated to the south of the farmstead with easy access from the stables and adjoining farm buildings is a 40m x 20m riding school which was constructed in 2012.



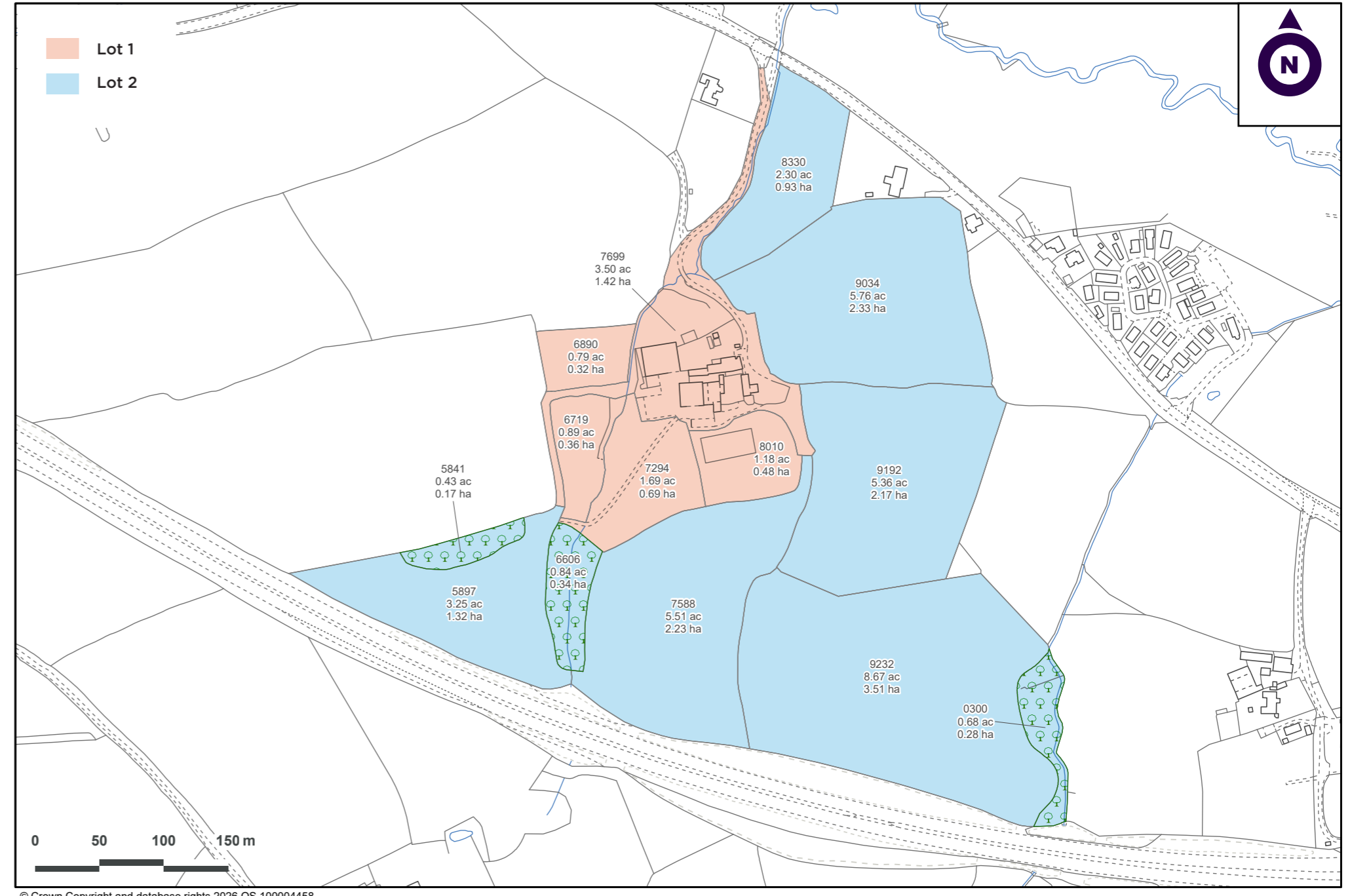
Land

Lot 1 comprises the farmhouse, cottage, farm buildings, farm drive, and adjoining paddocks, extending in all to 8.05 acres. Access is via a driveway from the road from the northern boundary of the property.

Lot 2 comprises the remainder of the farmland which is mainly pasture but also includes several small areas of interspersed attractive woodland.

In all, Great Huish Farm extends to 40.85 acres.

Although the holding is offered for sale as a whole or in two lots, the vendors and their agents would be open to discussing an alternative division of the property, subject to the retained land area being practical.





Method of Sale

The property is offered for sale by private treaty as a whole or in two separate lots.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Listing Status

Great Huish Farmhouse is grade II listed.

Services

The property is serviced by mains electricity with private water (borehole with UV filtration) and drainage. Mains water is available if required. The vendors installed a 4.5kW roof-mounted solar array in 2013 and in 2023 linked this to a Tesla battery. The farmhouse is heated by a 26kW biomass boiler with underfloor heating downstairs and radiators upstairs. There is also a wood burner in the sitting room. The Aga is oil-fired. The cottages are heated by an oil-fired boiler.

Wayleaves, Easements & Rights of Way

There is a right of access over the first section of the farm drive for the land on the northern boundary of the farm. There are no public access rights over Great Huish Farm.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from livestock or machinery which may be present/operating at the time of inspection. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

EPC Rating

Great Huish Farmhouse, The Furrow, and The Yoke all have an EPC rating of C.

Local Authority

Teignbridge District Council
www.teignbridge.gov.uk

Viewings

Viewings are by appointment with the vendor agents, Carter Jonas, on 01823 428590.

Directions

Heading west on the A30, take the exit signed Tedburn St Mary and Pathfinder Village. At the roundabout take the first exit signed Tedburn St Mary. Follow this road for a short distance down the hill and the entrance to Great Huish Farm will be found on the left-hand side.



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Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

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