HIGH VIEW FARM
Ashill, Cullompton, Devon, EX15 3NS

Exeter about 17.5 miles
Tiverton about 8.7 miles
Honiton about 11.5 miles

Contemporary steel framed conversion with free-flowing and social accommodation in a highly desirable, semi-rural location with outstanding countryside views.

Accommodation summary
Superb open plan kitchen/dining/family room
Living room | Gym
Study/bedroom 6/Utility/Shower room
Wonderful airy landing
Five double bedrooms
Five bathrooms
(three en-suites)
Including triple garage
Further outbuilding
Garage workshop with first floor storage
Double Stables and log store
EPC - C
SITUATION
High View Farm is enviably situated on the outskirts of the popular, quaint village of Ashill, a thriving community with a pub, good village hall and playing field, which hosts plenty of community events. Located on the edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty, there are many fine walks, bridle paths and mountain biking opportunities. The larger village of Uffculme is nearby, with a more extensive range of amenities, regular bus services and lies in the catchment area of the renowned Uffculme School, with an Ofsted rating of outstanding. Blundells and Wellington School are within 10 miles.

The M5 is about 5 miles away and provides access to Exeter, Taunton and London. Tiverton Parkway (5 miles) provides a regular train service with London Paddington being reached within about 2 hours. The cathedral city of Exeter has an excellent shopping centre, a number of independent schools, restaurants and amenities. Taunton, County town of Somerset, and home to the Country Cricket ground, provides a further range of amenities and a number of good independent schools.

DESCRIPTION
Constructed in 2018, High View Farm was designed and built by the current owners, with a view to create a large, sociable, free-flowing family home; maximising the countryside views from its elevated position. Arranged over two floors, totalling 4661 sq ft, immediately on entering the property there is a sense of space and quality. The spectacular large open plan kitchen/dining/family room enjoys a fully equipped kitchen with island, and two sets of impressive bifold doors leading out to a large covered area ideal for alfresco entertaining and perfect for a hot-tub. Further accommodation includes a fully equipped utility/boot room, study/bedroom 6, gym and a triple aspect living room with feature wood burning stove.
High View Farm has been built with a modern eco friendly design, with underfloor heating throughout the ground floor which provides a comfortable temperature throughout the year with minimal heating.

Generous, extra-wide stairs lead to the first floor and a spacious landing bathed with natural light from dual roof-lights. Combined with a seating area, it provides relaxing, reflective space for reading and enjoying the unspoilt view. To the right, the master bedroom benefits from an en suite, dressing room and Juliet balcony overlooking the grounds. There are four further double bedrooms (three of which are en-suites) and a beautiful modern family bathroom.
GARDENS AND GROUNDS
The superb grounds enjoy a magnificent outlook over rolling countryside. Approached by a gravel drive there is a turning circle in front of the property and ample parking. To the rear there is a wonderful covered area which links the house perfectly with the outdoors. This leads nicely up to a superb circular seating area with a pizza oven – perfect for entertaining. Grounds extend further to the rear which is mostly laid to lawn with a number of fruit trees and a laurel hedge.

There are numerous outbuildings including an ample triple garage, a highly versatile double-height outbuilding for garaging / workshop and further storage. Both buildings have potential for further development or conversion (STPP). In addition there is a stable block with adjoining log store.

There is additional land available by separate negotiation.

SERVICES
Mains water and electricity, private drainage and oil fired central heating.

OUTGOINGS
Mid Devon District Council – band G

FIXTURES AND FITTINGS
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS
From Exeter proceed north on the M5 and leave at junction 27. Follow the signs to Uffculme, take the road from Uffculme towards Culmstock and then take the right hand junction just after Madjelake. Follow this road towards Ashill and High View farm will be found on the right after half a mile.

VIEWINGS
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.
IMPORTANT NOTICE:
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. TB 09/10/19 Kingfisher Print and Design Ltd. 01803 867087.

HIGH VIEW FARM
Approximate Gross Internal Area:
Main House: 433.0 sq.m. / 4661.1 sq.ft.
Outbuildings: 150.9 sq.m. / 1624.0 sq.ft.

SAVILLS EXETER
Sterling Court,
17 Dix’s Field,
Exeter, EX1 1QA
01392 455 755
exeter@savills.com