

REMBERTON FARM

CULLOMPTON, DEVON



savills

REMBERTON FARM

CULLOMPTON, DEVON, EX15 1LY

Cullompton about 4 miles ♦ Tiverton about
3.7 miles ♦ Exeter about 15 miles

**A unique and charming rural
property, set in a convenient yet
unspoilt location surrounded by
some of Mid-Devon's most beautiful
and unspoilt countryside**

Accommodation Summary

Cross passage hallway ♦ Drawing room
Sitting room ♦ Dining room ♦ Kitchen/breakfast
room ♦ Study ♦ Boot room with WC ♦ Utility/
laundry room ♦ Cellar

Master bedroom ♦ 4 further bedrooms
2 bathrooms

Annexe with further reception room ♦ Ensuite
bedroom and further bedroom/store ♦ Attic space
and store room

Range of traditional outbuildings with stabling,
garaging, storage & workshops surrounding a
cobbled courtyard

Lapsed planning permission to convert part of the
outbuildings to a 5 bedroomed holiday let

Landscaped gardens with cutting garden and
greenhouse

Fruit cage, vegetable garden and ornamental ponds

All-weather tennis court

Pasture and mixed deciduous woodland. In all about
38.96 acres



SITUATION

The property is set in a peaceful elevated position, almost midway between Tiverton and Cullompton, surrounded by beautiful and unspoilt Mid-Devon countryside, enjoying spectacular and far-reaching views. Remberton is well located, being within easy reach of communication links, local amenities and schools, including Blundell's School at Tiverton.

The M5 Motorway can be accessed at either Cullompton or Tiverton, where there is also a mainline train station at Tiverton Parkway, providing direct links to London Paddington in about two hours. Exeter and Bristol International Airports are also within easy reach.

DESCRIPTION

Remberton Farm is a spectacular rural property, much of which has been immaculately refurbished by the present owners to create a spectacular family home, enjoying far-reaching views over its landscaped gardens and the surrounding area.

Set in approximately 35 acres, the property comprises a Grade II listed farmhouse and a generous selection of traditional outbuildings surrounded by immaculately kept gardens, pasture and woodland, all of which enjoys privacy, peace and totally unspoilt rural views.

ACCOMMODATION

The farmhouse, a traditional Devon Longhouse which dates from the 16th Century, with 17th Century additions, offers spacious, adaptable and beautifully finished accommodation, with generous reception rooms, 5 bedrooms, 2 bathrooms and an annexe with two further bedrooms, one of which is ensuite.

In recent years, the present owners have restored and improved the building throughout, retaining many original character features whilst also incorporating modern facilities such as underfloor heating in parts of the ground floor and many of the windows being replaced with approved double glazed units.

In addition to the main house there is a significant range of traditional outbuildings providing further development potential. Although now lapsed, planning permission has been granted to convert a section of the courtyard of outbuildings to create a 5 bedroom holiday let. For further details of the planning consent and drawings, please contact the agents.







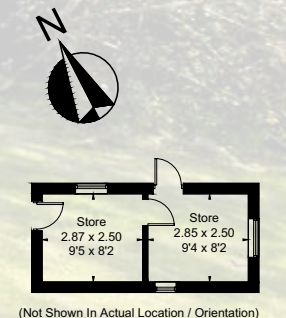
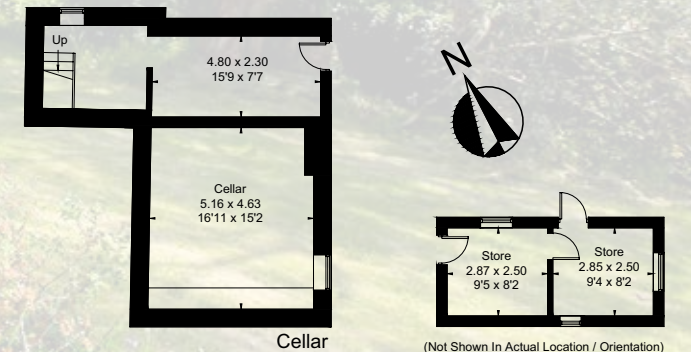
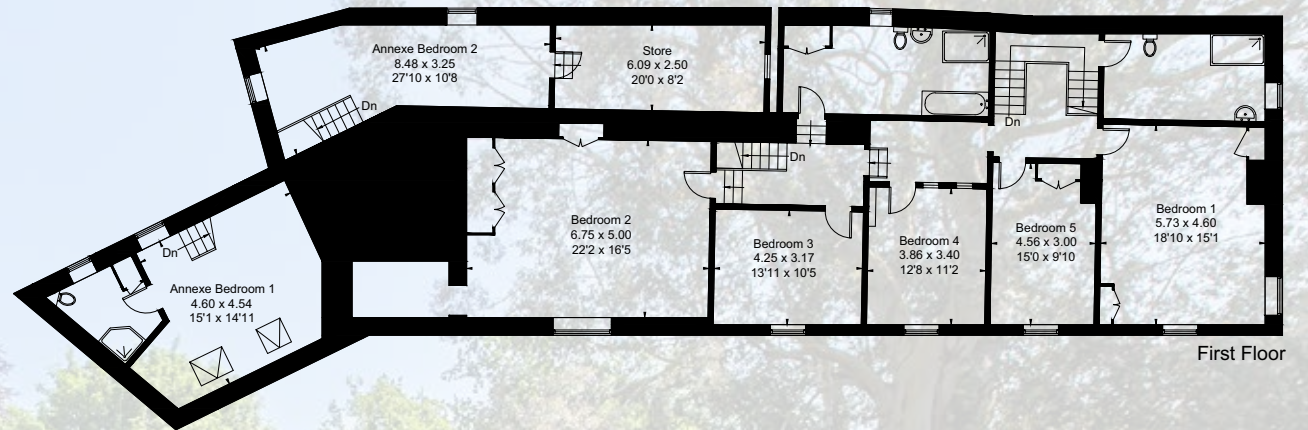
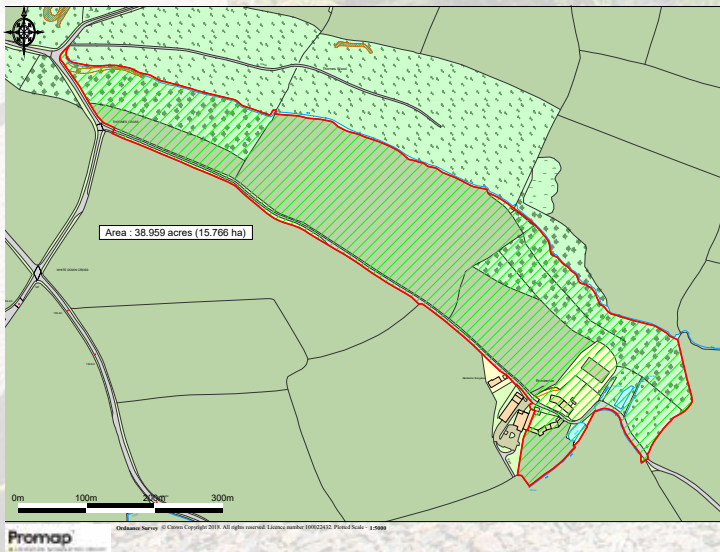
FLOOR PLANS

Gross Internal Area (approx) = 512.4 sq m / 5515 sq ft

Cellar = 43.4 sq m / 467 sq ft

Stores = 14.6 sq m / 158 sq ft

Total = 570.4 sq m / 6140 sq ft



GARDENS AND GROUNDS

The gardens are a particular feature of the property and have been well laid out and landscaped to include mature borders, terraces, lawns, wildflower meadows and an orchard. Within the gardens there is a greenhouse with cutting garden, a fruit cage and vegetable garden, potting shed and an all-weather tennis court.

The land offers approximately 12 acres of mixed deciduous woodland and just over 23 acres of pasture which runs along a beautiful wooded valley to the north-west of the house and buildings. There is a stream along the property's northern boundary and within the woodland to the east of the house there is a selection of ornamental ponds.

ADDITIONAL INFORMATION

Services: Mains electricity. Private Water & Drainage. Oil-fired central heating. Broadband available.

Outgoings: Council Tax 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 Tiverton, proceed in a south easterly direction towards Cullompton on Canal Hill, then Newete's Hill. At Whitedown Cross, turn left and proceed uphill for about 100 yards and the entrance to Remberton Farm will be found on the right hand side.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

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

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