



A Georgian style period home in a stunning semi-rural position with outstanding views and just under 11 acres of gardens and grounds.

East Worlington, Crediton, Devon, EX17 4SY

Guide Price £1,000,000 Freehold





Georgian style farmhouse with outstanding views •
 Delightful and characterful accommodation throughout •
 Versatile accommodation with integral one bedroom
 annex • Mature grounds and gardens of about 11 acres •
 Superb semi-rural position

Local Information

Although the property is rurally situated, it is within 2-5 miles of two villages and only 5 miles from the Michelin Star pub, The Mason's Arms. Wonderfully positioned in the heart of mid Devon, just 7 miles from the small, thriving market town of Chulmleigh and 17 miles distant from Crediton. The large market town of Crediton offers a range of amenities, including schools, banks, leisure centres, supermarkets, and shops.

Adworthy Farm is well located, having easy access to communication links including the A361 North Devon link road, A377, M5 Motorway and Tiverton Parkway Station, providing regular services to London Paddington in under two hours. Tiverton has a selection of independent shops, cafes and restaurants as well as a selection of supermarkets including a Marks & Spencer food hall. The Exe Valley Leisure Centre offers a swimming pool, gym facilities and tennis courts, whilst Tiverton also

has active football and rugby clubs. There is an excellent selection of state and independent schools in the locality including Chulmleigh Community College and the renowned Blundell's School in Tiverton.

The Cathedral City of Exeter is approximately 19 miles away. Exeter is a thriving city, which boasts The Princesshay Shopping Centre, Guildhall Food Halls, a John Lewis Department store as well as an extensive selection of independent shops and eateries, theatres, an award winning museum, world class University and excellent transport links.

Directions

From Tiverton head east onto B3137 towards Withleigh, continue on this road through the villages of Withleigh and Nomansland until you get to Thelbridge Cross and the Thelbridge Inn. Take a right here onto Thelbridge Hill and continue onto Have's Hill where the property will be found on the right hand side after about two miles.



About this property

Occupying a wonderful semi-rural position with fine, far reaching views over its land and beyond, this handsome Georgian style home is located just a short drive from two villages offering a range of local shops and public houses. Adworthy Farm is accessed via a driveway into a charming courtyard and hard standing providing ample parking for several cars. The farmhouse itself has been renovated by the current owners to a high standard throughout and offers flexible accommodation with an integral one-bedroom annex which could be incorporated into the main house if desired.

The well-appointed farmhouse kitchen offers a range of wall units, stone floor, aga and vaulted ceiling with charming raised snug at one end. There is also access via French doors to the enclosed courtyard which provides a wonderful, sheltered entertaining space. The dining room and sitting room are beautifully proportioned with charming fireplaces with wood burners and large sash windows overlooking the gardens. There is an additional downstairs bedroom/study with wet room, conservatory and utility/boot room. To one

end of the property, there is an integral one bedroom annex with separate access offering a potential income opportunity or additional flexible accommodation. To the first floor, there are four double bedrooms enjoying fine, far reaching views and much character with beamed ceilings and sash windows. There are two well-fitted family bathrooms to this floor.

Gardens

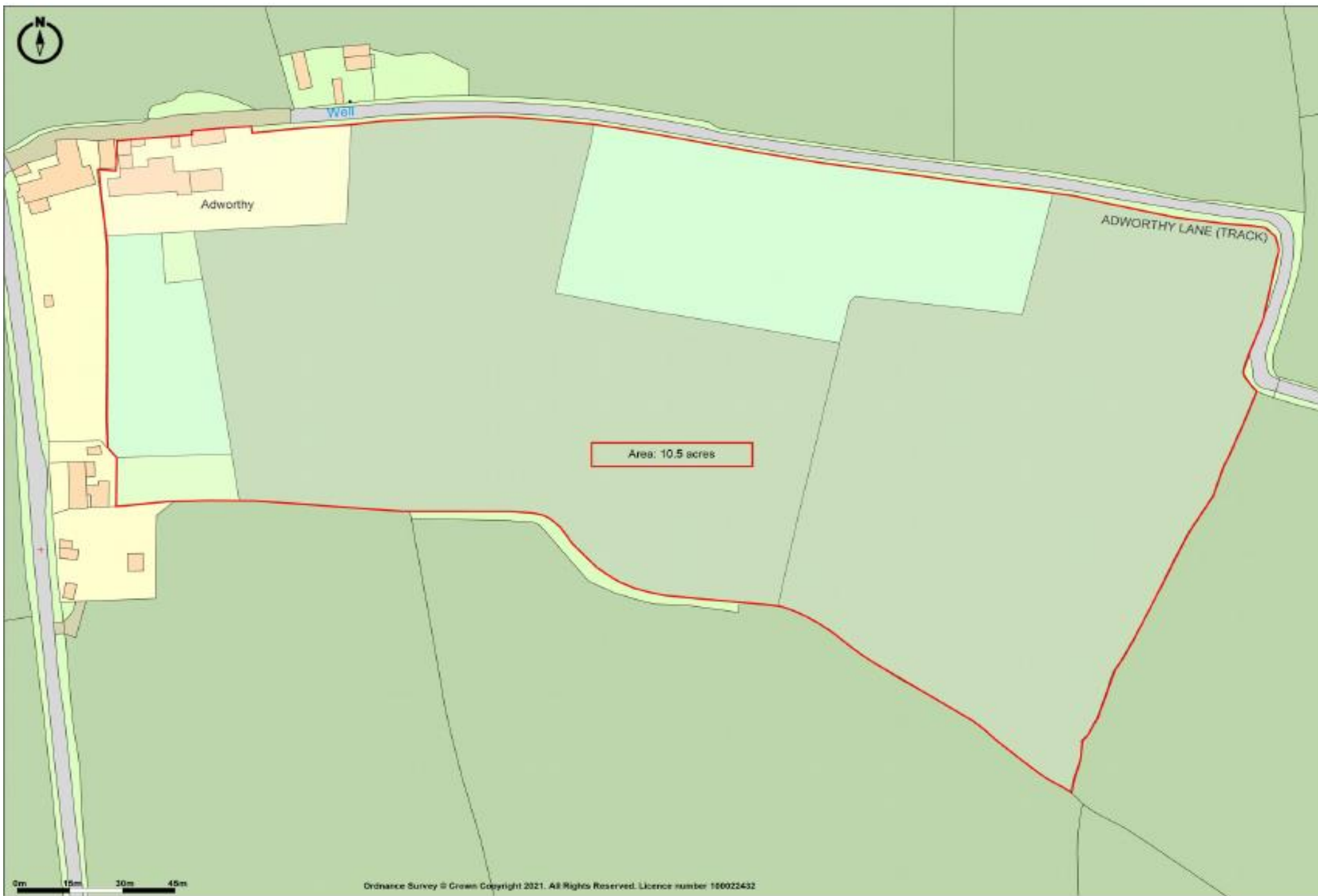
Outside is a delight with numerous areas to enjoy. There is a wonderful enclosed courtyard to the rear of the house with a BBQ area which is perfect for entertaining. To the south and east is a generous level lawn area with a numerous mature shrubs and trees. Beyond the garden is a further 10 acres of land currently split into three fields which are easily accessible from the house. From all areas of outside there are outstanding rural countryside views to enjoy. Outbuildings include an attached double garage and stable block with workshop.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office. Telephone: +44 (0) 1392 455 755.







East Worlington, CREDITON, Devon, EX17 4SY

Gross Internal Area - 3196.4 sq feet

Local Authority – North Devon District Council, Band E

Energy Performance – EPC Rating D

Services – Mains water and electricity. Private drainage. Oil fired central heating.

Tenure – Freehold



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 297.0 sq. metres (3196.4 sq. feet)

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