



A superbly positioned and exciting Grade II listed farmhouse in need of modernisation with an extensive range of stone outbuildings and about 1.33 acres

Thornland, Hockworthy, Wellington, Somerset, TA21 0NJ

Offers in excess of £700,000





Superb and rare opportunity to create a wonderful family home

- Tradition farmhouse with good proportions and characterful features
- Two excellent stone built barns of about 4269 Sq ft
- Walled south facing garden and two paddocks totaling 1.33 acres
- Private, semi-rural position with a countryside backdrop
- Further land available by separate negotiation

Local Information

To the north lies the Exmoor National Park, an Area of Outstanding Natural Beauty. Exmoor is renowned for its wonderful recreational and sporting opportunities. There are a number of packs of stag & foxhounds nearby and many of the finest shoots are "on the doorstep". Thornland is well located, being within easy reach of communication links, local amenities and schools, including Blundell's School at Tiverton which is 7.7 miles distant.

The North Devon coast and its stunning sandy beaches can be easily accessed via the A361 North Devon Link road. The nearby village of Holcombe Rogus has a primary school, post office and stores. Alternatively, the property is approximately 9 miles from Wellington and 8 miles from Tiverton, both of which offer excellent day to day shopping facilities. Whilst Thornland Farm enjoys a lovely rural setting, the M5 motorway (Junction 27) is only 5.5 miles away, together with Tiverton Parkway Station, which provides fast train access to London Paddington in just under 2 hours.

About this property

Thornland, thought to date from the mid-17th century and is Grade II listed, now requires significant work to restore it to its former glory. Offering an exciting and rare opportunity there is huge scope to create a wonderful family home whilst enjoying the delightful semi-rural setting. Inside there are many period features including a stone flag floor in the kitchen, inglenook fireplaces and many exposed beams and window lintels. The ground floor accommodation comprises three wonderful reception rooms all with views over the garden whilst two enjoy feature fireplaces. There is a sociable kitchen centered around the Aga with an adjacent utility room, WC and rear porch providing access to outside.

Stairs rise to the first floor where there is a generous landing leading to four bedrooms (one en-suite) and a family bathroom. Bedroom one is of particular interest with a pleasant outlook and an en-suite bathroom.

Perhaps one of the most impressive and exciting features of Thornland is its range of stone built outbuildings arranged perpendicular to each



other in an L-shape arrangement whilst creating an open sided courtyard to the house. These barns have huge scope for further enhancement (subject to necessary planning consents) whilst currently providing a great space for storage and a workshop.

Gardens and Grounds

Thornland benefits from a generous, private south-facing rear lawned garden which is surrounded by a stone wall. To the west of the house is an additional smaller walled garden and the house is approached by a gated private drive which leads to the courtyard where there is ample marking for many cars. Either side of the drive are two excellent paddocks with gated access allowing for a variety of uses. In all the gardens and paddocks equate to about 1.33 acres. A further 7.45 acres of land is available by separate negotiation and does not adjoin Thornland.

Directions

From Junction 27 of the M5 join the A361 dual carriageway for a short distance towards Tiverton and after approximately 500yds, take the 1st exit left signed Sampford Peverell. At the top of the slip road, turn right at the roundabout and pass back over the Link road. Continue straight over at the next mini roundabout onto Holbrook Lane. After two miles turn right at the T junction and stay on this road for 1.7 miles

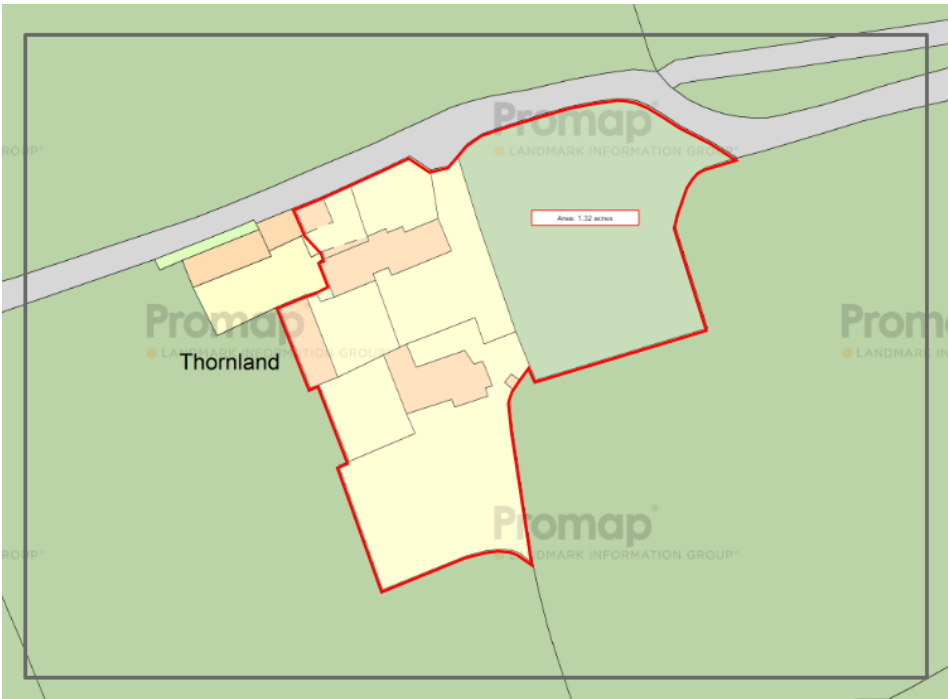
before taking another right. At the junction with Staple Cross Inn turn left and then immediately right, after 0.1 miles turn left and Thornland will be found on the left hand side.

When at the first T-junction in Holcombe Rogus, turn left passing Holcombe Court entrance on your right. After approximately 100 yards, take the next turning right signed Hockworthy. Continue for approximately 1 mile to Hockworthy (the house can be seen straight ahead on the right when entering the village). On entering the village the entrance gates can be found on the right hand side just before the Church. Follow the drive up to the side of the main house and there is a parking area on the left hand side.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Taunton.
Telephone:
01823 785441





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Gross Internal Area House – 234.5 sq metres (2524.0 sq feet) Barns – 396.7 sq metres (4269.7 sq feet)

Services – Mains water and electricity, private drainage and oil central heating

Local Authority – Mid Devon District Council, Band G

Energy Performance – Exempt

Tenure - Freehold



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Total area: approx. 234.5 sq. metres (2524.0 sq. feet)



Total area: approx. 396.7 sq. metres (4269.7 sq. feet)

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