



Lovingly renovated and stunning Grade II Listed home in a delightful, elevated location with magical grounds of over 9.5 acres, including an impressive lake.

Old Heazille Farm, Rewe, Exeter, Devon, EX5 4HB

Guide Price £1,650,000



Outstanding Grade II Listed family home • Full of character and period features • Superb kitchen/dining room • Stunning holiday let barn conversion • 9.5 acres of established gardens and grounds

Local Information

This stunning home, positioned in a wonderful, tranquil position just 6 miles from Exeter has been beautifully restored by the current owners. Due to its elevated grounds, the property and gardens enjoy beautiful far-reaching views over its grounds and neighbouring farmland. Nestled between Rewe and Silvertown overlooking the Killerton estate, Old Heazille Farm is conveniently located between the market town of Tiverton with Blundell's School and the university and cathedral city of Exeter.

Exeter has a thriving university, well regarded schools, theatres and wide selection of shopping and leisure facilities, including the Princesshay Shopping Centre and a John Lewis department store. The two market towns of Tiverton and Crediton also offer a range of amenities, including senior schools, banks, leisure centres, supermarkets and shops.

For excellent walks and interesting gardens, the National Trust owned Killerton House and Gardens are close by. Killerton is an 18th-century house in Broadclyst. With its hillside garden and estate, Killerton has been owned by the National Trust since 1944 and is open to the public and enjoys many events

throughout the year whilst also enjoying a café and gift shop.

For commuting to central London and Bristol, the mainline train station at Exeter St David's is 6 miles away, alternatively, Tiverton Parkway is about 13 miles from Old Heazille Farm and has regular fast trains to London Paddington in less than 2 hours or Bristol Temple Meads in under 45 minutes.

About this property

Old Heazille Farm is a superb family home which has been lovingly restored by the current owners, who have spent the last 7 years renovating this former monastery with fine detail. Thought to date back more than 800 years and believed to be occupying the site of a former ancient monument, Old Heazille Farm has undergone many changes in that time with the owners exposing the beautiful, rich history to create a warm, inviting space with exceptional proportions and period features.

Accessed from a graveled courtyard area, the property offers a charming entrance into a boot room with stone, tiled floor and storage leading into a fantastic, light reception room, with its solid wood floors and a Chippendale cupboard with built in shelving offering excellent storage space. The generous and beautifully





bright kitchen has been tastefully designed, enjoying impressive windows to two aspects flooding the space with natural light. The solid wood kitchen provides plenty of cupboard space along with an island/breakfast bar and electric Aga. There is space for a large dining table – perfect for family life and entertaining alongside original flagstone floors and fireplace with wood burner making this room truly the heart of the home.

The second reception room is currently used as the family sitting room, with a striking beamed ceiling and exposed timbers to the walls, original solid wood door and large fireplace. This cosy room is lovely and bright with a bay window with window seat and a stable door opening onto the south facing kitchen garden. To the rear of the property is a useful utility room, providing space for a washing machine and dryer as well as a downstairs WC. There is rear access to the terrace and gardens from the utility room.

The fabulous first floor landing is a real feature of the property with vaulted ceiling and exposed trusses. This beautiful, light space opens into 4 double bedrooms, delightful reading nook/office and mezzanine attic room. The principal bedroom offers a charming, bright space with solid wood floors and double aspect windows to the front and rear affording far-reaching views. There is an impressive, arched, original wooden window which has been retained and is a really special feature to this room. The large family bathroom is beautifully finished with separate

shower, tiled floors and claw-footed bath.

Annexe/Barn

This wonderful addition to the property has received a string of fantastic reviews on Air BnB as well as being in Instagram's Top 10 Most Liked Air BnB in the world in 2019! This two bedroom well-designed barn conversion is beautifully finished throughout. The vaulted, open plan kitchen, living, dining room makes the space light and airy with oak beamed vaulted window providing breath-taking views across Killerton woods. There are two double bedrooms, one in the Hayloft with far-reaching views and family bathroom. The current owners are willing to discuss the possibility of leaving this property virtually as seen so that a prospective purchaser effectively can continue to run the holiday let as a ready-made business, or alternatively, this would be a really lovely guest house for family and friends.

Gardens and Grounds

Old Heazille Farm really needs to be seen to be fully appreciated. Extending to over 9.5 acres, the mix of formal gardens and magical wild spaces are a delight, all with sublime far-reaching views. The property itself is surrounded by areas of graveled terraces, offering superb spaces within which to follow the sun and entertain. There are well-stocked beds and raised vegetable beds as well as a greenhouse and charming summer house. To the rear of the property, the terrace makes way to a grassed area which gently slopes away down to the pond and paddock providing a







lovely spot to entertain fully taking in the glorious views across the grounds and fields beyond.

There is a double garage and numerous attractive stone outbuildings including a potting shed, store and cycle store surrounding the property which offer much further potential, subject to any necessary planning consents. The property is encircled on three sides by its grounds and gardens including a large lake surrounded by poplars dating back to the time of the monastery and being fed by a tributary of the River Culm. There is a paddock area, woodland which rises behind the property with stunning views across farmland and an avenue of poplars offering a lovely feature to the grounds. Throughout the grounds are charming picnic spots which make the most of the exceptional views surrounding the property. In addition, there is a separate fenced paddock area currently housing chickens, ducks and a pair of goats as well as a fenced allotment with a garden shed.

Directions

From Exeter St David's Station, take the A377 towards Crediton. Follow past the Esso garage, continuing on the A377 (Cowley Bridge Road) for just over a mile until you reach the Stoke Road roundabout. Continue straight over the roundabout onto Stoke Road; the A396 towards Stoke Canon and Tiverton. Continue on the A396 for approximately 4 miles, passing through Stoke Canon and on to Rewe. Drive through the village of Rewe, passing the Nether Exe

crossroads and monument and continue out of the village for approximately half a mile taking the first right turn after exiting the village. Old Heazille Farm will be found approximately half a mile on your left.

Services

Mains electricity and oil central heating. Private water and drainage.

Tenure

Freehold

Local Authority

East Devon District Council

Council Tax

Band = G

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.
Telephone: 01392 455 755.



Old Heazille Farm, Rewe, Exeter, Devon, EX5 4HB
Gross Internal Area 397.3 sq metres (4276.7 sq feet)



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