



Sherway Farm, Clyst Hydon, Cullompton, Devon







A beautifully presented family home in a **magical setting** with outstanding views, equestrian facilities and three successful holiday let cottages.

Summary of accommodation

Sherway Farm

Entrance hall | Sitting room | Drawing room | Kitchen/breakfast room
Prep kitchen | Laundry room | Boiler room | Downstairs bathroom
Boot room

Principal bedroom with en suite bathroom | Three further double bedrooms | Family bathroom

Parking | Large paved/gravel terrace | Garden | Woodland
Three holiday cottages | Agricultural barn | Workshop | Garden store
Manège

In all about 11.5 acres (4.67 hectares)

Distances

Tiverton Parkway mainline station (London Paddington in 1h 58m) about 10.4miles M5 Junction 28 about 4.9 miles Exeter about 10.5 miles
(All distances and times are approximate)

The Coach House

Entrance hall | Kitchen | Sitting room | Utility room | Three double bedrooms with en suite | Hot tub

The Shippen

Entrance hall | Sitting/kitchen/dining room | Two double bedrooms with en suite | Hot tub

The Dairy

Entrance Hall | Sitting/kitchen/dining room | One double bedroom with en suite | Hot tub



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Location

Sherway Farm is situated on the western side of Clyst Hydon village, with excellent road links to Exeter, Cullompton and Tiverton. The village of Clyst Hydon offers many amenities, including a highly respected primary school, outdoor swimming pool and very popular pub called The Five Bells. With the market town of Cullompton only 4.9 miles away, this provides a range of shopping facilities, a primary school and secondary school and leisure centre.

The thriving market town of Tiverton is only 10 miles away which provides an extensive range of facilities including an excellent range of shops, banking, recreational and educational facilities. There is also an excellent selection of state and independent schools including East Devon College and the highly regarded Blundell's School. Also within easy reach are Exeter School, The Maynard, Wellington School as well as Taunton School, King's College and Queen's College in Taunton.

Known for its striking cathedral, Exeter is only half an hour away and is well served by a range of restaurants, cafes and leisure facilities. It is also home to a world-renowned university and has a diverse range of shopping.





The property

Positioned in an elevated setting, Sherway Farm is a gorgeous home with uninterrupted, south facing views across a wide stretch of unspoilt Devon countryside. The approach is superb and sets the tone for the rest of the property. A long private driveway sweeps through the grounds with the beautiful lawn garden to the right and the well-presented paddock to the left. Eventually arriving at the house you are greeted by the gorgeous gravelled parking with views of the pretty façade of the house.

The house is positioned to take advantage of the exceptional views over the gardens and grounds and first impressions are fantastic. The quality of the renovation work that has been undertaken by the current owners is immediately noticeable.

On entrance to the house an impressive entrance hall with a beautiful tiled floor and a grand staircase, creates a wonderful sense of arrival.

Both principal reception rooms are positioned on the left and right hand side of the entrance hall, offering an abundance of character and light throughout. These rooms are complimented by attractive feature fireplaces and beautiful bay windows, drawing attention to the far-reaching views.





The entrance hall leads through to a well-presented kitchen, which has been beautifully designed, consisting of several built-in units and a wonderful sink unit, boasting views across the valley and beyond. Off the kitchen is a fully fitted prep kitchen which is incredibly useful, with built in appliances and ample storage space. The rear passage leads through to a boiler and laundry room, a downstairs shower room and boot room.

The immaculate presentation and attention to detail continues to the first floor where there are four beautifully appointed bedrooms and a modern family bathroom.

Beyond the main house are the three incredibly successful holiday cottages alongside a large barn, workshop and manège. The current owners have created an incredibly successful holiday cottage business which includes three beautiful, presented cottages in the most idyllic rural setting. The Dairy, The Coach House and The Shippen have been finished to an incredibly high standard, offering spacious accommodation throughout, benefitting from their own private space and hot tub, boasting far reaching views of the countryside. For more information on the cottage please follow the link <https://www.sherwayfarm.co.uk> and accounts are available on request.



Holiday Cottages



Holiday Cottage



Holiday Cottage

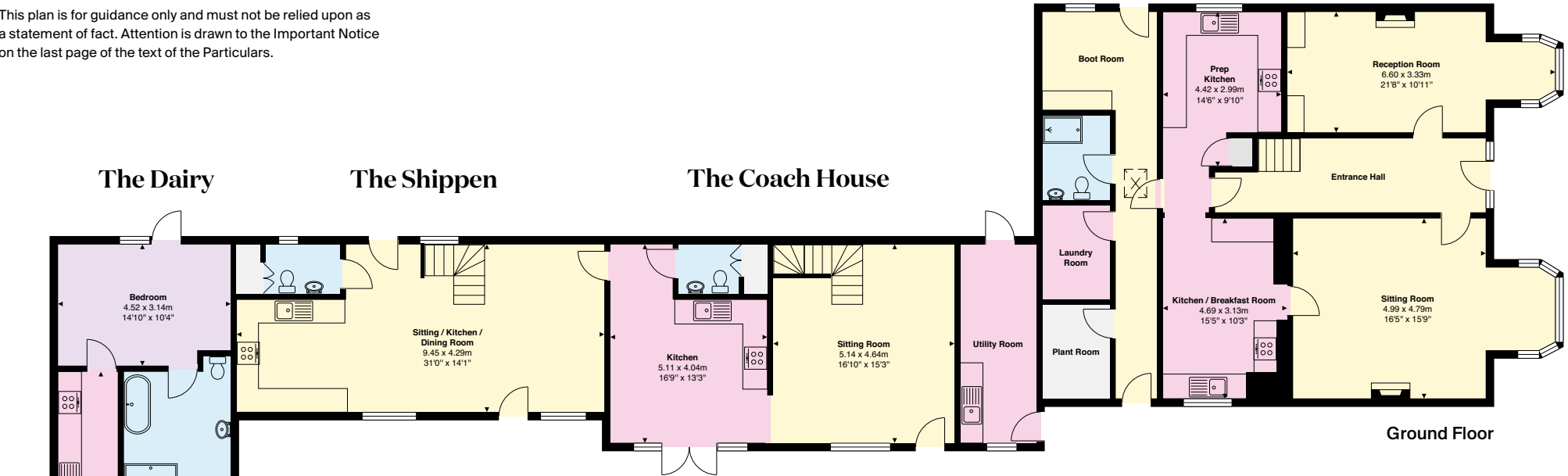


Holiday Cottage

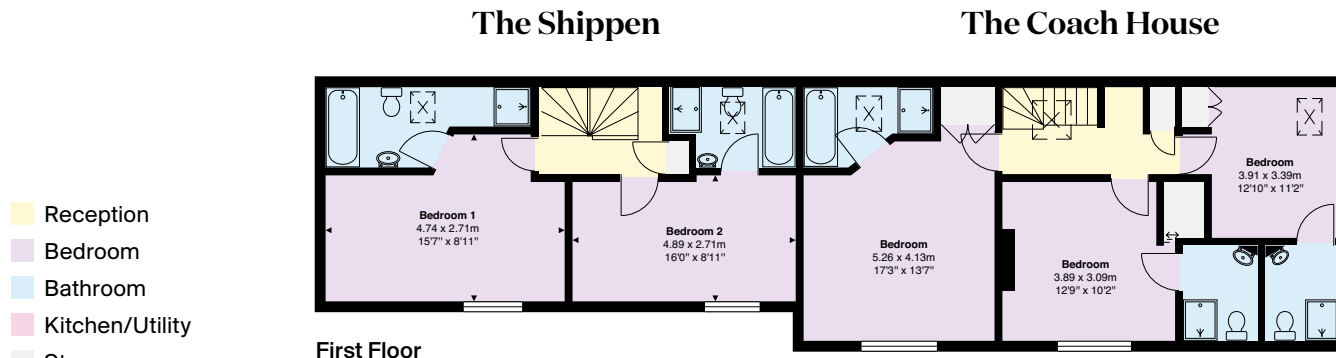
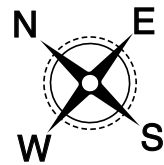
Approximate Gross Internal Floor Area

475.2 sq m (5115.1 sq ft)

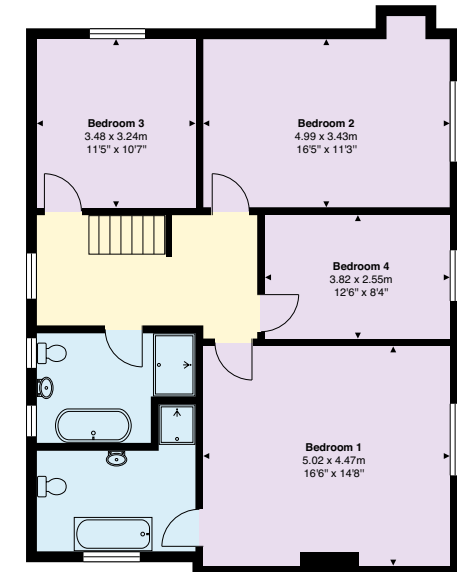
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

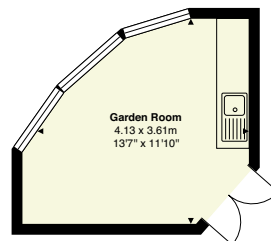
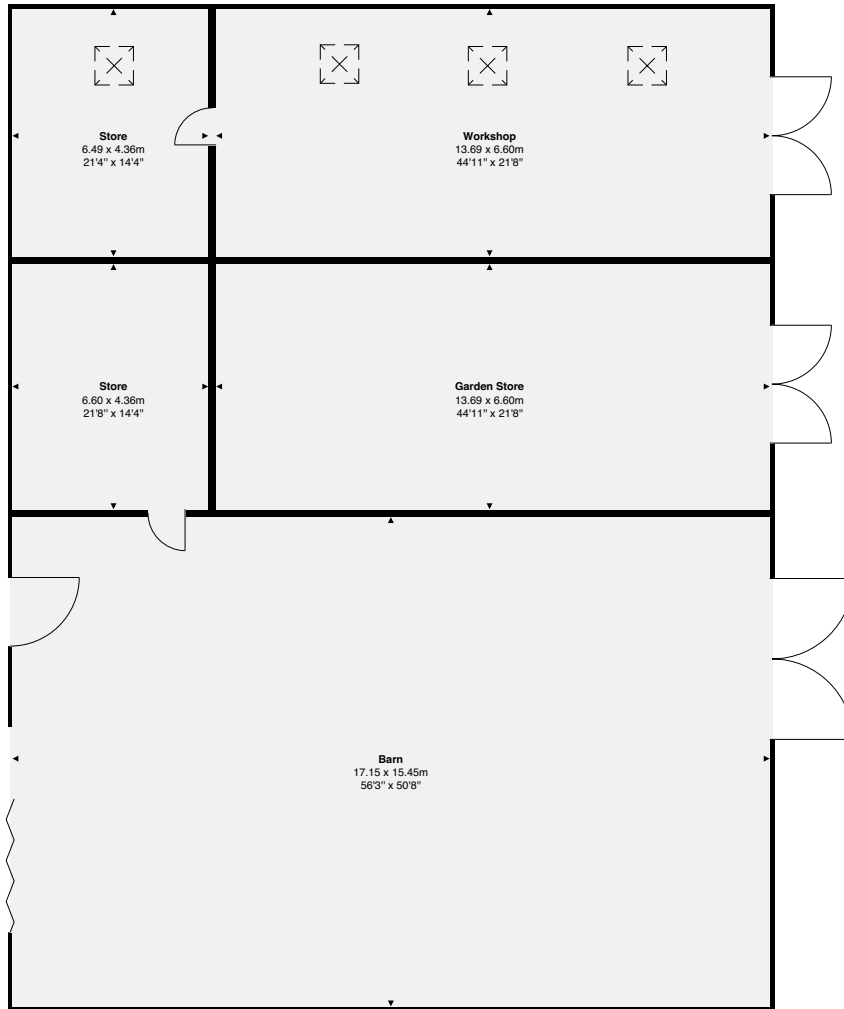


First Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens and grounds

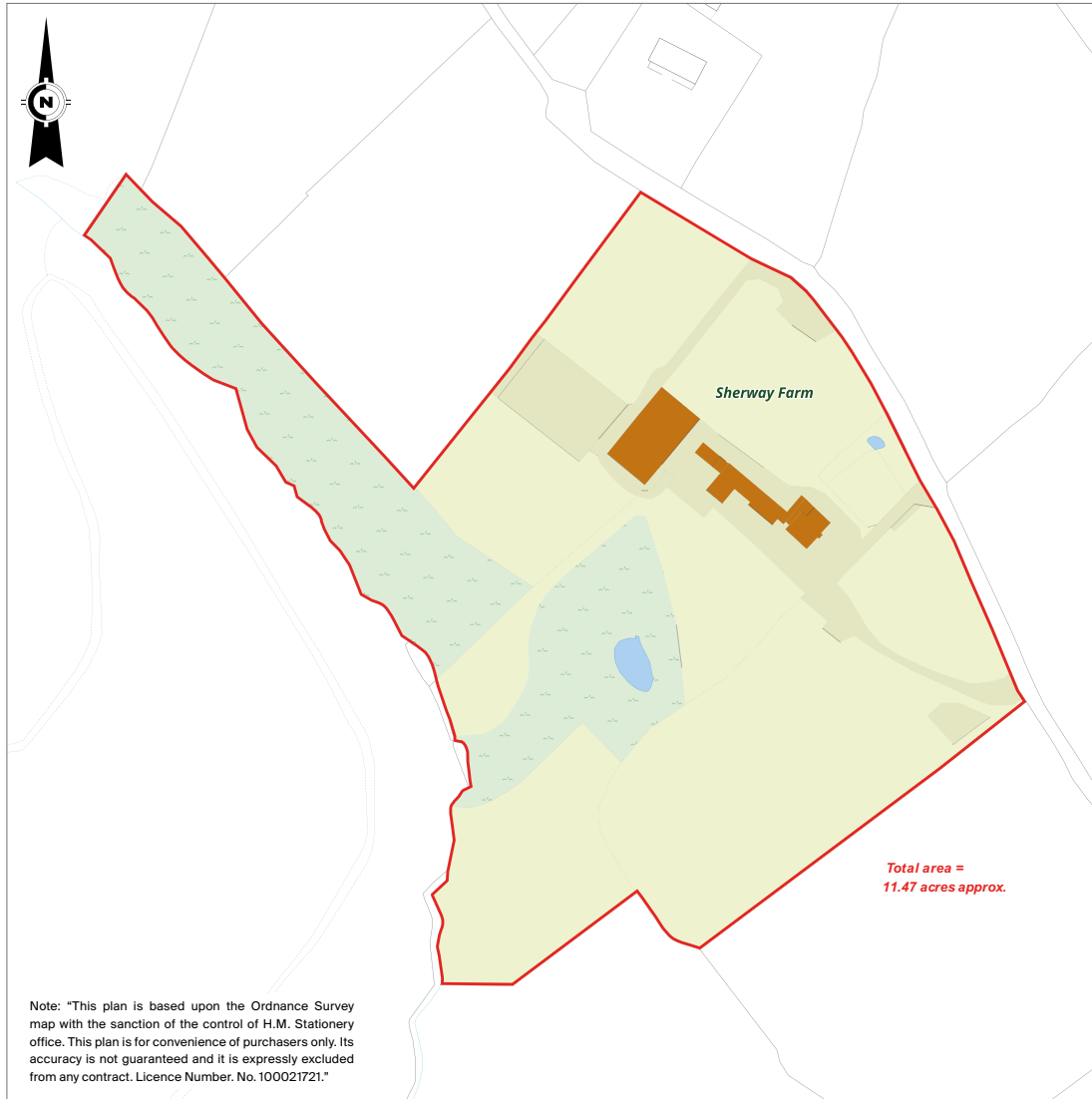
What really sets Sherway Farm apart from other properties is the setting and the grounds, which give the sense of utter seclusion, privacy and gives a truly magical lifestyle. It is an idyllic setting, with a Swallows and Amazons lifestyle.

The gardens and grounds at Sherway Farm are stunning and match the quality of the house. The whole property has a rich diversity of land including permanent pasture, mature woodland, a pond with a tree house and a stream which borders Paradise Copse. Sherway Farm owns its own little piece of Paradise Copse. The land offers a buyer many opportunities to take full benefit of the diversity and privacy of the property.

As well as the glorious land, Sherway Farm offers several outbuildings, including a large agricultural barn, workshop, garden store and two further storage rooms. Behind the large barn, you will find stables and a manège, ideal for those with equestrian requirements.

A real feature of the property is 'Hobbits' this is a magnificent garden room hidden at the top of the garden, it is perfectly placed and offers fabulous views over the valley and beyond.





Services

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

Property information

Tenure: Freehold

Local Authority & Council Tax Band: East Devon District Council, Band E

EPC Rating: D

Guide Price: £2,300,000

Directions (Postcode EX15 2NS)

Leaving Cullompton southbound toward Exeter on the Exeter Road/ B3181, after 3.3miles turn left onto the Sidmouth Road and take the next right after 0.2 miles. Follow this road for 1.1 miles, taking a sharp left-hand bend and shortly after take a right where Sherway Farm will be found shortly after on the right-hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2022. Photographs dated xxxxxxxx 20xx.

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