



Hackworthy Farmhouse, Nadderwater, Devon

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A **beautiful farmhouse** in a rural setting with planning permission for a modern extension, ideally situated on the outskirts of Exeter.

## Hackworthy Farmhouse

The two storey brick-built farmhouse, which would benefit from a full renovation, comprises a sitting room, a stone-floored kitchen with fireplace housing a solid-fuel Rayburn, and a bathroom and separate WC. On the first floor there are three good size bedrooms.

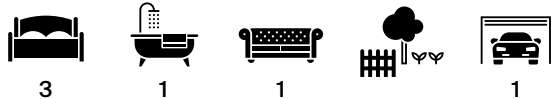
The property has secured planning permission to be extended on both the ground and first floors to create a stunning modern family home.

## Planning permission

There is planning consent for a single and two storey extension with a glazed link to the original farmhouse building. Further information can be found on the Teignbridge Council planning portal under planning reference 21/01972/HOU



CGI Representation



EPC  
F

Guide Price	Tenure	Local Authority	Council Tax
£500,000	Freehold	Teignbridge Council	Band D





## Gardens and garage

To the side of the property is a private parking area leading to the east-facing gardens with elevated views to Woodbury Castle, Blackdown Hills, Ashclyst Forest and the National Trust Killerton Estate. To the far side of the property is an attached single garage of clad construction.

The plot extends to roughly  $\frac{1}{3}$  of an acre and additional land is available subject to negotiation.

## Situation

The property sits on the fringe of Exeter, known as the cathedral city, affording it fabulous views all around. The rural setting belies the area's extensive amenities both in the hamlet Nadderwater and further choices in Exeter itself and the nearby towns and cities.

Amenities include the well known Royal Oak Pub, additional restaurants, cafes and independent shops with more options at the popular Princesshay and Historic Quayside locations.

Designated an Area of Outstanding Beauty, the beautiful vistas are unrivalled and leisure activities available are walking, hiking the 250-million-year old Jurassic Coast, sailing, horse riding and golfing.

There are excellent leisure centres and sports clubs on offer such as Sandy Park for Rugby, St James' Park for football and Exeter Racecourse to name a few. The South Devon coast is easily accessible from the home and with at least three sandy beaches within 20 miles of the home, they provide the perfect location for the summer months.

The region is well served by regular transport links from Exeter's four mainline stations to its proximity to the A30 and M25 connecting to the national motorway network. Exeter International Airport offers national and international flights.

There are fantastic educational establishments within 5 miles of the property such as Exwick Heights Primary School rated 'Outstanding' by Ofsted. The prestigious Exeter University is just over 4 miles away.



## Services

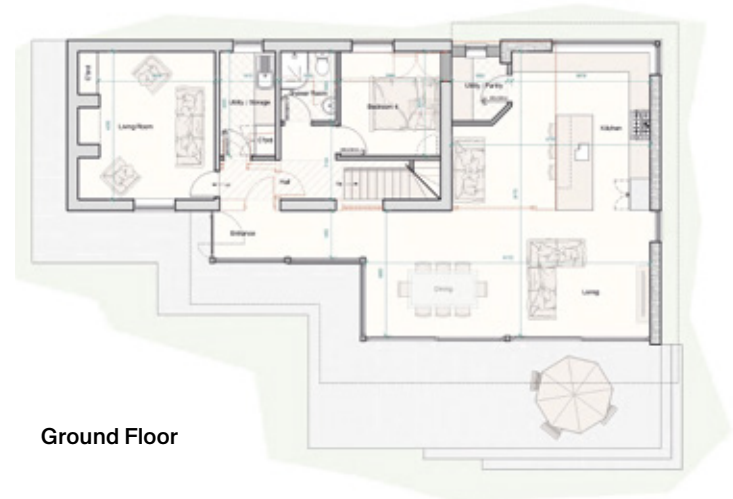
Mains water & electricity. Private drainage. Solid fuel Rayburn.

## Directions (Postcode EX4 2LE)

Head south on Southernhay East towards Chichester Mews. Turn left onto Barnfield Road and take a right onto Western Way/B3212. Continue to follow the B3212. Keep going onto the A3015 and then continue straight onto Western Way/A3015. Drive onto Alphington Street/Exe Bridge South/A377. Use the 2nd from the right lane to turn slightly right onto Alphington Street/A377 and then a slight left onto Okehampton Street. For 0.5 miles, continue onto Redhills and at the roundabout, take the 1st exit and stay on Redhills. Turn right onto Nadder Bottom. Hackworthy will be on the right-hand side and along the drive.



## Proposed Plans



Ground Floor



First Floor

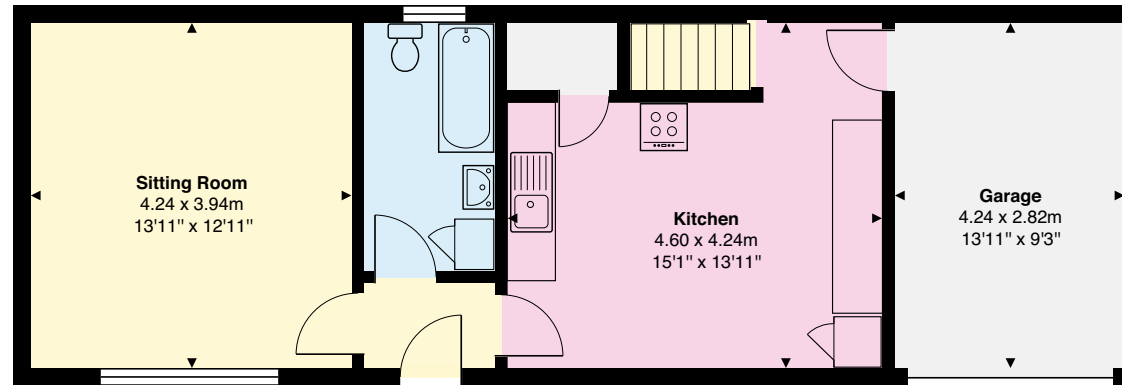
## Approximate Gross Internal Floor Area

956 sq ft / 88.8 sq m

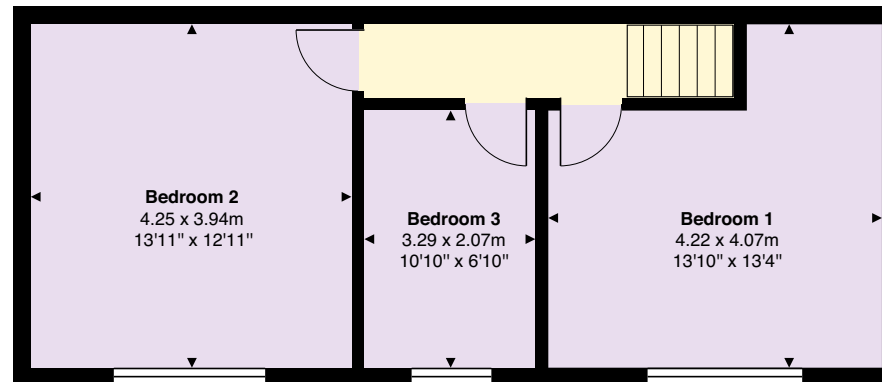
Garage = 130 sq ft / 12 sq m

Total = 1086 sq ft / 100.8 sq m

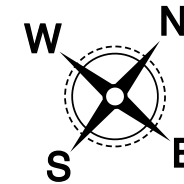
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



**Knight Frank Exeter**

19 Southernhay East

Exeter

EX1 1QD

[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**

**Florence Biss**

01392 423111

[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)



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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