



Upham House, Farringdon, Devon



A charming Grade II* listed country house **with outbuildings and a delightful garden**, in a peaceful rural setting.



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EPC

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Guide Price

£1,350,000

Tenure

Freehold

Local Authority

East Devon District Council

Council Tax

Band G





The property

Upham House is a splendid Grade II* listed property, set in a rural position in the tiny village of Farrington. The property, which dates from around 1620, provides extensive accommodation with a wealth of period character, while there are also outbuildings and delightful gardens and grounds. Upham House has broadband speed of up to 950 mb FTTP.

With its white rendered elevations outside and original internal details, including exposed timber beams, wooden panelling, Tudor joinery and inglenook fireplaces, the property has plenty of appeal. There are four reception rooms on the ground floor, including a well-proportioned drawing room with panelled walls and an inglenook fireplace containing a log burner. There is also a comfortable sitting room and a light, airy dining room with wooden flooring and a fireplace. The fourth reception room is the useful study, providing a peaceful space for home working.

The well-proportioned kitchen and breakfast room has slate flooring, French doors opening onto the rear garden and space for a large breakfast table for informal family dining. There is plenty of storage space in fitted units, while there are also integrated appliances including an induction hob, an electric oven and a dishwasher, as well as an oil-fired Alpha range. In addition, the ground floor has a utility room, a larder, a boot room and a store, providing plenty of space for storage and further household appliances.







The first floor has five well-presented double bedrooms, accessed via two staircases at opposite ends of the house. One of the bedrooms is en suite, while a further two have Jack and Jill access to a bathroom with a separate shower unit. There is a further bathroom on the ground floor with a bathtub and shower unit, as well as a separate WC.







Gardens and grounds

Outside, there is a large courtyard area at the front of the property, providing extensive parking and access to the garage, carport and substantial brick-built barns. The outbuilding provides significant potential for development if required, subject to the necessary consents. The delightful gardens and grounds include landscaping and terracing with handmade bricks and York stone flags, rolling lawns, an orchard with apple, pear, plum, cherry and apricot trees, and a variety of shrubs, hedgerows and mature trees.

Location

The property is set in a rural location in the small village of Farringdon yet within easy reach of the popular city of Exeter. Farringdon has a village hall and a parish church, while there is a pub, the Diggers Rest, located in the nearby village of Woodbury. The award winning Darts Farm and Greendale farm shops within easy reach, providing fresh produce and fish.





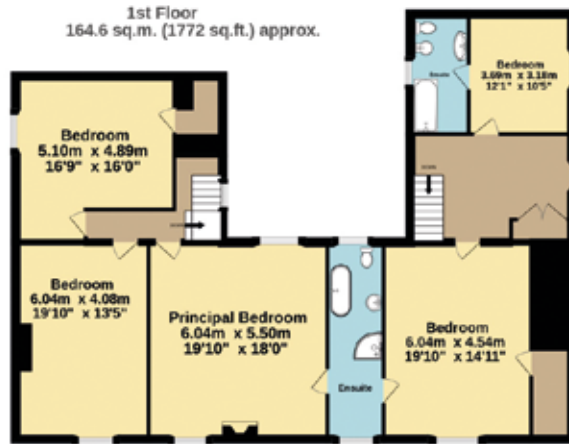
The villages of Woodbury Salterton and Clyst St. Mary nearby provide a choice of everyday amenities, including a pub and a primary school in Woodbury Salterton, while Clyst St. Mary has a post office, a village store, a primary school and a local pub.

Six miles to the west, Exeter provides a wide range of amenities and a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants. Exeter also offers a fine selection of schools and is home to one of the country's most well-regarded universities.

Farringdon lies close to the East Devon Area of Outstanding Natural Beauty, and several stunning sandy beaches. The South West Coast Path is less than 10 miles away, while there are several excellent golf courses available nearby and sailing is accessible at Topsham six miles away.

The area offers excellent transport links and Exeter's four mainline train stations are all within eight miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over three miles away, offering both local and international flights.

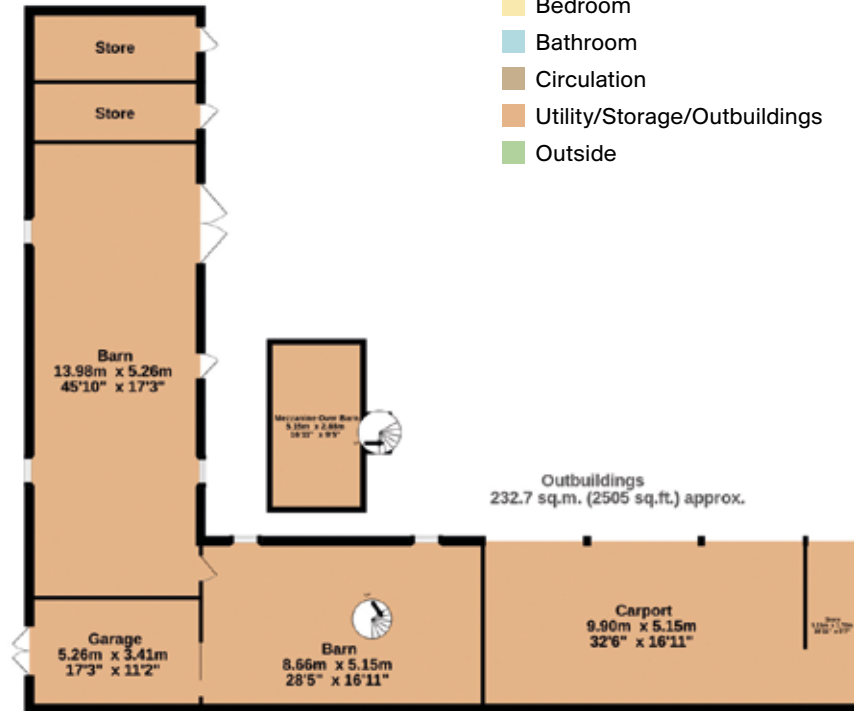




**Approximate Gross Internal Floor Area
6380 sq ft / 592.7 sq m**

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.

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



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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 April 2023. Photographs and videos dated April 2023.

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