

# Rock Farm, Alfington, Devon

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A characterful, **period farmhouse** with outbuildings and three acre paddock on the edge of a small village.

### Summary of accommodation

Entrance hall | Sitting room | Dining room | Family room | Kitchen/breakfast room | Utility room | Boot room | Cloakroom | Attached converted granary (party room) | Attached two storey barn incorporating a cellar

Landing | Principal bedroom | Two further double bedrooms | Single bedroom | Family bathroom

Parking | Range of outbuildings incorporating shippon and five loose boxes | Range of outbuildings incorporating cider press, three stall piggery, linnhay and two further stores | Further store | Garden | Summer house | Paddock

In all about 3.08 acres

### Distances

A30 1 mile, Ottery St. Mary 2 miles, Honiton 3.5 miles, Sidmouth Beach 8.5 miles, Exeter Airport 9.5 miles (London City Airport 1 hour)  
Colyton 12 miles, Exeter City Centre 14.5 miles, Exeter St. David's station 15 miles (Waterloo 2 hours 3 minutes/Bristol 57 minutes), M5 J29 17 miles  
(All distances and times are approximate)



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## Location

Rock Farm is situated in the small but thriving village of Alfington, which has a parish church, filling station, village hall and The Greyhound Country Inn pub just outside the village. It lies roughly midway between the small town of Ottery St. Mary and the slightly larger market town of Honiton. Both can meet most day to day needs, whilst Exeter has an extensive range of shops, businesses and recreational facilities as one would expect from a cathedral and university city. The A30 and M5 (Junction 29) are both within easy reach and Exeter St. Davids station has a regular, fast service to both Waterloo (from 2 hours 3 minutes) and Bristol (from 57 minutes). For air travel, Exeter Airport offers connections to both national and international destinations including a regular service to London City Airport (1 hour). There is also a wide choice of schools locally both from the state and independent sectors including Colyton Grammar School in Colyton, The Maynard School and Exeter School and there are nearby student bus services to Colyton Grammar and The Maynard.

## Rock Farm

Set above and back from the passing village lane which is fringed on the opposite side by a tall hedge topped bank, Rock Farm has the feeling of being in a rural setting as it lies between the two halves of the village, looking out across a swathe of beautiful, unspoilt countryside. Possibly dating back to the 17th century and unlisted, the house has a slate roof and is built of a mix of stone and red brick and is partly covered with painted render. It is a lovely example of a farmhouse of the period and is attached to an impressive granary that has been converted into a party barn with over 650sq ft of entertainment space. It has good sized rooms with good ceiling height and are full of character. Original architectural fittings include curved roofing timbers, known as crucks, exposed ceiling beams, plank and muntin walling, window seats, an inglenook fireplace in the family room and a gorgeous clay tiled floor and timber mullioned window in the dining room. Overall, the house has three reception rooms on the ground floor plus four bedrooms on the first, with the family room, kitchen and principal bedroom looking out to the southeast out over the surrounding countryside. The kitchen is well lit by natural light that flows in through a tall, wide sash window and has room for a good-sized kitchen table.



It has fitted units under timber work surfaces, Belfast sink and a two-oven AGA inset in an inglenook fireplace. Upstairs there is a small landing at the top of the stairs plus a further, adjoining landing that would originally have been a walk-through bedroom but now serves as a very handy study area. Currently all four bedrooms share the family bathroom. If desired, the single bedroom would be ideal as an ensuite bathroom for the principal bedroom.





## Services

Mains water and electricity. Private drainage.  
Oil-fired central heating and AGA.

## Directions (Postcode: EX11 1NZ)

**What3Words:** gloves.easels.ascendant

Travelling northeast along the A30 take the exit signed to Fenny Bridges/B3177. At the T-junction at the end of the slip road turn right, Pass under the A30 and at the next T-junction turn left, signed to Ferry Bridges. Follow the B3177 for one and a half miles and then turn right onto Alfington Road, signed to Alfington.

The driveway entrance to the property will be found on the left after just over half a mile.

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council  
([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)).

**Council Tax:** Band E



## Outbuildings, garden and paddock

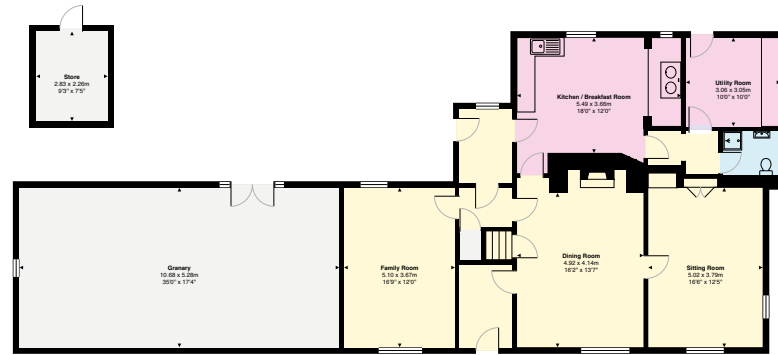
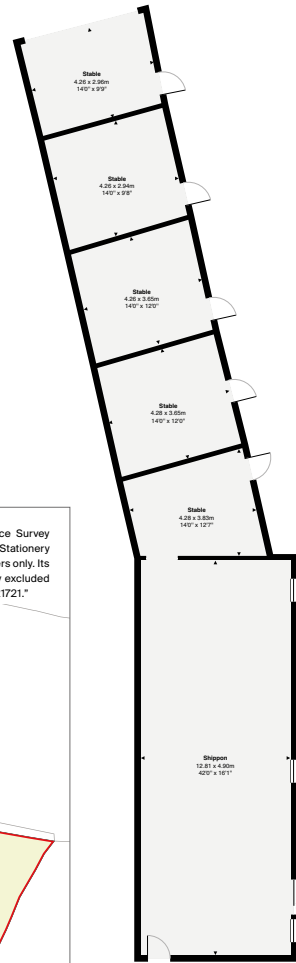
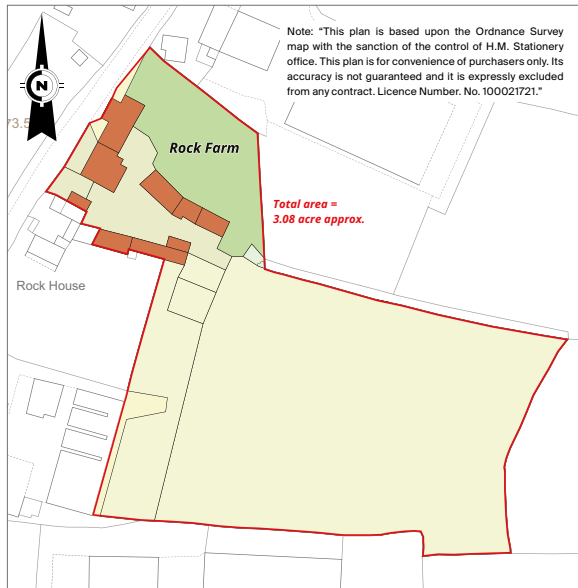
Rock Farm is connected to the village lane via a gently sloping driveway in front of the house that leads up to a sizeable concrete yard with ample parking space. The yard is lined on two sides by ranges of period outbuildings. The range along the northern sides incorporates five loose boxes and a recently re-roofed cow barn (known locally as a shippon), which has electricity and serves as an event room. The southern range includes a cider press, three stall piggery, two further stores and a partly open sided, two storey barn (known locally as a linhay) built of cob, brick and timber. Behind and at one end of the southern range is an elevated deck that looks out over two stock enclosures and the paddock to the open countryside beyond. Immediately behind the house and granary is a yard for outside entertaining and barbeques. Beyond is an elevated lawn sheltered by mature trees and hedging with a charming, rustic summer house in one corner. The eastern end of the yard opens onto a good sized, gently sloping paddock, which is planted with several fruit and nut trees and is enclosed by stock-proof fencing and mature field hedging.



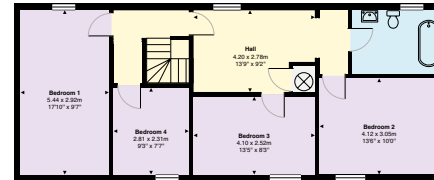
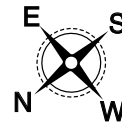
**Approximate Gross Internal Floor Area**  
**197.5 sq m / 2126 sq ft**  
**(excluding Outbuildings)**

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.

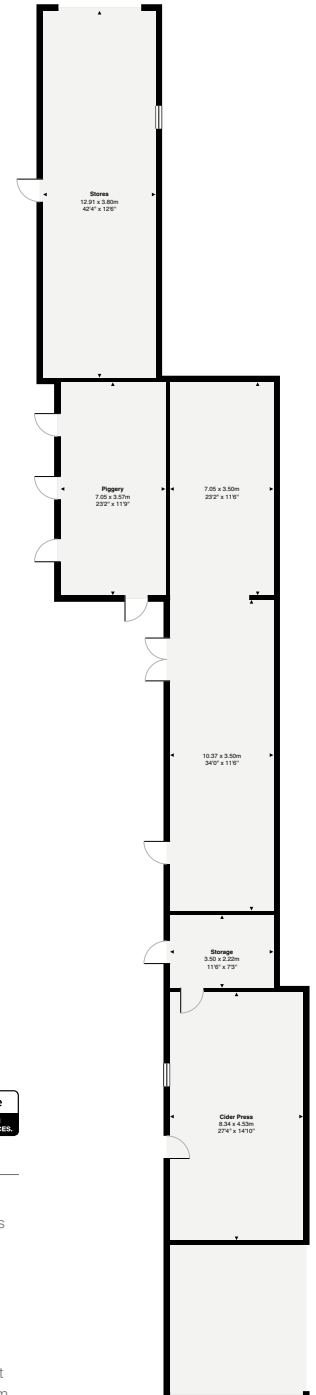
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



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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