



Lower Northcott Farm, Blackborough, Devon





An attractive, **south-facing 15th century farmhouse** set in 12.69 acres amidst beautiful, unspoilt countryside.

Summary of accommodation

Porch | Hall | Drawing room | Sitting room | Study | Kitchen/dining room | Cloakroom | Utility room | Office

Landing | Principal bedroom | Dressing room/bedroom | Guest Bedroom | Bedroom with en suite dressing room | Further double bedroom | Family bath and shower room | Family shower room

Parking | Period outbuilding incorporating open-fronted log store and six stables | Period garage/workshop with attached store | Modern, steel-framed barn | Garden | Kitchen garden | Two greenhouses | Orchard | Three paddocks

In all about 12.69 acres (5.14 ha)

Distances

Sheldon 0.5 mile, Honiton/A30 7 miles (Waterloo 2 hours 53 minutes), Junction 28 M5 7 miles, Cullompton 7.5 miles (Exeter Central 23 minutes), Tiverton Parkway station 8.5 miles (Paddington 1 hour 54 minutes), Tiverton 14 miles, Exeter Airport 17 miles (London City Airport 1 hour), Exeter city centre 18 miles
(All distances and times are approximate)



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Situation

Lower Northcott Farm lies within the Blackdown Hills AONB in the widespread hamlet of Blackborough. Just to the south is the small village of Sheldon, which has a population of less than 200, a pretty parish church and village hall, whilst the neighbouring, larger village of Uffculme has a pub, Post Office, One Stop convenience store, fish and chip shop, GP surgery, primary school and secondary school. Most day-to-day needs can be met by any of the nearby towns of Cullompton, Tiverton and Honiton, whilst the cathedral and university city of Exeter is also easily accessible. Local, nearby transport links are also good with easy access onto the M5 and a regular train service running at Exeter. Tiverton and Honiton stations offer regular train services to Paddington and Waterloo respectively and Exeter International Airport is also just a 20-minute drive away. The market town of Wellington is also within close proximity and offers the renowned Wellington School, several pubs and convenience stores.

The local area also offers a wide choice of schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all in Exeter itself, along with Blundell's School in Tiverton. There are also several fantastic schools in Taunton including Queens College, Taunton School and Kings College.



The property

Lower Northcott Farm has a perfect setting that is not just beautiful but also private without being isolated. It is situated near the top of Sheldon Hill, which is partly ringed by mature, native broadleaf woodland and is surrounded by the gorgeous, unspoilt countryside on the southern side of the Blackdown Hills National Landscape. The house itself is a pretty, well-presented 15th century farmhouse with a later 19th century former service/dairy wing behind. It is built of local stone covered with painted render sheltering under a traditional thatched roof of water reed. It was modernised in the 1980s, when the dairy wing was incorporated into the house to form the charming L-shaped family home it is today. It is Grade II* listed and has retained many original architectural fittings including an irregular six-window front, chamfered and step-stopped crossbeams in many rooms, an oak plank-and-muntin screen containing a Tudor arch doorway, other oak plank-and-muntin screens, window seats and several fireplaces including an inglenook, that is now fitted with a wood burning stove, in the drawing room.

The house has two large reception rooms on the ground floor, all of which face south with gorgeous views over the garden and paddocks plus a rear-facing study that overlooks the property's courtyard and outbuildings. The former dairy wing now forms a large kitchen/dining room, which has windows on two sides filling it with natural light, a terracotta tiled floor and is fully fitted with units, a range of built-in electric appliances and a two oven oil-fired AGA with attached two oven electric module and hob. Upstairs there are four double bedrooms, all with far-reaching views over the surrounding countryside. These share the two family bath/shower rooms, the largest of which is adjacent to the principal bedroom and has a free-standing bath with lovely views out over the garden. A fifth, single bedroom adjacent to the principal bedroom serves as a dressing room and is fitted with a bank of built-in wardrobes.

Outbuildings, Garden and Grounds

Lower Northcott Farm is set well back from a passing, little used country lane and is approached via a long driveway that sweeps round one side of the house to a rear gravelled courtyard, where there is ample parking space for several cars. The courtyard is formed by the rear of the house



and attractive, single storey, stone-built outbuildings: a range incorporating a log store and six stables, a separate large garage/workshop with sufficient garaging space for several cars plus an attached store. The gardens lie to the south and east of the house. The formal garden extends southwards with richly planted borders framed by box hedging immediately adjacent to the house with a large, gently sloping lawn fringed by hedging and mature trees beyond stretching away from the house. To the east are a mixed orchard and adjacent kitchen garden consisting of several vegetable beds, soft fruit cage and two greenhouses. Beyond the garden to the south and west are three paddocks enclosed by Devon banks topped with mature field hedging and trees. Within the southernmost paddock and backing onto the garden is a large modern timber-clad, steel-framed barn opening onto a concrete yard, enclosed by post and rail fencing.

Services

Mains water and electricity. Private drainage. Oil-fired central heating and AGA. Two wood-burning stoves.

Directions (Postcode: EX15 2JF)

What3Words: scoop.exist.chapters

From the M5, take Junction 28 and exit onto the A373/Honiton Road, signed to Honiton. After two and three quarters of a mile turn left onto Broad Road (marked as unsuitable for caravans and long vehicles). Continue for another three miles to a T-junction. Turn right onto Golden Lane, signed to Sheldon. After just 100 yards turn left onto Drift Lane, signed separately to Sheldon and Westcott Farm. Drive for just under half a mile and then bear sharp right, signed again to Sheldon (old fashioned signpost). Continue through Sheldon and the driveway entrance to Lower Northcott Farm will be found on the left 270 yards beyond the last, cream-painted house on the right as you leave the village.

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: F



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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