





# Yarde Farm Luppitt, Devon

# An immaculately presented family home with spectacular rural views in an accessible location.

Honiton 4.4 miles (London Waterloo 2 hours 54 minutes), Taunton 15 miles (London Paddington 1 hour 45 minutes), Exeter Airport 18 miles (London City Airport 1 hour 10 minutes), Exeter city centre 22 miles, Bristol Airport 51 miles (all times and distances are approximate)

Entrance hall | Sitting room | Kitchen / breakfast room | Utility room | Dining room | Drawing room | Gym | Bathroom | Study | Home office

Master bedroom with en-suite bathroom | Three further bedrooms, two with en-suite shower rooms | Dressing room | Wet room | Family bathroom

#### **Courtyard Cottage**

Kitchen / breakfast room | Sitting room | Cloakroom | Bedroom with en-suite bathroom | Further bedroom

#### **Garden Studio**

Sitting room | Bedroom with en-suite shower room

#### **Gardens and grounds**

Garden shed | Former stable / Machinery store | Outdoor dining area covered by thatched pergoda | Triple garage

Lake and lake house | Landscaped gardens | Natural ponds | Wooded areas

#### Exeter

19 Southernhay East Exeter, EX1 1QD

Tel: +44 1392 848824 edward.clarkson@knightfrank.com



#### **Country Department**

55 Baker Street London, W1U 8AN

Tel: +44 20 7861 1717 hamish.humfrey@knightfrank.com

#### Location

Yarde Farm sits at the end of a long drive with stunning southerly views over the Blackdown Hills Area of Outstanding Natural Beauty towards Honiton and beyond. The location provides the ideal combination of rural tranquillity and easy accessibility by car and public transport.

The A30 can be accessed about 4 miles away at Honiton and combines with the A303 to the east, giving access to London. To the west, the A30 gives access to Exeter and beyond is Dartmoor National Park and both the north and south coast of Cornwall.

There is a regular train service from Honiton to London Waterloo taking from 2 hours 54 minutes. A faster service is available at Taunton, 15 miles north of Yarde Farm, where there is a 1 hour 45 minute service into London Paddington. In addition, Exeter Airport is about 18 miles away and offers regular flights to and from London City Airport taking 1 hour 10 minutes. There is also Bristol Airport about 51 miles taking 75 minutes with access to many European destinations.

The surrounding area is well known for the quality of its schooling, with a number of highly regarded schools nearby including Taunton School, which offers a bus service that picks up and collects at the end of the lane leading to Yarde Farm. Also nearby are Kings College Taunton, Queens College Taunton, Wellington School, Blundell's and Exeter School.

The village of Dunkeswell is less than 2 miles from Yarde Farm and has a convenience store for every day essentials as well as a post office and various industrial light units which offer services such as a hardware and tools shop.

Honiton is the nearest town and offers a wider selection of shops. It is famous for its abundance of antique and speciality outlets and its history in lace making. There is also a Tesco, Co-op, Aldi, Lidl and a convenience Marks and Spencer. There are a wealth of restaurants and pubs in Honiton and nearby villages. Just beyond Honiton is The Pig at Combe, a well-regarded country house hotel and boutique style restaurant set amidst magical gardens. Also within 35 minutes' drive there is the renowned Michelin star restaurant and country house hotel Lympstone Manor.

Taunton is about 15 miles away, also offering an extensive selection of shopping and recreational facilities as well as being home to Somerset County Cricket Club, winners of the 2019 Royal London One-Day Cup. For rugby fans, Exeter Chiefs, 2019 Gallagher Premiership finalists, play at Sandy Park, Exeter. Exeter also offers an excellent selection of restaurants, bars, pubs, theatres, cinemas and a wide variety of shops.

The beautiful south Devon coast is easily accessible from the property, with Lyme Regis, Sidmouth, Beer and Branscombe all within 20 miles. All have shops, cafes, restaurants and pubs as well as some superb beaches.







#### Yarde Farm

Yarde Farm is not listed and has recently undergone a comprehensive renovation project that has transformed this former Devon longhouse into a practical and immaculately presented family home. The house stands proudly in the centre of its grounds, approached via a private drive through newly installed automated gates leading to a large parking and turning area, with uninterrupted and far-reaching views over the surrounding rolling hills of East Devon and the Blackdown Hills AONB.

The principal entrance is accessed via a paved walkway leading through a gravelled courtyard to the front door. The reception room with American oak floors opens out into a

magnificent dining hall with ample space for entertaining. The current owners have cleverly opened up the dining hall with the drawing room via a double-sided wood burner, creating a seamless flow between the two rooms. From here, the gym can be accessed, which directly opens out onto the patio on the eastern side of the house and has a delightful outlook over the gardens and surrounding countryside.

From the dining hall, the games room and study are accessed. These two rooms look out over the central courtyard garden, with an abundance of natural light and plenty of space for those who work from home.



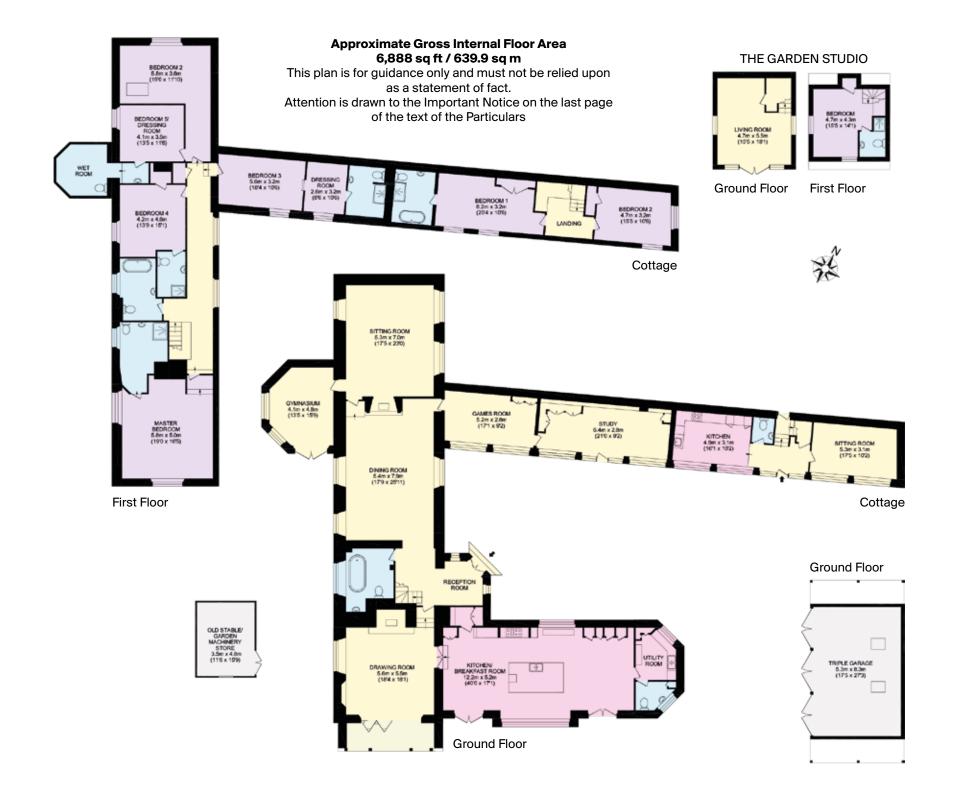




The kitchen/breakfast room at Yarde Farm is of magnificent proportions and the highest quality finish. The current owners have transformed this room into the heart of the home, which takes full advantage of the dramatic views over the valley to the south. There is a large central island with granite worktops, a dining area at one end and seating area at the other. The room is characterised by its stunning exposed oak beams, exposed stonework and wonderful large windows. The slate floor benefits from under floor heating and there are an array of the latest appliances including a range cooker by Wolf and a Sub Zero fridge freezer and wine cooler. From the kitchen / breakfast room the practical elements of the house can be accessed, including the utility room and cloakroom.

The attention to detail and immaculate presentation continues to the first floor where there are four generous bedrooms, three with en suite shower rooms and a separate family bathroom. The master bedroom is of particular note with a stunning en-suite shower room and some of the most spectacular views in the house. The principal guest bedroom connects to a dressing room, (easily converted to a fifth bedroom), that leads to a beautiful wet room, finished to an exceptional standard.









#### Garden Studio

Behind the main house and with fine views over the gardens and fields beyond, the Garden Studio has been converted to provide a sitting room / study on the ground floor benefitting from underfloor heating and a bedroom with en-suite shower room on the first floor.

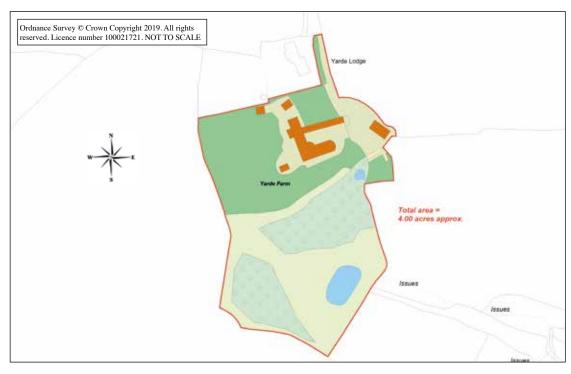
# Gardens, grounds and outbuildings

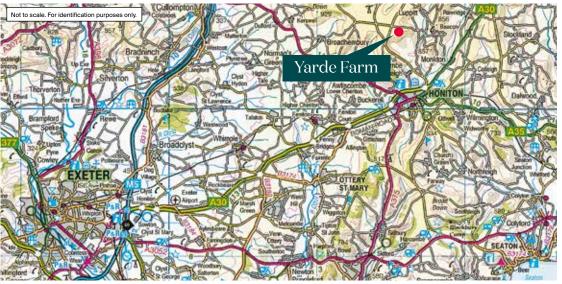
A triple garage sits next to the large parking area and is connected to both the water and electric supplies. From here, a path leads to the York stone terrace that wraps around the front of the house framed with iron railings, giving space for outdoor seating and providing a platform from where to enjoy the magical views. The gardens slope gently away from the house to the south and are a mixture of mature shrubs, specimen trees and stunning borders of rhododendrons, camellias, magnolia and spring bulbs, creating an abundance of colour in the spring and summer months. A number of cut paths lead through the fabulous array of plants to the foot of the garden where a large lake and lake house can be found, protected and sheltered by an area of woodland.

A striking thatched pergoda covers an outdoor seating area, ideal for summer entertaining and providing shelter with heat and lighting, whilst framing the far-reaching views. Beyond this is a large circular lawn from where views of the pretty eastern elevation of the house can be enjoyed. Above this lawn is a machinery store and garden shed.









#### Services

Heating: LPG fired central heating system with 4,000 litre tank. Two boilers, one for the radiators and the other for hot water and under floor heating in the kitchen. The cottage has its own boiler, as does the garden studio.

Mains electricity, mains water and private drainage via septic tank. New septic tank was installed in 2014

4G EE broadband providing 35 mbps download speed.

# Local Authority

East Devon District Council: 01395 516 551 Main House – Council Tax Band G Courtyard Cottage – Council Tax Band A

# **EPC Rating**

Yarde Farm: D Cottage: D

# Rights of Way, Wayleaves and Easements

A yearly wayleave payment is received from Western Power for the pole in the garden. Further details available from the agents.

Yarde Farm has a right of way over the drive leading from the road to the gates of Yarde Farm. The maintenance of this part of the drive is shared between Yarde Farm and the neighbour.

### Viewing

Strictly by appointment with the sole selling agents Knight Frank LLP

#### Directions (EX14 4TA)

From the A30 at Honiton, turn off signed towards Chard and Axminster and on the north side of the A30 take the road signed to Dunkeswell and Luppitt. Proceed along this road for about three miles. At Ewinsash Cross, turn right, signed to Beacon and then take the first right over a cattle grid leading to Yarde Farm.





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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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