



Bridford, Exeter, EX6 7LF

£1,350,000

An enchanting Grade II Listed four bedroom former farmhouse steeped in history and character with c3.8 acres of gardens and grounds. Dating back to the early 1500's, this stunning home has beautiful original features with the added benefits of recently being fully rethatched in 2024, air source heat pump and an EV charger. A rare opportunity to own a piece of Devon's heritage, offering a peaceful lifestyle in an area of outstanding natural beauty.

Winkworth

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Description....

Nestled on the edge of the Dartmoor National Park, this property is an enchanting Grade II Listed former farmhouse steeped in history and character. Thought to date back to the early 1500s, the house was originally constructed as a late medieval open hall and has retained a wealth of period features — including magnificent inglenook fireplaces and exposed beams.

Lovingly maintained by its current owners, the property beautifully blends the charm of centuries past with the comfort and style of modern living.

Inside, the accommodation is both generous and versatile. A canopied entrance with seating leads into a large hallway with stairs rising to the first floor. The large sitting room with character beams, original cupboards, inglenook fireplace and window with seating with wonderful views over the garden and grounds. Just off the sitting room is the formal dining room with feature beamed ceiling and inglenook fireplace.

The Library/ Office with beamed ceiling and stone built fireplace with woodburning stove.

The light filled kitchen/breakfast room is both cosy and versatile, fitted to a high standard with Shaker style units including a large larder cupboard, two oven Aga with two hot plates, an additional NEFF multi-function electric oven and electric hob. Windows with dual aspect views over the courtyard and vegetable garden.

This room creates an ideal space for family living and entertaining.

Additional ground floor spaces include a utility room with Belfast sink, plumbing and power points for laundry and WC.

A useful back hall which can also be used as a further flexible office space. This room also has plentiful built in storage including a large larder, a cloakroom cupboard and overhead storage space, doors giving access to the kitchen, utility room and door to the courtyard and barn.

From the back hall you can access the courtyard and barn. There is a 3-phase EV charging point in the courtyard area.

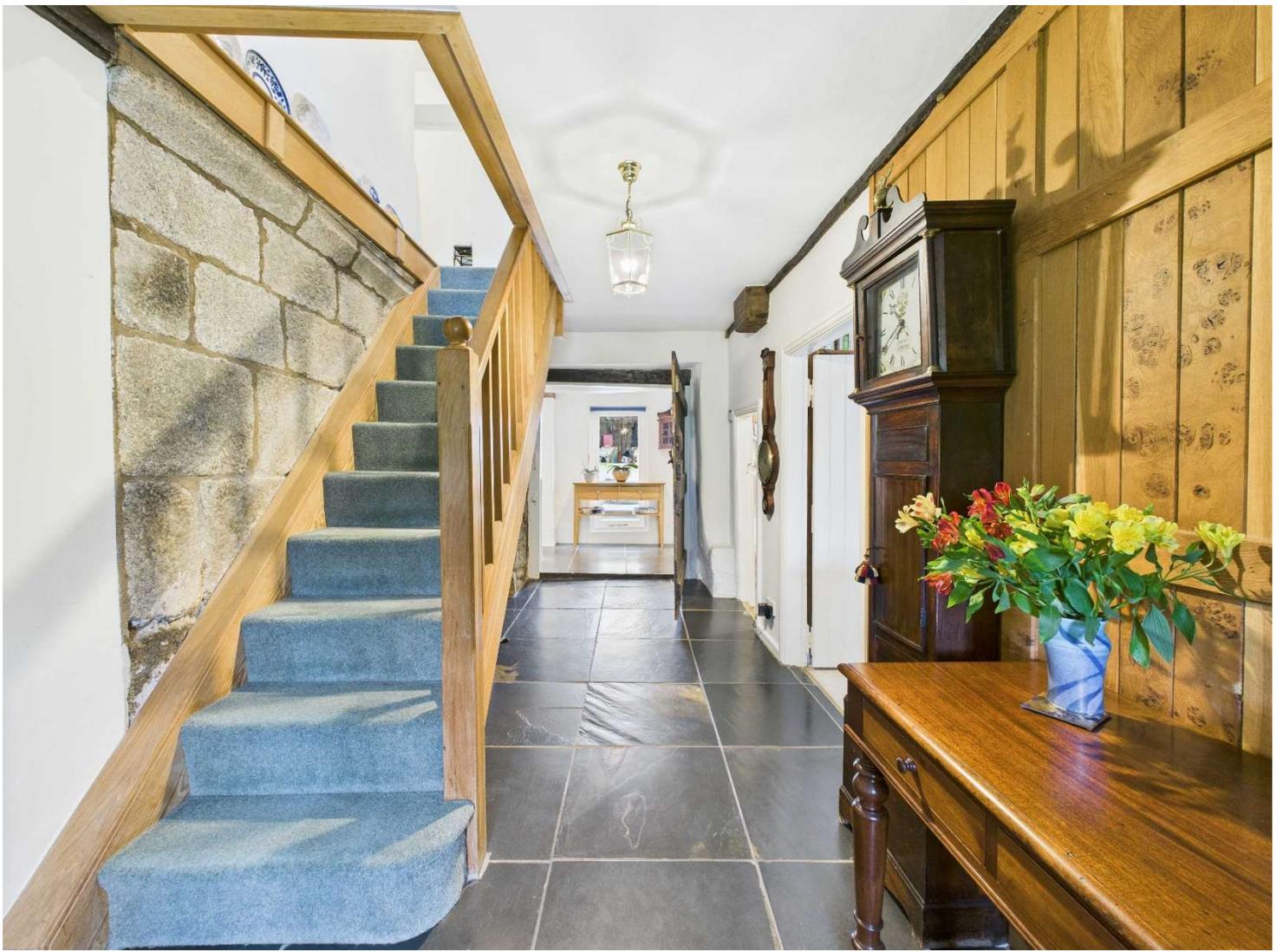
Upstairs, the main bedroom boasts an en-suite shower room and bespoke fitted wardrobes, while three further double bedrooms are served by a family bathroom with large inset bath, separate shower cubicle, wash basin and WC. Views to the courtyard and beyond.

Outside, the grounds are a stunning highlight. The landscaped gardens to the front and side of the house have been beautifully planted with mature trees, roses and flowering shrubs. Vegetable gardens, pond and summer house create quiet spots to enjoy the surroundings and attract a wealth of wildlife. Beyond the gardens, you will find a traditional orchard and wildflower meadow. Amounting to c3.8 acres, all enjoying magnificent views over the Haldon Hills and Dartmoor National Park.

To the rear of the property stands a detached Grade II Listed barn offering covered storage, a DIY working area and houses an insulated, air conditioned cool room for storing garden produce.

The yard formerly the original farm yard provides ample parking and a seating area.

Set in a tranquil rural position in the parish of Bridford, this exceptional home is just 8 miles from the bustling city of Exeter which offers fast trains to London and a regional airport with national and international connections. As well as excellent private schools including Exeter School and The Maynard School. Bridford offers a welcoming community with a popular traditional pub and access to a wealth of scenic walking routes through woodland, riverside, and open moorland.





At a glance....

Stunning Grade II Listed Property

4 Double Bedrooms

En-suite to Main Bedroom

Family Bathroom

Three Large Reception Rooms

Kitchen/Breakfast Room with Aga

Utility Room

Downstairs WC and Shower

Air Source Heat Pump & EV Charging Point

Beautiful Well Stocked Gardens and Grounds

Large Detached Barn

c3.8 Acres

Sought after Village Location

PROPERTY INFORMATION:

Freehold

Council Tax Band: G

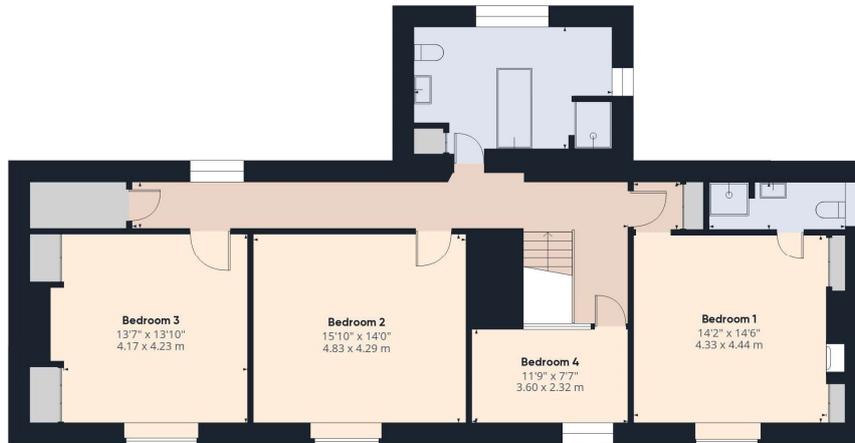
3-Phase Electricity, Water and Modern Septic Tank

Broadband – Airband is available in the area up to 100mbs

Mobile – Currently limited mobile coverage



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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