



5 BEDROOM DETACHED HOUSE FOR SALE IN EXETER

Price £1,950,000



REF: 3948407

PROPERTY FEATURES

- Set in Dartmoor National Park
- Main Farmhouse with Annexe
- 100 Acres of Pasture, Woodland and Gardens
- Two Holiday Cottages
- Equestrian Facilities
- Range of Modern and Traditional Barns
- 11 Hedge Lined and Fenced Fields
- Two Stable Blocks

Robertsacre Farm offers a wealth of versatile accommodation including the main farmhouse with a self-contained annexe, two holiday cottages, numerous agricultural buildings and approximately 100 acres of farmland. The elevated position within the Dartmoor National Park, provides breathtaking views towards the Teign Valley.

The spacious and welcoming entrance hall provides access to the stairs to the first floor and a door to the self-contained ground floor annexe.

The main reception room has been expertly designed to maximise natural light and enjoyment of the far-reaching views across the picturesque landscape. A statement fireplace and log burner add a cosy atmosphere to this expansive room which enjoys plenty of space for amble seating. Perfectly situated for effortless dining, the dining area offers an ideal vantage point for savouring the stunning views and has easy access to the kitchen.

The kitchen boasts exquisite high-quality cabinetry and elegant granite countertops. A large central island, featuring a breakfast bar, is integrated with a hob, making it ideal for social cooking and entertaining. Additionally, a oil-fired AGA adds extra functionality to this stunning space.

The practical utility room contains a ground floor WC, an additional sink and a stable door provides access to covered car port.

From the kitchen, French doors open into a large Conservatory with breathtaking far

reaching rural views enjoyed from its elevated position.

The spacious first floor landing has plenty of practical built in storage.

The generously sized master bedroom is a tranquil retreat, enjoying an abundance of natural light and stunning views from its dual aspect and Juliet balcony. A dressing area is located behind a partial partition wall which provides ample wardrobe space and storage. A cleverly concealed en-suite bathroom is hidden behind the dressing area, opening to a large luxury bath and shower room.

There are two further bedrooms with built in storage and a large family shower room.

Also located from the landing is a fantastic opportunity to divide off a section of the property to create self-contained accommodation with its own separate access. This would include a large office/hobby room with built in storage and a staircase to the attic. Off this room is a double bedroom and a shower room.

A decked bridge leads through to a large timber built workshop.

SELLER INSIGHT

"My husband and I discovered the Teign Valley while searching for a farm in Devon, and we were instantly captivated by its quiet, rural charm, combined with its proximity to Exeter and Newton Abbot, as well as convenient access to the train stations and airport. The breathtaking views made it a truly lovely place to live — that was 36 years ago.

In 1990, we built our house, later adding an annexe. We planted hedges and transformed the land into a thriving working farm, which has since become a haven for an abundance of wildlife, including pheasants, owls, birds, and deer. Over the years, we've committed to organic practices and have raised chickens and goats and grown some crops, while our main focus has always been on sheep and suckler cows, which we carefully mob graze. In recent years, horses have also become a beloved part of our farm, thanks to the enthusiastic involvement of my daughter-in-law and granddaughters.

Our home enjoys stunning sunrises and sunsets, with uninterrupted views across the valley. The sun moves around the property throughout the summer day, bathing various areas of the house in warm natural light, whilst being protected from prevailing south westerly winds being in the ley of Dartmoor.

This has been a happy family farm and an ideal place to raise children, with primary schools in the local villages and the large garden, where many happy hours have been spent enjoying the beautiful views, having family barbeques and being in the fields during harvest time.

While we are sad to say goodbye to this beloved home we've built over the years, the time has come for us to move on. It now needs a family to fill it with laughter once more. As a family, we are excited to seek new pastures ahead."

The annexe provides an option for multi-generational living or an additional rental income and has it's own entrance, a fitted kitchen, living room with doors out to a private courtyard, a double bedroom and shower room.

Outside

The gardens have a large sun terrace and there is an orchard with a variety of apple trees and a stable block with workshop.

There are two Holiday cottages and a range of modern and traditional farm buildings, including:

Large barn incorporating a top barn, silage pit and cubicle barn. A grain barn, pole barn, hayloft with stables under, 2 stable blocks and workshop.

There are 11 fields in total, all hedge lined and fenced, most have road access and are in permanent pasture. There are approximately 14 acres in herbal mixed leys which generate a payment. There are Hedgerow, GS4 and Single farm payments, (further details available on request - land entitlements and payments are to be retained by the seller for 2025).

The land has a large pond and approximately 8 acres of woodland. A borehole and reservoir also service the land and a biomass boiler and oil boiler heat the cottages. There is an off grid water supply with filtration and the ability to turn on mains water

when required.

Solar panels have been installed on the main house and cottages, for which index linked payments are received.

Area information

The property is well situated for both Exeter and Newton Abbot livestock markets and the village of Bridford is a short distance away, as is nearby Christow, which has a primary school and Doctors surgery.

The property is situated on Dartmoor National Park and is a haven for ramblers, cycling, and horse riding, with rugged landscapes, ancient woodlands, and stunning views.

The Cathedral city of Exeter is just 8 miles away and has fantastic facilities, including state and private schools, Exeter St Davids railway station, a historic Quayside and Princesshay shopping centre.

Farmhouse Services

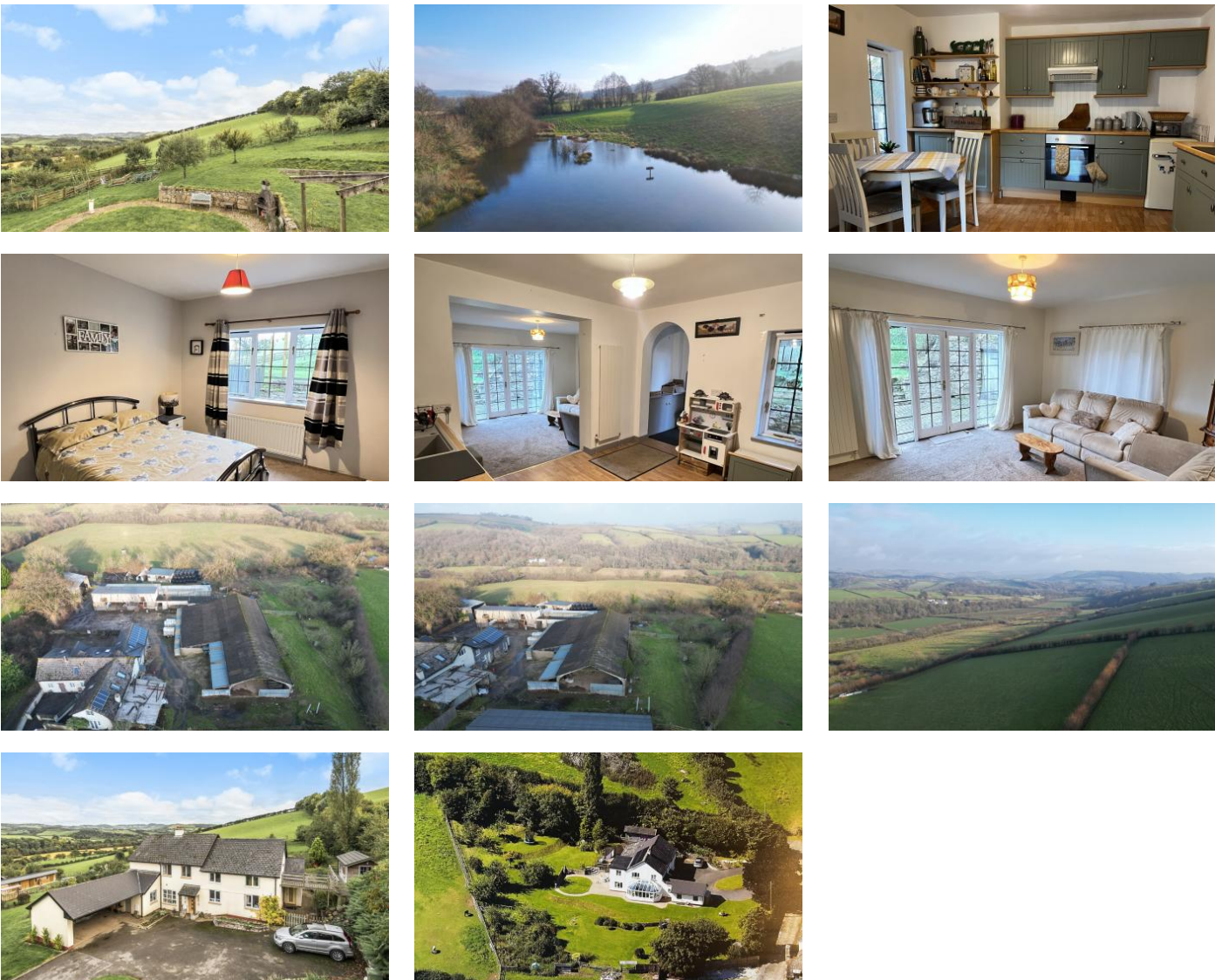
Oil fired central heating, mains electricity, mains water and private drainage.

Local Authority

Teignbride District Council Council Tax Band D

PROPERTY PHOTOS

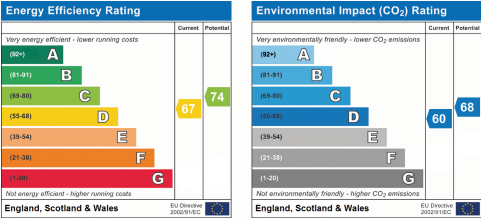




LOCATION



EPC



FLOORPLANS

Roberts Acre Farm, Bridford, Exeter, EX6

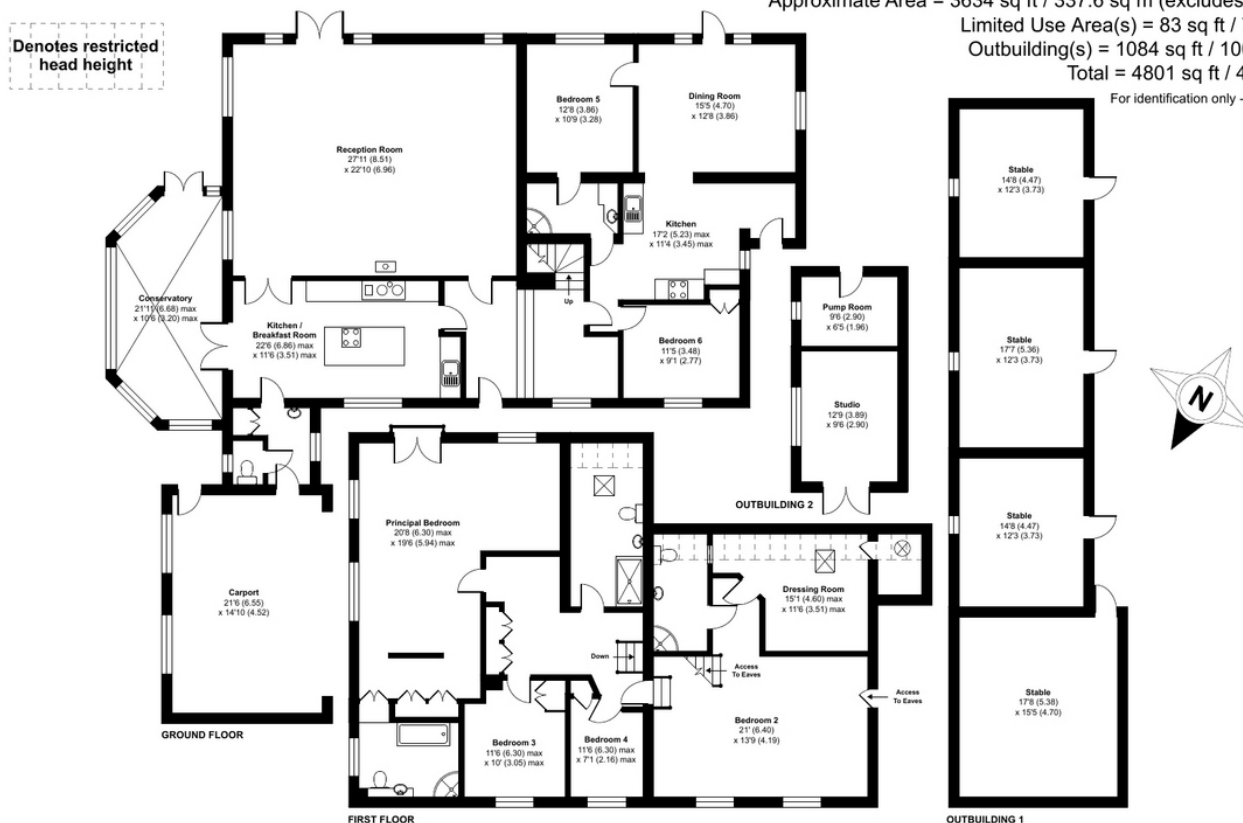
Approximate Area = 3634 sq ft / 337.6 sq m (excludes carport)

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Outbuilding(s) = 1084 sq ft / 100.7 sq m

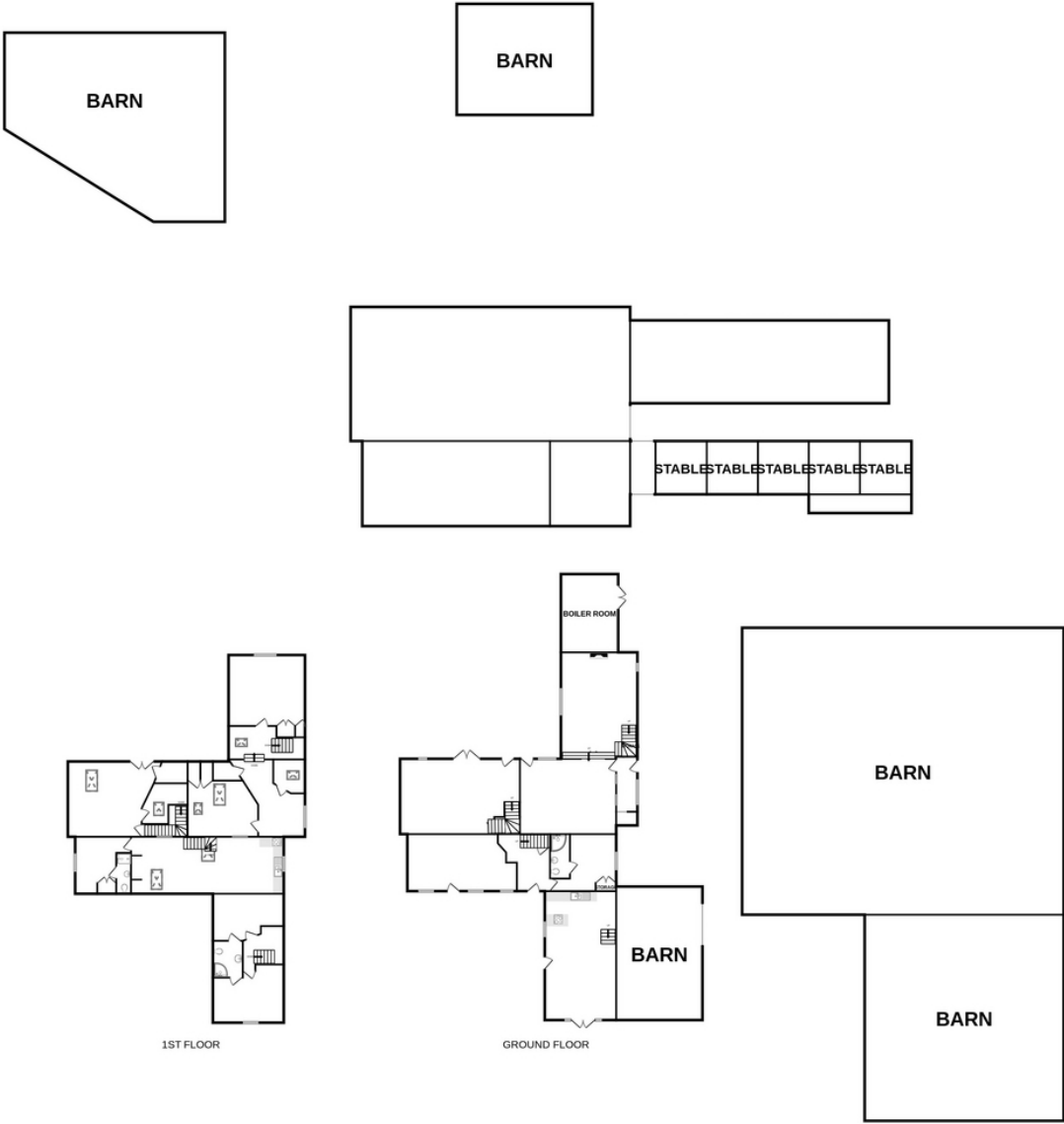
Total = 4801 sq ft / 446 sq m

For identification only - Not to scale



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