



Middle Allercombe Farm

Allercombe, Rockbeare, Exeter, Devon, EX5 2HD

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A handsome period farmhouse offering a wealth of character with beautifully presented, adaptable accommodation and gardens and grounds extending to about 1.8 acres

- Entrance hallway
- Beautifully fitted kitchen with 4-oven electric Aga
- Vaulted dining room & utility room
- Drawing room with inglenook fireplace
- Sitting room with contemporary woodburner
- Snug & study
- Ground floor bedroom with en-suite shower room
- Large former vaulted studio which has been adapted to offer a further three ground floor bedrooms
- Gymnasium
- Self-contained 1-bedroom wing
- Magnificent principal bedroom with dressing room, walk-in wardrobe & shower room
- Two further first-floor bedrooms & family bathroom
- Double garage
- Electric gate into the front courtyard
- Principally lawned grounds extending to 1.79 acres

GUIDE PRICE £795,000

SITUATION

Middle Allercombe Farm is located in a delightful position within the tiny hamlet of Allercombe, which in turn is located in the parish of Rockbeare midway between the villages of Marsh Green and West Hill. It sits in large, private gardens and grounds and is surrounded by some of the county's most picturesque countryside over which there are many walks close at hand. The highly desirable village of West Hill is about 2 miles away has a range of amenities including a village store/post office, well-respected primary School, church and village hall.







The popular town of Ottery St Mary sits about 4 miles away and has an excellent range of facilities including a medical centre, Sainsbury's supermarket and many independent shops and eateries. The property is conveniently positioned being about a mile from the Daisymount junction on the A30 which gives access to the busy market town of Honiton which has a main line rail link to London Waterloo, and the Cathedral City of Exeter some 11 miles away. Exeter has an excellent shopping centre, food hall, theatres, sport and leisure facilities, express rail link to London Paddington, M5 access and international airport. The World Heritage Jurassic Coast at Lyme Bay is about 9 miles distant.

THE PROPERTY

Middle Allercombe Farm is a handsome Grade II Listed Devon Longhouse which has origins possibly dating to the early 1600s and has evolved greatly over the centuries resulting in the very spacious and adaptable home we find today. It was the subject of considerable refurbishment and enlargement about 20 years ago and is found in superb order with great care and attention given to the fixtures, fittings and overall finish. The property has a bright, modern interior which harmonises beautifully with the traditional features which include several inglenook fireplaces, flagstone floors, plank and muntin screen and many exposed timbers. All of this combines with the modern conveniences such as zonal under floor heating, CAT5 wiring and a built in speaker system.



Middle Allercombe Farm has impressive accommodation and worthy of particular mention is the beautifully fitted kitchen with its central island and electric Aga, and this opens into a stunning vaulted dining room which has a run of fitted units and a feature glass block wall. The drawing room is another notable room and has a large open inglenook and a stable door onto the terrace. On the first floor there is a magnificent vaulted principal bedroom which is dominated by its impressive timbers and which has a dressing area, superbly fitted walk-in wardrobe and an en-suite shower room. The two further first floor bedrooms are serviced by a large family bath/shower room.





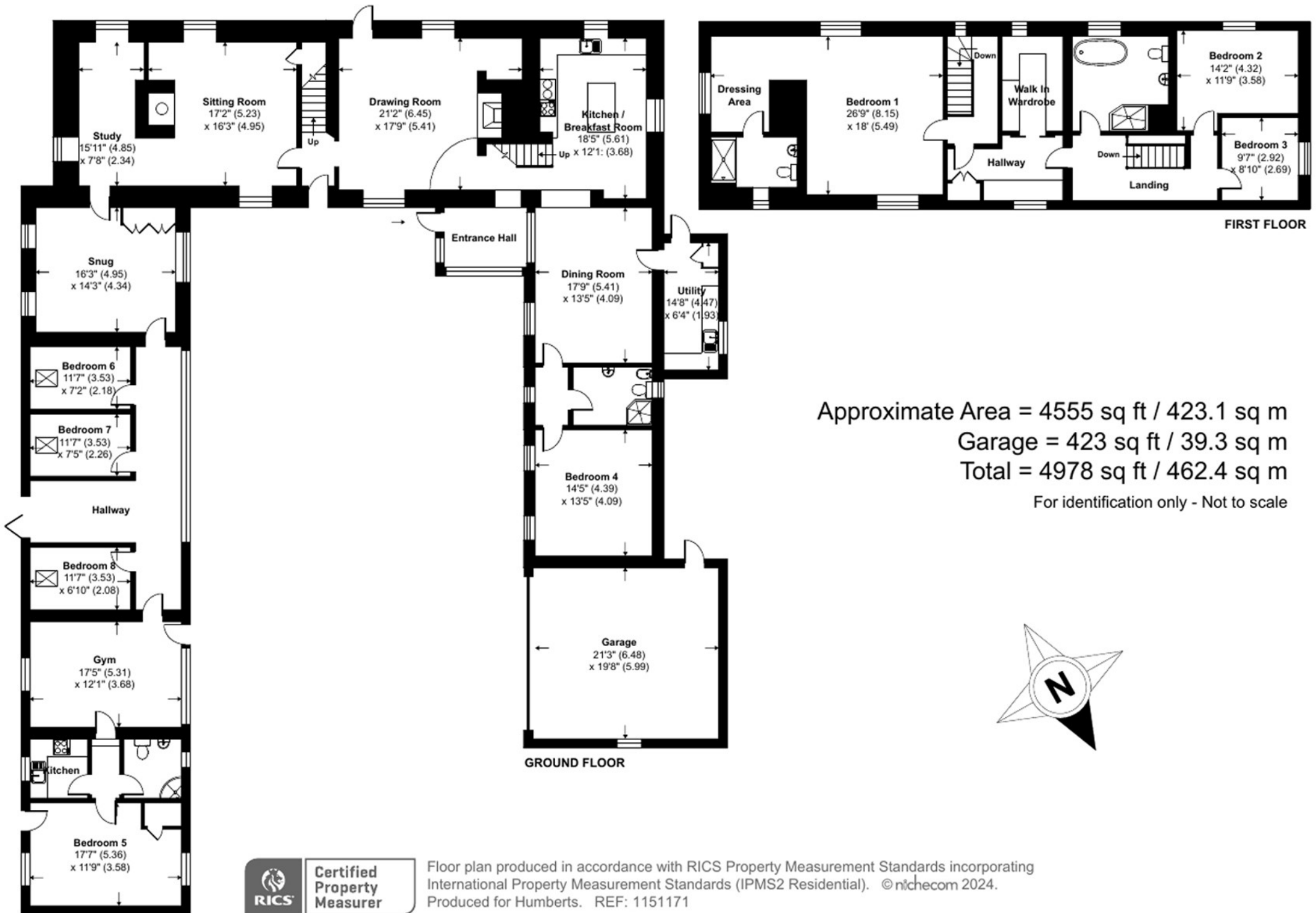
The property is very flexible in its arrangement and has a west wing which was converted from the former farm buildings. This was initially converted to form a large vaulted games room, gymnasium and studio (which could easily be reinstated), however has been altered by the current owners to provide several additional bedrooms and a small self-contained wing. The property also benefits from a further ground floor bedroom suite to the other side of the yard.

GARDENS & GROUNDS

Middle Allercombe Farm has a great deal of presence from the lane side and has an attractive U-shaped plan around its central courtyard. It is approached through an electric sliding gate and the yard offers ample parking and gives access to the large double garage with electric door. The property also benefits from a second access where there is further parking (adjacent to the self-contained wing) and a timber store.

The gardens principally lie to the rear and are in the main laid to a large sweeping area of lawn with mature boundaries offering a great deal of privacy. There is a summerhouse which is tucked away amongst profusely stocked flower beds and a terrace with pergola and hot tub. Another superb feature is the large paved terrace which stretches along the rear elevation and has a southerly orientation making the very most of the days sunshine.







DIRECTIONS

From junction 29 of the M5 motorway, proceed on the A30 eastwards and continue to the Daisymount junction. Take the B3180 southwards towards Rockbeare and West Hill. Take the first right signposted Allercombe and continue on this lane for a mile. At the crossroads turn right and Middle Allercombe will be on the left hand side.

what3words ///caravan.masts.includes

SERVICES

Mains electricity and water. Private drainage.
Oil-fired underfloor heating

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Council Tax Band: G.

ENERGY PERFORMANCE CERTIFICATE

Exempt due to the Grade II Listing.

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