



Thomas Farm

Northleigh, Colyton, Devon, EX24 6BL

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A modern three double bedroom detached bungalow, located in a tucked away position in the heart of the village of Northleigh with 0.64 acre gardens and exceptional countryside views.

- Wonderful village location with beautiful countryside views
- Bright and spacious accommodation
- Bespoke kitchen/breakfast room
- Superb triple aspect sitting room with a wood-burner
- Three double bedrooms, en-suite and family bathroom
- Beautiful gardens and grounds that surround the property
- Driveway and a good-sized parking area
- Stable and outbuildings

Guide Price £775,000

SITUATION

Thomas Farm is located in the heart of the small village of Northleigh which lies between the market town of Honiton and the coastal resort of Sidmouth. Northleigh nestles in a sheltered valley in an Area of Outstanding Natural Beauty and has a pretty Parish Church and Village Hall as well as delightful walks throughout the locality.

Thomas Farm stands in its own mature gardens and grounds which extend in all to approximately 0.64 acre and has a sunny aspect, with far-reaching views over the fields in front. The market town of Honiton lies approximately 4 miles to the north and has a range of independent shops including many antique shops, a main line rail link to London (Waterloo) and 6 miles to the south is the World Heritage Site colloquially known as the Jurassic Coast at Lyme Bay.





Exeter, the Cathedral City and County Town, is some 21 miles distant with an excellent shopping centre, theatres, main line rail link to London (Paddington), M5 motorway access and small international airport. The property lies approximately 3 miles from the renowned Colyton Grammar School, one of England's top secondary schools.

THE PROPERTY

Thomas Farm is a lovely modern detached bungalow with exceptional far reaching countryside views to the rear. The oil centrally heated and newly double-glazed accommodation has a bright and spacious entrance hall with a cloakroom and an open plan kitchen/breakfast/dining room with plenty of storage, granite worktops and an Everhot oven. The wonderful large triple aspect sitting room has a woodburner, engineered oak flooring and an area for a table and chairs. The principal triple aspect bedroom enjoys the superb views across the garden and countryside, also with an en-suite bathroom and doors to terrace. The remaining accommodation consists of two further double bedrooms and a modern Jack and Jill en-suite/family bathroom with a separate shower.

OUTSIDE

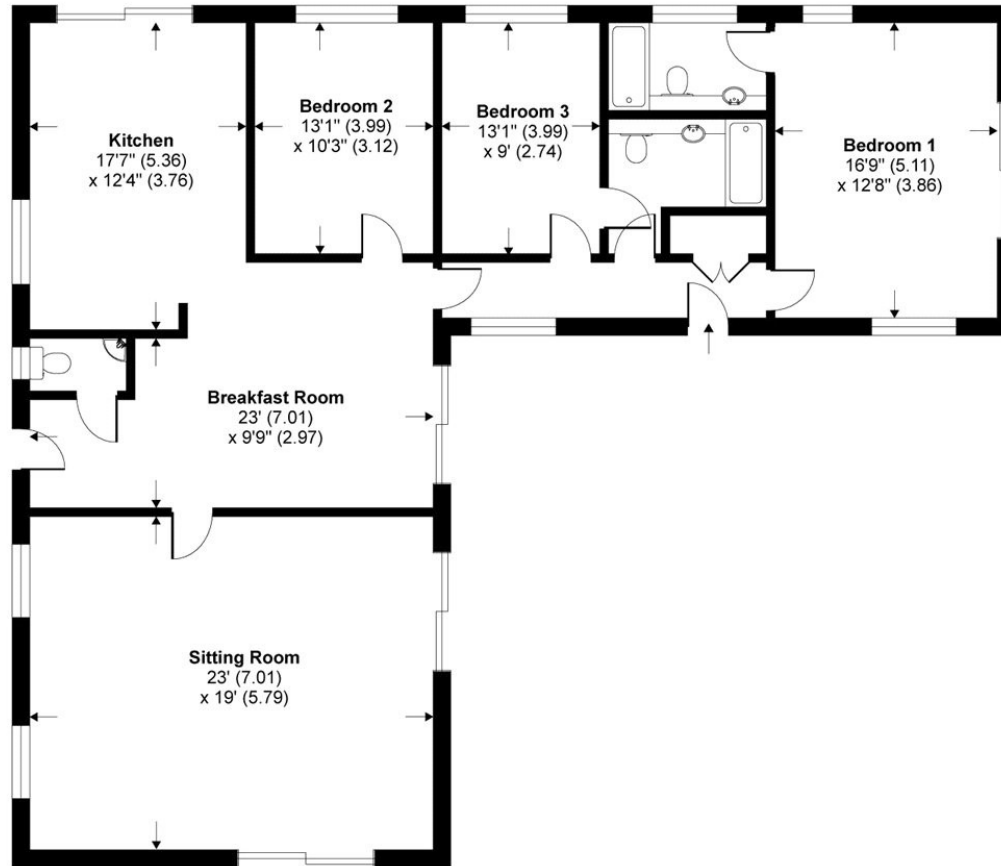
Thomas Farm is located down a short track road leading to the private driveway with a parking/turning area with a footprint of garage with potential to be rebuilt (subject to consents). New resin pathways run around the property and a large raised seating area at the front provides a perfect place to sit out during fine weather and enjoy the fantastic countryside views. The grounds and garden measure approximately 0.64 acres and are in the main laid to lawn with a profusion of fully stocked beds and borders that provide year-round colour and interest. At the rear is a further area of lawn and two detached timber-framed sheds/workshops with power and light and a potting shed.

AGENT NOTE

The vendor currently rents a neighbouring 3 acre field to the side of the property.

For Identification Purposes Only, Not To Scale.

TOTAL GROSS INTERNAL FLOOR AREA 1533 SQ FT 142.4 SQ METRES



GROUND FLOOR

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This floor plan was constructed using measurements provided to Niche Communications by a third party.

DIRECTIONS

From the town centre of Honiton High Street, turn into New Street and follow this road under the railway bridge and up the hill, turning left at the roundabout and then immediately right. Carry on up the hill and past the golf course on the righthand side and continue for approximately $\frac{3}{4}$ mile turning right at Broad Down Cross, signposted Northleigh $\frac{2}{4}$ miles. Follow this lane down into the village and turn left opposite the sign for the bridlepath. Follow this lane and Thomas Farm will be found around to the left hand side.

SERVICES

Mains electricity, water, Private drainage (Septic Tank). Oil central heating. Pv solar panels.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Band: F
Tenure: Freehold

ENERGY PERFORMANCE CERTIFICATE

Rating: E

FLOOD RISK.

Flood risk information can be checked through the following: www.gov.uk/check-long-term-flood-risk

BROADBAND & MOBILE.

The seller has advised us that fibre Broadband is available at the property. Broadband availability at this location can be checked through: checkr.ofcom.org.uk/ Mobile coverage can be checked through: checker.ofcom.org.uk/en-gb/mobile-coverage

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