



# Waldrons Farm, Farringdon Cross, Near Exeter

## Guide Price £370,000

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Chartered Surveyors and Estate Agents



## SITUATION AND DESCRIPTION

Waldrons Farm is a substantial former farmhouse conveniently situated on the eastern outskirts of Exeter. Both the M5 motorway and Exeter International Airport are within easy reach.

The property provides the most unusual combination of spacious and versatile family accommodation with an extensive range of workshops and light industrial units (with planning consent to use the land and buildings for car repairs), together with extensive parking and garaging. The site extends to approximately a third of an acre in total and would suit a variety of uses. It is likely to be of particular interest to those requiring lots of commercial space together with a substantial home.

The house itself retains considerable character and many of the rooms include exposed timbers. There is also double glazing and central heating. The accommodation provides a sitting room with an open fire, an attractive dining room with an Aga and an adjoining kitchen, a downstairs bedroom next to the study and utility room (with potential for a self contained annexe). On the first floor are 4 good size bedrooms (one with ensuite) and a most attractively appointed, spacious family bathroom. There are good sized lawned gardens which are ideal for young children and pets.

## ACCOMMODATION

The accommodation with approximate measurements is as follows:

Covered porch, front door with a double glazed window and coloured glass to

### Hall

Tiled flooring; radiator; stairs to first floor.

### Sitting Room 4.84m x 3.17m (15' 11" x 10' 5")

A brick arched fireplace; double glazed window with a tiled window seat; exposed ceiling beam; wall light points; radiator; television aerial lead.

### Dining Room 4.97m x 3.22m (16' 4" x 10' 7")

Featuring a deep alcove housing an Aga and a bread oven. Double glazed window with window seat; tiled flooring; range of fitted light oak wall and base units including a roll edge worktop; wall light points; exposed timbers. Opening into



### Kitchen 5.08m x 1.91m (16' 8" x 6' 3")

A dual aspect room with double glazing and a stable door leading to the rear garden. Light oak base and eye level units; stainless steel sink unit set within roll edged worktops with tiled splash-backs. Fan assisted cooker hood; tiled flooring; large cupboard beneath the stairs with lighting; door to

### Utility Room 3.41m x 2.07m (11' 2" x 6' 9")

Stainless steel sink unit set within a roll edged worktop with a cupboard and plumbing for an automatic washing machine underneath. Tiled flooring; radiator; double glazed window; door giving access to the rear yard.

### Study 4.48m x 3.30m (14' 8" x 10' 10")

A dual aspect room with double glazing, tiled flooring and a radiator.

### Downstairs Bedroom 3.30m x 2.77m (10' 10" x 9' 1")

Dual aspect room with double glazing, radiator and spotlights.

Stairs to

### Landing

Radiator, telephone point, exposed timbers, hatch to roof space.

### Bedroom 1 5.37m x 3.28m (17' 7" x 10' 9")

Double glazed window; 2 radiators; ceiling beams; door to ....

### Ensuite Shower Room

Tiled cubicle with a shower unit, pedestal wash basin with a tiled splashback, close coupled WC, spotlights, tiled flooring.

### Bedroom 2 4.00m x 3.06m (13' 1" x 10' 0")

Double glazed window, radiator, high level cupboard with shelf; exposed beams.

### Bedroom 3 3.40m x 2.81m (11' 2" x 9' 3")

Double glazed window; pine flooring; radiator.

### Bedroom 4 2.56m x 2.50m (8' 5" x 8' 2")

Double glazed window, radiator.

### Bathroom

Attractively appointed with a white suite comprising a pine panelled bath with a tiled surround, tiled shower cubicle, pedestal wash basin with a tiled splashback, close coupled WC, 2 double glazed windows with patterned glass, pine flooring, spotlights, contemporary heated towel rail. Wall mounted heater and access to large loft storage area with a double glazed window and lighting.

## YARD AND OUTBUILDINGS

A large yard provides off road parking for numerous vehicles. It is mainly concrete and relatively level and provides access to a range of useful outbuildings. The yard is approached by a private driveway which includes an outside tap and lighting.

### Large Garage **7.20m x 4.00m (23' 7"x 13' 1")**

Rendered block construction with a pitched corrugated roof, up and over door, power and lighting.



### Workshop **8.17m x 7.60m (26' 10"x 24' 11")**

Rendered brick built with double doors onto the yard and at a personnel door at each end. Power and lighting.

### Workshop **12.82m x 4.88m (42' 1"x 16' 0")**



With full width aluminium part folding doors, power and lighting, 2 windows.

### Outside WC

With sink unit and a close coupled WC, double glazed window, power and lighting.

### Timber Shed

With a corrugated roof.

### Double Garage **5.70m x 5.20m (18' 8"x 17' 1")** (approx external measurements)

With a roller shutter door.

## GARDENS

To the front and side of the house are good sized enclosed lawned gardens with mature hedges. Oil storage tank.



### Studio/Garden Room **3.59m x 2.56m (11' 9"x 8' 5")**

With windows on two sides which overlook the gardens. Power and lighting.

### Storage Shed

Ideal for mower and garden implements.

## SERVICES

Mains water and electricity are available. There is an oil fired central heating system and drainage is by means of a septic tank.

## TENURE

The property is offered freehold with vacant possession on completion.

## DIRECTIONS

From Exeter take the A3052 towards Sidmouth. Go through Clyst St Mary, passed the Westpoint Arena and the Cat & Fiddle Pub on the left. After passing the sign for Farringdon turn into the large layby on the left where Waldrons Farm will be found at the end on the left hand side.

## VIEWING

Strictly by prior appointment with the vendor's agents only as below:

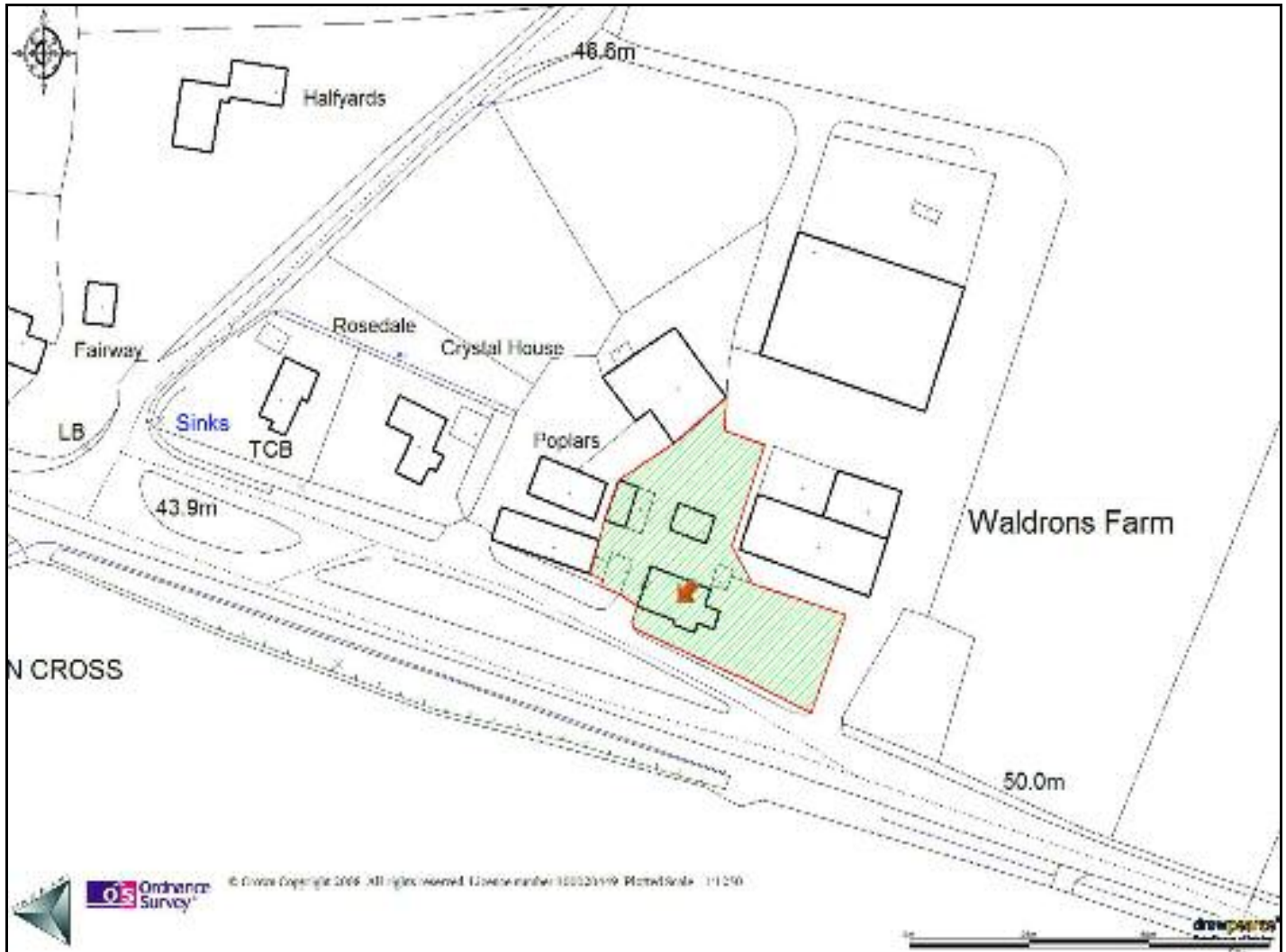
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