

CUTTERIDGE FARM, CUTTERIDGE LANE, EXETER, EX4 2HE

GUIDE PRICE £2,750,000



** PLEASE ENQUIRE REGARDING WHAT LAND AND AREAS BEING SOLD **



Here is a rare opportunity to purchase a stunning property complex, in the beautiful rolling Devon hills, amidst farmland, yet close to Exeter (3 miles) while the coast and the beauty of Dartmoor is just a short drive away.

The overall property known as 'Cutteridge Farm' is a cohesive unit of converted and renovated farm buildings, that sits on approximately 4.5 acres of land, and now comprises two large family style homes and twelve letting units.

The rental units currently generate a monthly income of over £10,000 (120,00 pa), not including the two large family homes.

The property has been lovingly owned and cared for since 1986 by two generations of the family and received many upgrades over the years. It is now looking for new owners to continue the various opportunities and scope to upgrade and develop further'.

The Stables has become the main family home & is a stunning house that has been meticulously renovated to an exceptional standard throughout.

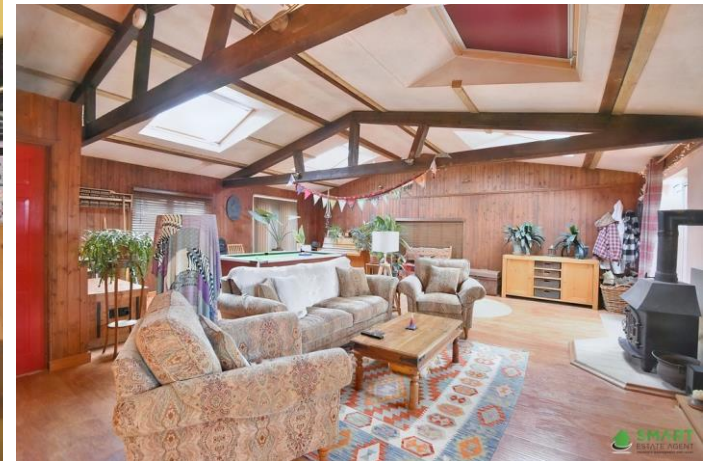
The house home includes 5 bedrooms, 2 with ensembles, 2 very large lounge area, a fully fitted superb kitchen space and a family bathroom which is also recently modernised.

This house comes with charming courtyard at the front of the property, also offering multiple parking spaces.

Cutteridge Farm has an ancient history with drainage ditches on its historic farmland dating back to 1066.



THE STABLES – 5 BEDROOM HOUSE





THE FARM HOUSE This wonderful property has no end to the opportunities available.

This was the original family home, and is part cob construction with beautiful beams which are over 400 years old and part is of the Edwardian period. (Property remains unlisted)

Currently set up as a large, South Facing, 6 bedroom family home with 2 Annex's (The Well House and The Studio) that are on AST's The main house has 2 reception rooms and 3 bathrooms and is extremely spacious inside.

The owner has began refurbishing the family home and has replaced the windows with triple glazed UPVC and also replaced the door with a UPVC door. Lead work around the chimney has been completed and the kitchen space has had some wiring updated. First Fix plumbing is in ready for radiators and a new boiler. There is an LPG tank outside of the property. The soffits, fascia and guttering have all been replaced and the walls have been stripped of many years of plaster and plaster board leaving a blank canvas for someone to come and make into their own dream home.

In addition to the two main family homes described as 'The Stables' and 'The Farmhouse' there are 12 rental units, ranging from three, to two, to mostly one bedroom units. These are names as following:

Located next door to the property is 25 acres of Woodland Trust Land. The Woodland trust as I am sure you are aware protect woodlands for future generations. There are further protected areas within the vicinity of the estate.

ADDITIONAL PROPERTIES

The Farm House
The Stables
Harmony Cottage
Harmony annex
The Well House
The Studio
Angel Cottage
Cornerstone
Salamander
The Hay Loft
Kunzite
Wood Ball
Sunset View
Honey Corner
The Pottery



Looking at the aerial photo on page one: Following Cutteridge Lane in, the road forks into a Y. The buildings seen between those two paths are: The Stables, previously described, and includes two one bedroom rental properties at one end (Sunset View and Honey Corner)

To the left on the photo and opposite The Stables is a red brick building comprising four one-bedroom flats: Cornerstone, Salamander, The Hay Loft and Kunzite

To the right is the Bungalow with land, named Wood Ball (photos on page 8)

From the lower part of the aerial view, from left to right, we see the pigstyes and walled garden. One of the pigstyes has been converted into a pottery, and the other four pigstyes are currently excellent storage or potting sheds, but have possibility for further conversion. The walled garden has an ancient cob wall on it's east and south side.

To the left and bottom of the photo are the two red brick cottages, with a courtyard in the middle. One cottage is subdivided into two separate rental units: Harmony Cottage (2 bedroom) and Harmony Annexe (1 bedroom) and then Angel Cottage (3 bedrooms and 2 bathrooms).

The building to the left on the aerial photo is The Farmhouse. To the left you can see the farmhouse garden, and then further land beyond.

THE FARM HOUSE



CORNERSTONE – 1 BEDROOM APARTMENT



This is just one example of the numerous rental properties that have been upgraded to a high specification.

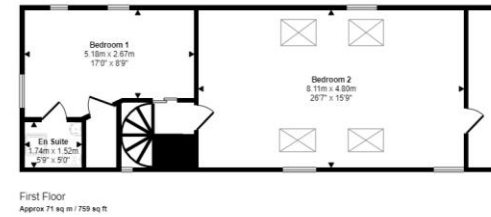
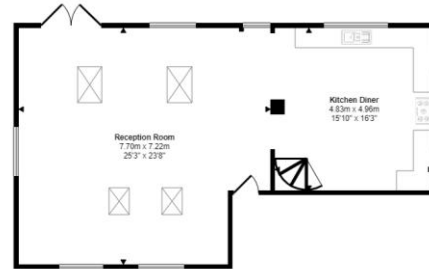
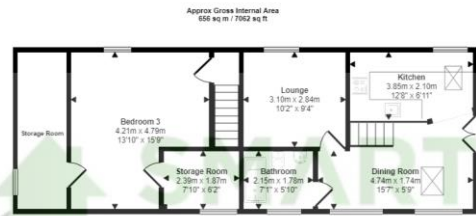
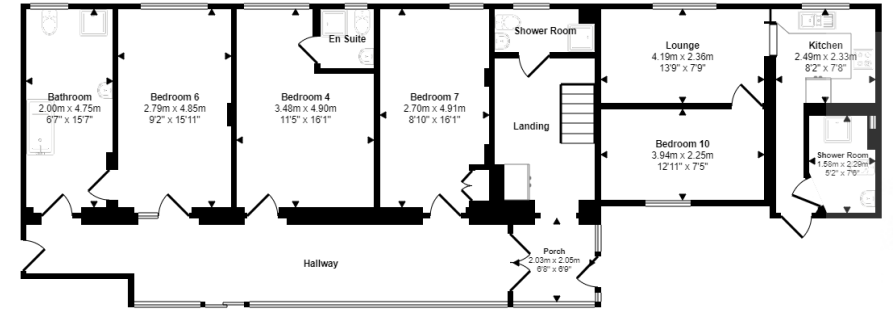
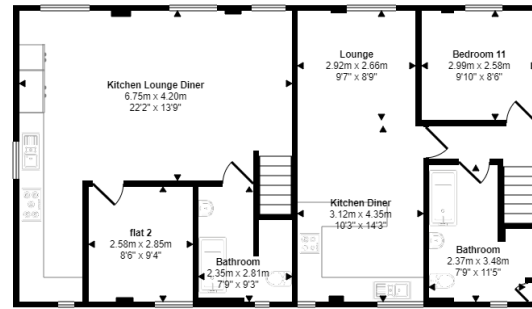
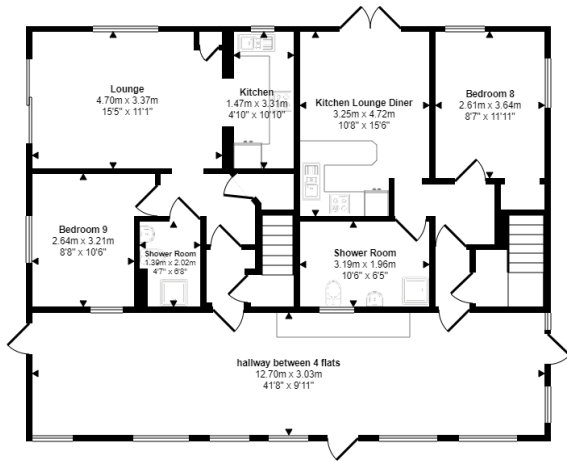


LAND & BUNGALOW



Above: Wood Ball is currently a two bedroom rental unit, and there is potential for this property footprint to be developed within it's own parcel of land.

To the left: Harmony Cottage and Annexe are on the left of the photo, Angel Cottage to the right, and the Well House, Annexe to the east facing side of the farmhouse, is straight ahead.



ESTATE AGENT
PROPERTY MANAGEMENT SPECIALIST

The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with FloorSpace 360.