



Bussells House, Bussells Farm, Huxham, Devon

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BNP PARIBAS GROUP 

# Bussells House

## Bussells Farm, Huxham, Devon EX5 5EN

A substantial detached farmhouse with flexible accommodation, annexe potential and approximately 10 acres, just five miles from Exeter

Exeter 5 miles, M5 (Jct 29) 5.5 miles, Exeter St. David's 7 miles (2 hours to London Paddington)

Porch | Reception hall | Sitting room | Study  
Dining area | Kitchen/breakfast room | Utility  
Cloakroom | Gym | Principal bedroom with en suite bathroom | Four further bedrooms, one en suite | Family bathroom | Potential annexe  
Ample parking | Two double garages | Gardens  
Field | Approx. 10 acres in total | EPC: E

### The property

Bussells House is an impressive detached country house that offers more than 4,500 square feet of finely appointed accommodation, with a wealth of period character and spacious, flexible reception rooms. Believed to date from the 17th century, much of the existing house is based around a Georgian exterior. There are sash windows throughout, exposed timber beams, wooden flooring, original fireplaces and ornate ceiling mouldings and plasterwork, all lending the accommodation an attractive, elegant look and feel. The main reception rooms are at the front of the ground floor, including the dual aspect sitting room and the useful study. There is also a 34ft open-plan kitchen, breakfast room and dining area with heavy timber beams overhead. French doors open onto the garden, while the kitchen includes a breakfast bar and an AGA. A third reception room, currently used as a gym, provides another flexible living space. Upstairs there are five well-presented double bedrooms, two of which are en suite including the principal bedroom which also has its own dressing area. The first floor also has a family bathroom with a separate shower unit. There is

a substantial two storey extension to the rear of the house, with its own entrance, currently used as storage, another gym and a games room, and could be used as annexe accommodation.

### Outside

The gravel driveway at the side of the house provides plenty of parking space, while there is also a garaging block with two double garages. The approximate half acre garden includes paved terracing, an area of lawn at the front and a further walled garden to the side/rear with a patio, a lawn and various border shrubs and trees. Across the lane from the house, a five-bar wooden gate provides access to a level, well fenced field measuring approximately 9.5 acres.

### Location

Bussells House is situated in the unique hamlet of the former Bussells Farm which comprises eight properties surrounding a gravelled courtyard with Victorian style street lamps and raised flower beds. The hamlet is entirely surrounded by countryside, providing the best of country living just five miles from the centre of Exeter. The nearest village is Stoke Canon which has a Post Office, shop, hairdressers and community owned pub. There is also a well-regarded primary school and church. The cathedral city of Exeter offers an extensive range of shopping, recreational and cultural facilities. There are a number of excellent state and independent schools and the internationally recognised Exeter University. Also nearby are the lovely East Devon Jurassic coastline, Torbay and the rugged splendour of both Dartmoor and Exmoor National Parks.

### Directions

From Exeter take the A377 towards Crediton and turn onto the A396 towards Stoke Canon. Go through the village and turn right at the church sign-posted to Huxham. When you reach the Barton Cross restaurant take the next left turn (50 yds), signposted to Columbjohn. Follow this road for a quarter of a mile and Bussells will be found on your left.





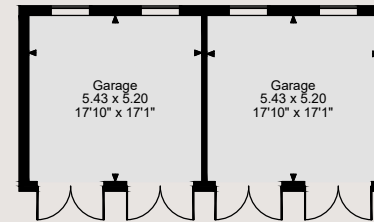
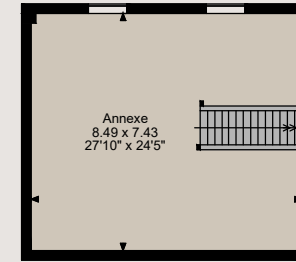
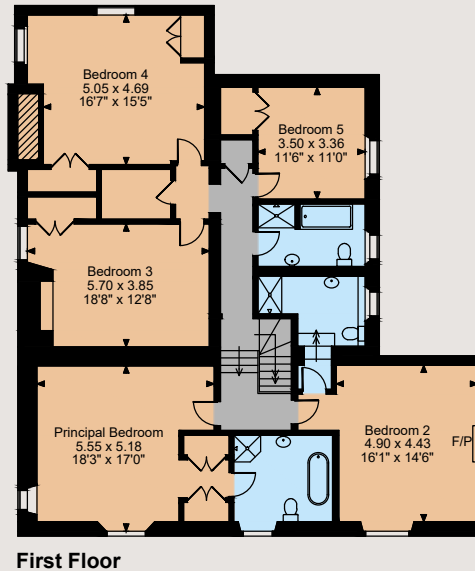
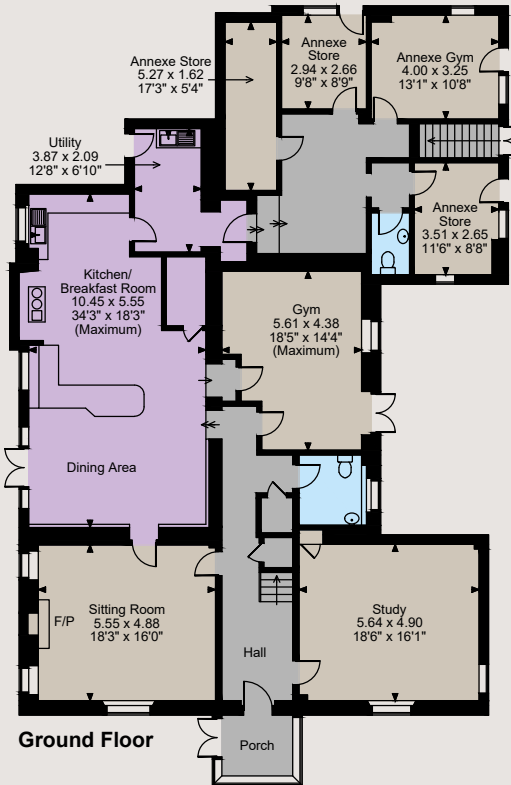
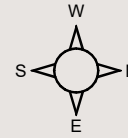








Floorplans  
 Main house internal area 4,549 sq ft (423 sq m)  
 Garages internal area 616 sq ft (57 sq m)  
 Annexe internal area 1,341 sq ft (125 sq m)  
**Total internal area 5,766 sq ft (536 sq m)**  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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### General

**Local Authority:** East Devon District Council.  
**Management Company:** The residential properties at Bussells Farm form the Bussells Farm Management Company and contribute towards sewerage treatment plant fees, repairs, communal lighting, insurance and general upkeep of the communal property.  
**Service Charges:** Currently £329 per month.  
**Rights of Way:** Access to the rear of the house and garages is via a communal property road.  
**Services:** Mains electricity, private drainage and mains water metered by the management company. Oil fired central heating.  
**Council Tax:** Band G.  
**Tenure:** Freehold.  
**Guide Price:** £1,150,000.

### Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

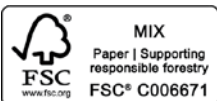
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