



Farleigh, 3 The Paddocks, Cove, Devon

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**STRUTT
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Farleigh, 3 The Paddocks, Cove, Tiverton, Devon EX16 7RX

A beautifully presented detached family home, set in an elevated position with magnificent countryside views

Bampton 3.5 miles, Tiverton 5.5 miles, M5 (Jct 27) 9.5 miles, Tiverton Parkway mainline station 9.7 miles (London Paddington 1 hour 57 minutes), Exeter 19.5 miles

Sitting room | Dining room | Kitchen/breakfast room | Utility | Study | Cloakroom | Principal bedroom with dressing room & en suite shower room | Three further bedrooms | Family bathroom | Garage | Garden | EPC rating D

The property

Farleigh offers a wealth of attractive and light-filled accommodation configured over two floors with well-proportioned rooms and much of the accommodation benefitting from superb views across the surrounding countryside.

The main reception room is the 22ft sitting room which has a feature fireplace and a triple-aspect allowing for a wealth of natural light as well as sliding glass doors that open onto the patio. The ground floor also has a further reception room which could be used as a dining room or family room, and a useful study for home working. The spacious kitchen and breakfast room has fitted units to base and wall level, granite worktops, modern integrated appliances including a double oven and ceramic hob with extractor fan and space for a large dining table. The kitchen also benefits from a triple-aspect allowing for plenty of natural light. The adjoining utility room provides space for further appliances and storage with the ground floor accommodation completed by a useful cloakroom.

Upstairs there is a spacious landing with a feature arched window and four double

bedrooms, including the generous principal bedroom which has a dressing room with fitted storage and en suite shower room. The first floor also has a family bathroom with a bath and a separate shower unit.

Outside

Farleigh is set at the end of a short lane in a peaceful and private position. There is plenty of parking at the front of the property and access to the detached single garage for further parking, storage or workshop space. The wrap-around garden includes rolling, split-level lawns with borders of established hedgerows and mature trees. There is also an ornamental pond and an area of paved terracing providing ideal space for al fresco dining. Much of the garden provides a splendid vantage point for taking in the far-reaching countryside views.

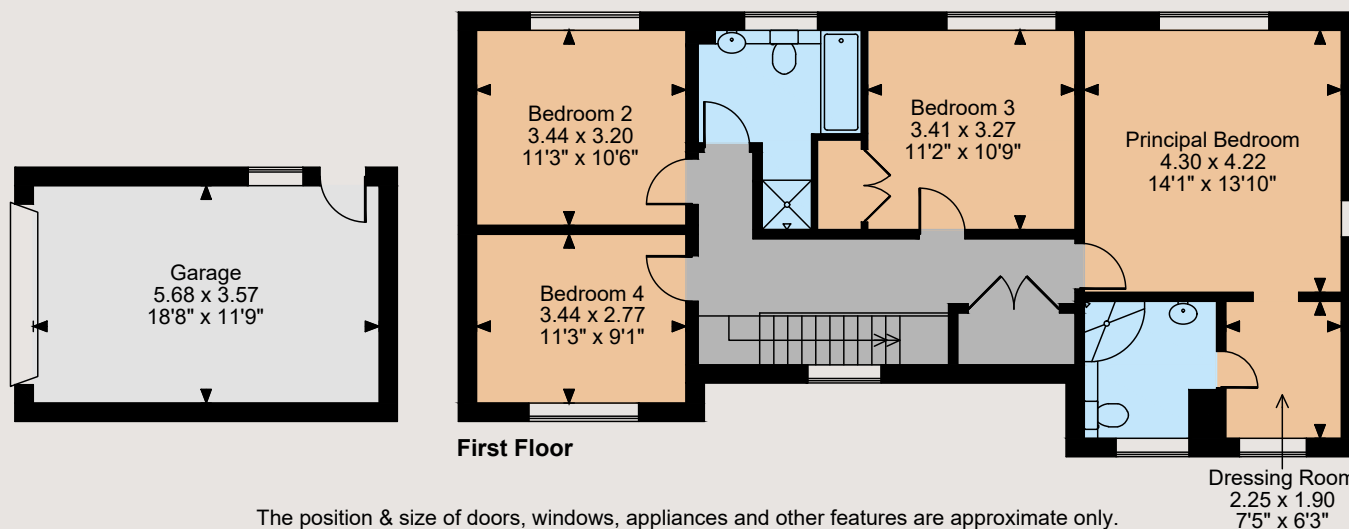
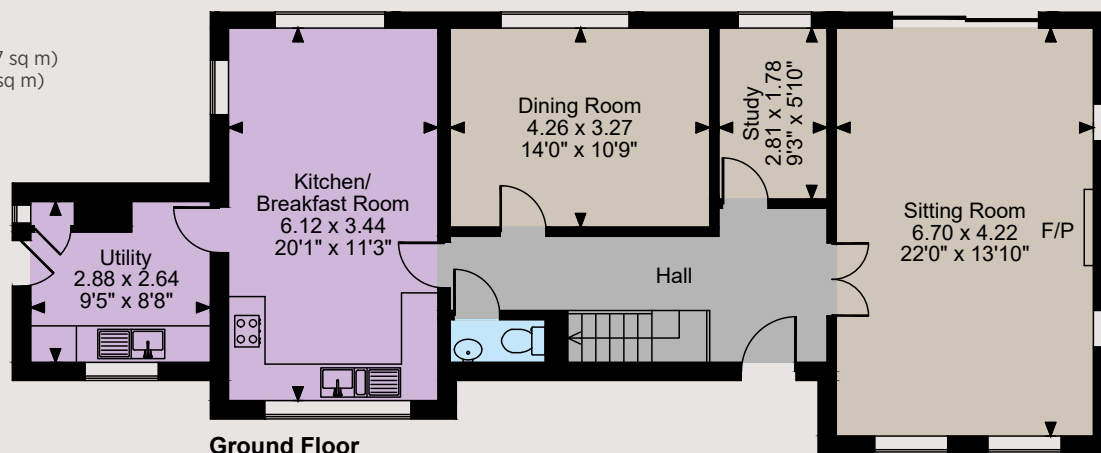
Location

Farleigh is set in an idyllic rural location in the peaceful village of Cove, five miles north of Tiverton and within easy reach of the beautiful Exmoor National Park. The small town of Bampton, three miles away, provides several everyday amenities including local shops, a small supermarket, a doctor's surgery and a primary school, while there is further primary schooling in the surrounding villages. Tiverton offers further amenities including high street shops, large supermarkets, leisure facilities and a choice of schooling, including the independent Blundell's School. The property is also within the catchment area for Uffculme School OFSTED rated outstanding if children attend Uplowman Primary School. Approximately 19 miles away is the cathedral city of Exeter, which offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good shopping and restaurants, including John Lewis and a Waitrose supermarket. There are several primary and secondary schools, both state and independent, and Exeter University is recognised as one of the leading universities in the country.





Floorplans
 House internal area 1,908 sq ft (177 sq m)
 Garage internal area 218 sq ft (20 sq m)
 For identification purposes only.



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

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The area is well connected by road with the M5 9 miles away offering routes towards Exeter, Taunton and Bristol, while Tiverton Parkway mainline station is just 9 miles away and runs direct services to London Paddington in just under 2 hours.

Directions

From Exeter, follow the M5 in the direction of Tiverton. At junction 27, take the exit and at the roundabout take the first exit onto the A361. Continue on the A361 for 6.4 miles, then at Bolham Roundabout, take the third exit onto the A396. After 3.9 miles, turn right onto Cove Hill. After 0.6 miles, you will find the entrance to the property on the left. What3Words///squaring.imprints.mincing brings you to the property's driveway.

General

Local Authority: Mid Devon District Council
Services: Mains electricity and water. Shared private drainage which we understand is compliant with current regulations.

Council Tax: Band F

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Offers In Excess Of: £650,000

Exeter

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