

LOWER ELMS

gth

BURLESCOMBE





Lower Elms Burlescombe, Tiverton, Devon EX16 7LD

M5 (J27) 3 miles; Exeter 19 miles; Tiverton 9 miles

3 4 3 194 sq m

A superb set-up of three properties, along with a studio and a range of outbuildings, situated conveniently near the A38 yet with about 7.08 acres offered to the market with no onward chain

Freehold
Guide Price £980,000

DESCRIPTION

Lower Elms is offered to the market with no onward chain, providing a superb unique set-up of the main farmhouse, along with two additional residences, a studio, swimming pool, a range of outbuildings, stables, a sand school and **7.08 acres**, currently generating a good income with further income potential, subject to the necessary planning consents.

THE FARMHOUSE

The accommodation comprises; front door into the **Entrance Porch** with tiled flooring. A further attractive oak door with stained-glass window opens into the **Sitting Room** a large reception room with central fireplace with inset woodburning stove on slate hearth and storage alcoves to either side. The **Dining Room/Snug** provides a further good sized reception room with front aspect, enjoying far-reaching views and with a central fireplace with inset wood burning stove on tiled hearth. From the Sitting Room, a door leads into the **Kitchen/Breakfast Room** with side aspect and is fitted with a traditional range of wood-fronted wall, base and drawer units with wood work surface with several inset slate areas and Belfast sink. Oil-fired Rayburn (central heating and hot water) and a lovely dresser unit (which is available by separate negotiation). From the Kitchen, a door leads to the stairs. The **Breakfast Room** - with restricted head height - provides a lovely room with dual aspect, tiled flooring and space for a table and chairs. The **Rear Hallway** provides access into the Annexe. The **Shower Room** is fitted with a matching suite comprising fully tiled shower enclosure with mains shower, pedestal wash basin, close coupled WC and heated towel rail. A further door leads to a rear storage area. From the Kitchen, stairs to the **half-landing** with a good-sized storage cupboard. **Bedroom 4** is a small double bedroom with side aspect, enjoying far-reaching views and with exposed A-frame and beams. The stairs rise

further to the **main landing**. **Bedroom 2** is a large double bedroom with front aspect giving superb far-reaching rural views and central cast-iron fireplace with tiled insets (currently not in use). **Bedroom 3** is a double bedroom with front aspect and far-reaching rural views. **Bedroom 1** is a large double bedroom with front aspect across the far-reaching views and with wood flooring. The **Airing Cupboard** houses the immersion tank providing hot water and additional storage. The **Family Bathroom** is fitted with a white suite comprising bath with electric shower over, close coupled WC, wall-mounted wash basin and further eaves storage.

THE ANNEXE

Accessed via the main house, and with its own separate entrance, the annexe provides a superb additional independent living space. With open-plan accommodation, the **Kitchen area** is fitted with a matching range of cream-fronted wall, base and drawer units with continuous work surface over incorporating ceramic sink unit, space for cooker with extractor hood over and space for fridge. There is also ample space for a dining table and chairs. The **light and bright dual aspect seating area** enjoys a view that overlooks the paddocks to the rear and a woodburning stove. A door leads into the good-sized double **Bedroom** with doors leading out to the front. The **Bathroom** is fitted with a matching suite comprising bath with mains shower over, close coupled WC, pedestal wash basin, wall-mounted heated towel rail and a large range of utility cupboard – one housing space and plumbing for washing machine.

THE CONVERTED BARN

Having been recently completed by the current Vendor, this one bedroom converted barn now provides for very attractive accommodation, offering a superb potential income stream via AirBNB (subject to the necessary consents) or as ancillary accommodation to the main farmhouse. The accommodation comprises;
Front door into the open plan **Sitting/Dining/Kitchen area** with the **Sitting Room** area providing space for sofa seating and enjoying underfloor heating throughout. The **Dining area** provides ample space for a table and chairs, with the **Kitchen** being fully fitted with a matching range of wall, base and drawer units with continuous work surface over incorporating composite sink unit. Integral appliances include a single oven and fridge. The **Wet Room** is fitted with a modern matching suite comprising shower cubicle with inset shower, close coupled WC and wash basin.
From the Sitting Room, stairs rise to **first floor landing**. The **Master Bedroom** provides a good-sized double bedroom with stunning far reaching rural views and attractive stained-glass window as well as a storage alcove and further eaves storage. The **Bathroom** is fitted with a matching white suite comprising bath with mains shower over, pedestal wash basin, concealed cistern WC and heated chrome towel rail.
There is solar slates to the roof of the barn, providing power to the converted barn, studio and the air source heat pump.
Please note, the barn has planning permission for holiday use only

THE STUDIO

Attached to the converted barn, there is a lovely spacious studio with three sets of French doors opening to the outside, equipped with power, light and underfloor heating. This space is used by the current Vendor as a Yoga studio, taking full advantage of the superb countryside views on offer. Adjoining the studio, there is a further storage shed and bin store.



OUTSIDE

The property is approached off the council lane, with a long private drive leading directly to this property, providing ample parking for numerous vehicles. This provides access to all the properties throughout the site, along with the outbuildings, stables and paddock beyond. Attached to the converted barn, there is a large open-fronted outbuilding (27.85m x 5.99m) along with a workshop (18.42m x 6.76m) and two stables. To the roof of the barn, there is a large amount of solar panels, providing a substantial income and heavily reduced electricity bills for the property.

Also situated within the courtyard, there are further stables and enclosed storage barn. The courtyard continues up to the large paddock (of about 4.5 acres), of predominantly level land, along with a sand school, measuring 20m x 25m.

Adjoining the main farmhouse, the gardens provide a more productive space, benefitting from a variety of vegetable beds and fruit cage. A gate leads into the small paddock to the front of the property, of predominantly level land. Situated by the studio, there is a heated swimming pool with a cover. Attached to this is a lovely seating terrace, enjoying far-reaching views and leading to the level lawned garden area.

SERVICES & OUTGOINGS

We understand that mains electricity and water are connected. Two drainage systems are installed - one for the farmhouse and one for the converted barn. Two air source heat pumps are installed - one for the converted barn and studio, one for the Studio.

Oil-fired Rayburn provides the heating and hot water for the main farmhouse. Electric underfloor heating mats and woodburning stove provide heating for the Annexe.

There is a rainwater harvesting system supplying troughs, the yard and the swimming pool.

Council Tax: Band D - Mid Devon District Council

SITUATION

The property is set within a quiet location, with the nearby A38 providing convenient access to Wellington, which affords an exceptional range of commercial, educational and recreational facilities. Beyond is Taunton, with the range of facilities befitting those of a county and regional centre. To the south is the M5 (J27) and with mainline rail connections available adjacent to this junction at Tiverton Parkway. Further to the south lies Exeter.

DIRECTIONS

What3words:///only.unlimited.necks
Please note that this takes you to the driveway for the property
///efficient.unveils.desks is for the property

ADDITIONAL INFORMATION

Broadband: FTTP— broadband is available (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Rights & Restrictions: The neighbouring farmer has a right of way along the bottom of the driveway to access their field.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.
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Tel: 01884 243000 | Ref: TIV250259

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Lower Elms Burlescombe, Tiverton, Devon, EX16 7LD

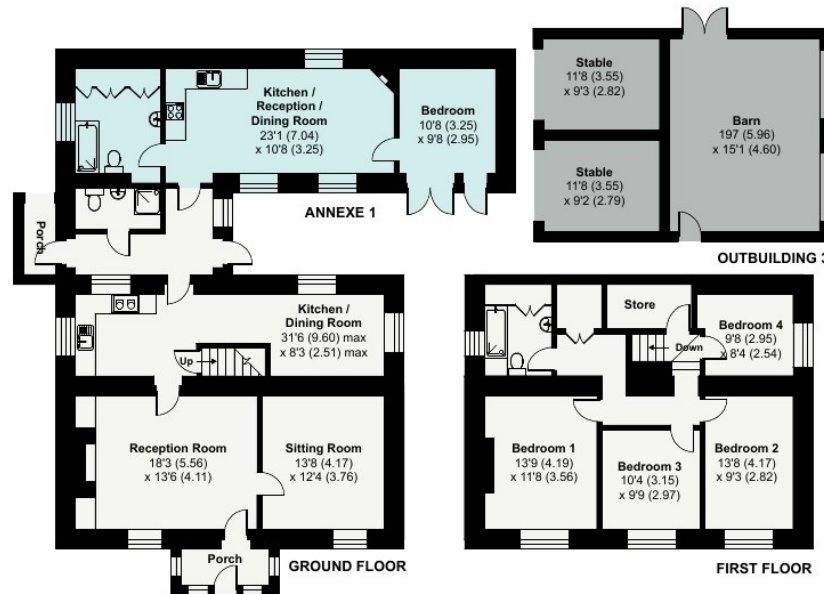
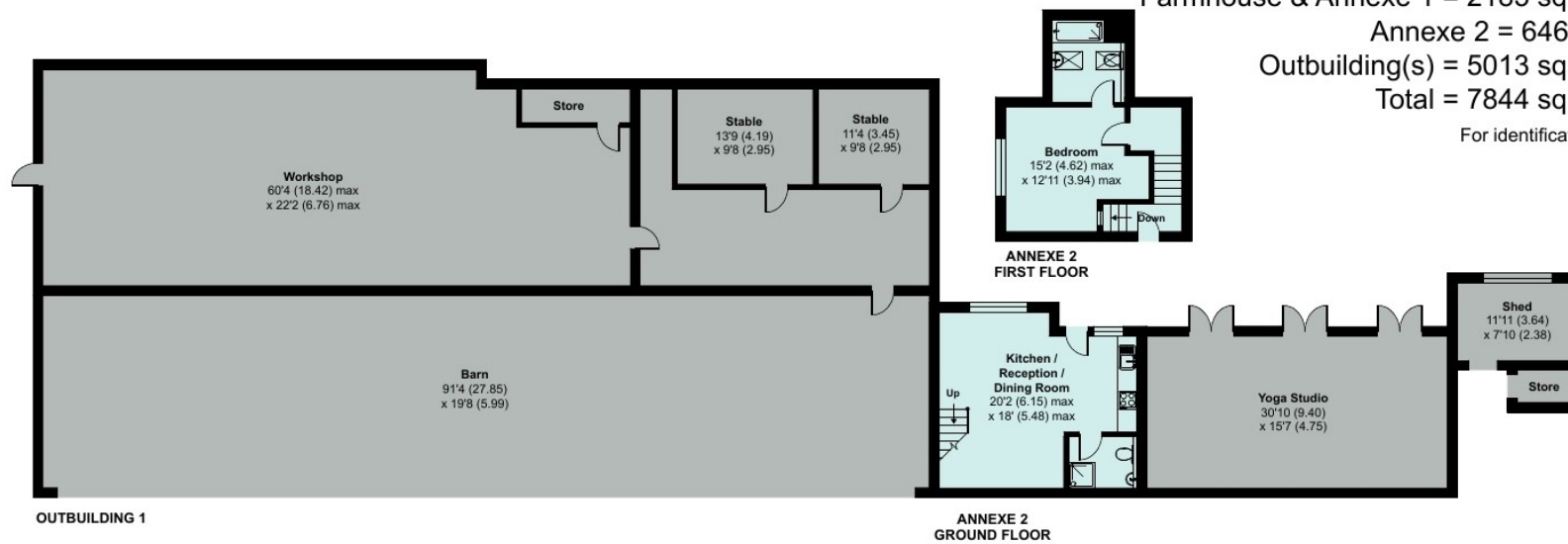
Farmhouse & Annexe 1 = 2185 sq ft / 202.9 sq m

Annexe 2 = 646 sq ft / 60 sq m

Outbuilding(s) = 5013 sq ft / 465.7 sq m

Total = 7844 sq ft / 728.7 sq m

For identification only - Not to scale



LOWER ELMS

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE ANNEXE

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Greenslade Taylor Hunt. REF: 1388781



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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THE CONVERTED BARN



THE STUDIO

