



Blackdown Views

Blackborough | Cullompton | Devon | EX15 2JE

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A stunning contemporary residence with magnificent panoramic country views located at the head of a long driveway and nestled in over 14 acres of grounds and paddocks

- Highly efficient modern detached residence
- Stunning country location with breath-taking views
- 14.3 acres of grounds running down to a stream
- Well-stocked lake and wildlife pond
- Planning approval for stabling, garaging and a studio
- Currently run as a luxury and lucrative holiday let

GUIDE PRICE £1,250,000

SITUATION

Blackdown Views is located in a stunning country location and sits well within its own grounds and paddocks extending to over 14 acres. The property takes advantage of spectacular panoramic views over a typical rolling Devon countryside. Being nestled in the Blackdown Hills Area of Outstanding Natural Beauty, it has direct access to some of the county's most idyllic countryside and is the perfect spot for those with a love of country pursuits, flora and fauna.

Although rural, the house is readily accessible being only 7.5 miles from junction 28 of the M5, as well as having the express rail link at Tiverton Parkway (to Paddington in about 2 hours) within about 8.3 miles. The hamlet of Blackborough sits between the villages of Kentisbeare and Dunkeswell, both of which have a range of amenities/shops and Kentisbeare also has a primary school and popular public house.

The market town of Honiton with its range of antique and independent shops lies about 8.5 miles distant and offers a sports centre, health centre and main line rail link to London Waterloo. Wider facilities can also be found at the market town of Cullompton located about 8 miles away.





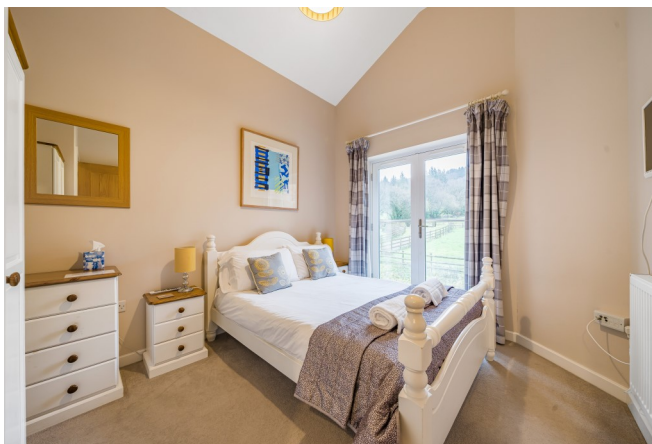
The Cathedral City of Exeter lies approximately 18 miles to the south west and has a comprehensive range of shopping facilities including the Princesshay Shopping Centre, theatres, restaurants & food hall and a renowned university, as well as rail links to Bristol (on the Paddington line) and Waterloo, and international airport about 16.5 miles away. There are some excellent schools in the area, including Blundell's at Tiverton, Exeter School, The Maynard School, Exeter Cathedral School and Taunton School, all less than 20 miles away.

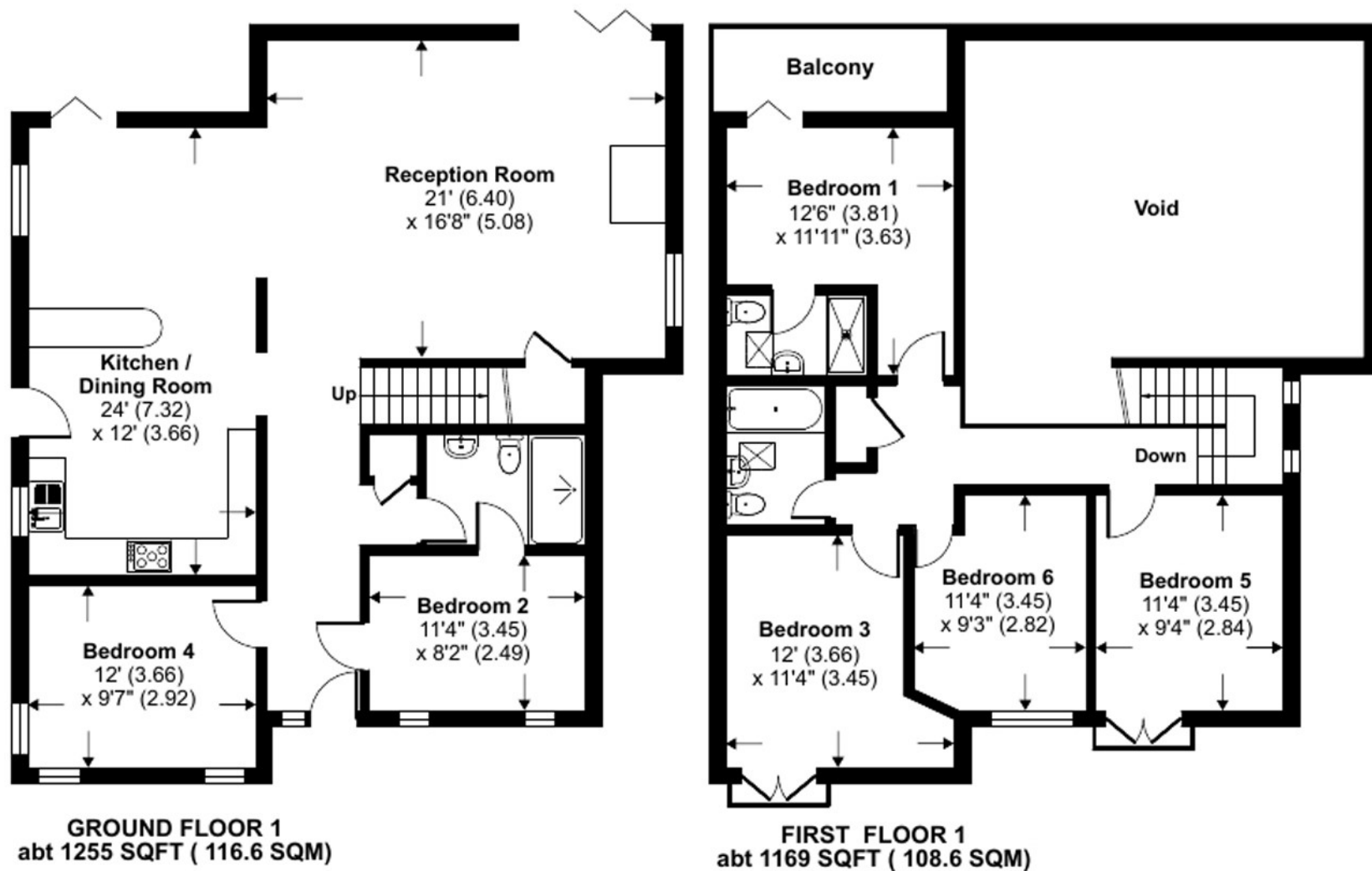
BLACKDOWN VIEWS

Blackdown Views is a substantial 6 bedroom detached house which is located in an idyllic setting within the Blackdown Hills Area of Outstanding Natural Beauty. It sits at the head of a long driveway which offers a picturesque approach and breath-taking views which stretch over a typical rolling Devon landscape. The property was built about 6 years ago and has full residential planning consent. It is a highly efficient 'eco' home of traditional block construction with cedar clad elevations under a slated roof and benefits from a high level of insulation, PV panels, grey water recycling and under floor heating. The accommodation is contemporary with all rooms taking advantage of spectacular views and at the heart of the house is a magnificent vaulted sitting room with bi-fold doors, wood burner and glazing into the gable.



Blackdown Views sits at the head of a long driveway which passes a wildlife pond and leads to a large parking area adjacent to which is a timber barn which has unimplemented planning approval for replacement into stabling, garaging and a first floor studio. There is a lawned garden with shepherds hut and a decked terrace with hot tub gaining the most spectacular outlook. Beyond this is a well stocked lake which is a haven for wildlife. There are three large paddocks to the south west and north east, one of which runs down to a beautiful natural area next to the stream.





For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Humberts. REF: 960597



DIRECTIONS

From Junction 28 on the M5 at Cullompton, take the A373 towards Honiton. After two and a half miles you will pass a pub on the right hand side called 'Keepers Cottage'. 300 yards past the pub turn left signed Sheldon 4. Proceed for 3 miles up a long hill, straight on at every junction following the signs to Sheldon to a T-junction. Turn right and then turn left almost immediately signed Sheldon. You will pass Westcott Farm on your left hand side, then after another 100 yards fork left (i.e. do not take this Sheldon sign). After one mile, turn left onto the driveway for South Farm. Continue to the end of this driveway following the signs to Blackdown Views.

LOCAL AUTHORITY

Mid Devon District Council - 01884 255255

LOTS 1 & 2

Blackdown Views is currently let as a luxury and lucrative holiday let (grossing circa £114,000 in 2021/2022) and could be available as a going concern with all of its existing contents (by separate negotiation). It forms part of South Farm Holiday Cottages and Fishery. Blackdown Views comprises Lot 2, with Lot 1 comprising South Farm Cottages and Fishery, a 17th century Devon longhouse with 7 letting cottages, managers accommodation, 3 lakes, various large barns and circa 26 acres. This is available at a Guide Price of £2,200,000.

SERVICES

Mains electricity. Private water and drainage.
Oil fired heating.

ENERGY PERFORMANCE CERTIFICATE

Rating: B.

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