

Property details – 12<sup>th</sup> April 2012

Silverlands Farm, Longdown, near Exeter

£975,000

Robert Williams.co.uk, Tel: 01392 204800

## Fine country residence set in large grounds with barn, vineyard, annexe potential and paddock

Robertwilliams.co.uk, **team** estate agent on Southernhay West in Exeter, is thrilled to offer for sale Silverlands Farm.

Built in the early 1990's, this substantial, highly individual and attractive detached country home is extremely spacious and private, set in its own grounds of approximately five acres in a wonderful



location around three miles to the west of Exeter City Centre with truly outstanding views across the City, Haldon Hills, the fringes of Dartmoor and the Exe Estuary. Extremely well presented, the accommodation is uniquely arranged over two floors with the addition of attic rooms and flows beautifully as a large family home but would also house two families with ease, offering both space and privacy.

Although currently incorporated into the main accommodation, the lower level of the house has its own parking area and separate front door, so could be completely self contained to suit dual-family occupancy or to be utilised as a holiday or residential let, subject to consents, for an income. This floor has a hallway, cloakroom, shower room, kitchen, large sitting room with bay windows, rear lobby with a door to the lower parking area and an inner hallway, which leads to the two double bedrooms as well as a study and plant room.

On the ground floor, the entrance door opens into the 'T' shaped reception hall. Double doors lead into the 22' sitting room with a feature antique marble open fireplace set on a stone hearth and spectacular views through the windows and sliding door onto the rear patio. Double doors from the sitting room lead into the large dining room, currently used as a snooker room with sliding doors and wonderful views. The kitchen/ breakfast room is a lovely dual aspect room with superb far



reaching countryside views, fitted with timber fronted units with a beamed ceiling and feature cast iron fireplace. There is also a utility room and a cloakroom and the snug, with its beamed ceiling and Inglenook style stone

fireplace with wood burning stove, is the perfect place to spend cold winter evenings.



There are superb views from the large master bedroom, which also boasts an arched window, walk-in double wardrobe and en-suite. The second bedroom also comes with an arched window as well as a dressing area with double built-in wardrobe and en-suite. Bedrooms three and four are also both large double rooms and the fifth bedroom, also a double, is currently used as a study. In the bathroom is a Victorian style four piece suite with corner bath and shower cubicle and in the rear hall is a spiral wrought iron staircase to the lower floor and a timber staircase to the attic rooms.



With sloping ceilings, the attic storage rooms are light and spacious, finished internally and central heated so could be used for a number of purposes although in need of building regulations approval and/ or planning permission to be classed as bedrooms. The first room measures 21'x11'5", the second 22'9"x15'10" and the third attic room is 27'x16', each with a Velux window. There is also a shower room in the attic.

Silverlands Farm is approached via a long gravelled driveway with double five bar gates at its head and parking areas at the lower storey level, sweeping up to the front of the property into a large turning area with centre raised Lily pond and space for further parking. At this higher level is a modern timber barn, which could be used as extensive garaging or storage or to provide an ideal home for wine making equipment if the new owners wish to produce their own label wine on site.



The gardens wrap around three sides of the house and are mainly laid to lawn, very well kept with stunning countryside views and a large gravelled patio terrace is a perfect place for sitting out, relaxing, entertaining and enjoying some of the most fantastic far reaching views in the area.

The vineyard currently occupies around an acre. Gently sloping and south facing, it is perfectly positioned for growing and is planted with around 1,700 vines. The initial crop from the vines was harvested in 2009 and, according to the owners the combined yield was approximately two tons of fruit. This initial red grape crop was incorporated into the Eastcott Vineyard's Dry Rose, which won a 'Highly Commended' accolade at the English and Welsh Wine Competition in 2009, demonstrating the potential quality of the grapes grown at Silverlands Farm.



Further to the vineyard is a large paddock, which could easily be given over to viniculture, if required, and there is the potential for the new owner of Silverlands Farm to keep several horses, with plenty of useable paddock and lots of space for associated housing and storage.

Steve Alford, director of RobertWilliams.co.uk, said: "Silverlands Farm is a wonderful home, which is presented in fine order with a number of income opportunities for the new owner and some of the best rural views in the area. I would have no hesitation in advising an early viewing of this unique and flexible property."

For more details, to arrange to view Silverlands Farm or for a no obligation market valuation, pop into RobertWilliams.co.uk at 2 Southernhay West in Exeter, call 01392 204800 or visit [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk).

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**Notes to editors:**

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**For further information, please contact:**

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