



Yeo Valley View







Yeo Valley View

Nymet Rowland, , EX17 6AL

Lapford (1 mile), Crediton (10 miles), Exeter (18 miles)

A Grade II Listed 4-5 bedroom family home with a range of stone outbuildings, two agricultural buildings and land amounting to circa 21.12 acres.

- No onward chain
- In need of redecoration
- Range of stone outbuildings
- Land amounting to 21.12 acres
- Freehold
- 4-5 bedroom family home
- Fringe of a popular village
- Two agricultural buildings
- Excellent potential
- Council tax band: F

Guide Price £750,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The family home is situated in the sought-after Mid Devon village of Nymet Rowland. The nearby village of Lapford (1 mile) offers a good range of local amenities including excellent village shop/filling station, post office, pub, primary school and pre-school. There is also a railway station on the Tarka Line (Barnstaple to Exeter). The market town of Crediton (9.5 miles) has a large range of day-to-day facilities including excellent schooling, shopping and recreational amenities. The university and cathedral city of Exeter (18.5 miles) has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. There are two mainline railway stations at Exeter on the Waterloo and Paddington lines plus an international airport.

DESCRIPTION

Yeo Valley View is a wonderfully positioned and versatile Grade II Listed 4-5 bedroom family home with a range of stone outbuildings and two agricultural buildings on the fringes of the popular village of Nymet Rowland. The main house, which would benefit from a schedule of redecoration, benefits from a significant parcel of land amounting to circa 21.12 acres of gently sloping land whilst offering a good opportunity for conversion of the outbuildings.

ACCOMMODATION

The front door opens into an entrance hall with a cloakroom/WC and separate shower room. From here, the accommodation opens into the kitchen/breakfast room, fitted with a range of wooden wall and base units together with a Rayburn.

Steps rise from the kitchen to a snug, which could also be used as a fifth bedroom or home office. Steps descend from the opposite side of the kitchen to the triple-aspect sitting room, where a centrally positioned wood-burning stove forms an attractive focal point. Glazed doors open onto the paved terrace.

Steps lead down from the sitting room to the former roundhouse. Full of character, this versatile room would suit a number of uses, including a dining room, additional sitting room or guest bedroom.

Stairs rise from the sitting room to the first-floor landing, which provides access to four double bedrooms and two bathrooms.





GARDENS AND LAND

A partially covered terrace extends along the southern and eastern elevations of the farmhouse, providing an ideal space for outdoor dining and enjoying the far-reaching views across the surrounding countryside.

The land extends to approximately 21.12 acres and comprises around seven gently sloping pasture fields. The fields are well suited to a range of agricultural and equestrian uses and enjoy an attractive rural setting adjoining the farmhouse.

STONE BARN & AGRICULTURAL BUILDINGS

Opposite the main farmhouse are a range of stone outbuildings. These offer the potential for further conversion, subject to gaining the necessary listed building consents.

In addition to the stone outbuildings are two substantial wood framed agricultural buildings.

To the rear of the farmhouse is a useful free standing storage unit.

AGENTS NOTE

The property benefits from a right of access over the neighbouring driveway with shared responsibility for its upkeep. A public footpath and bridleway run alongside the access track.

SERVICES

Mains electric

Private water - borehole

Private drainage which the Vendor believes to be compliant with the general binding rules

Underfloor heating on the ground floor with pipes heated from two multi-burner stoves. Please note that there is no heating on the first floor.

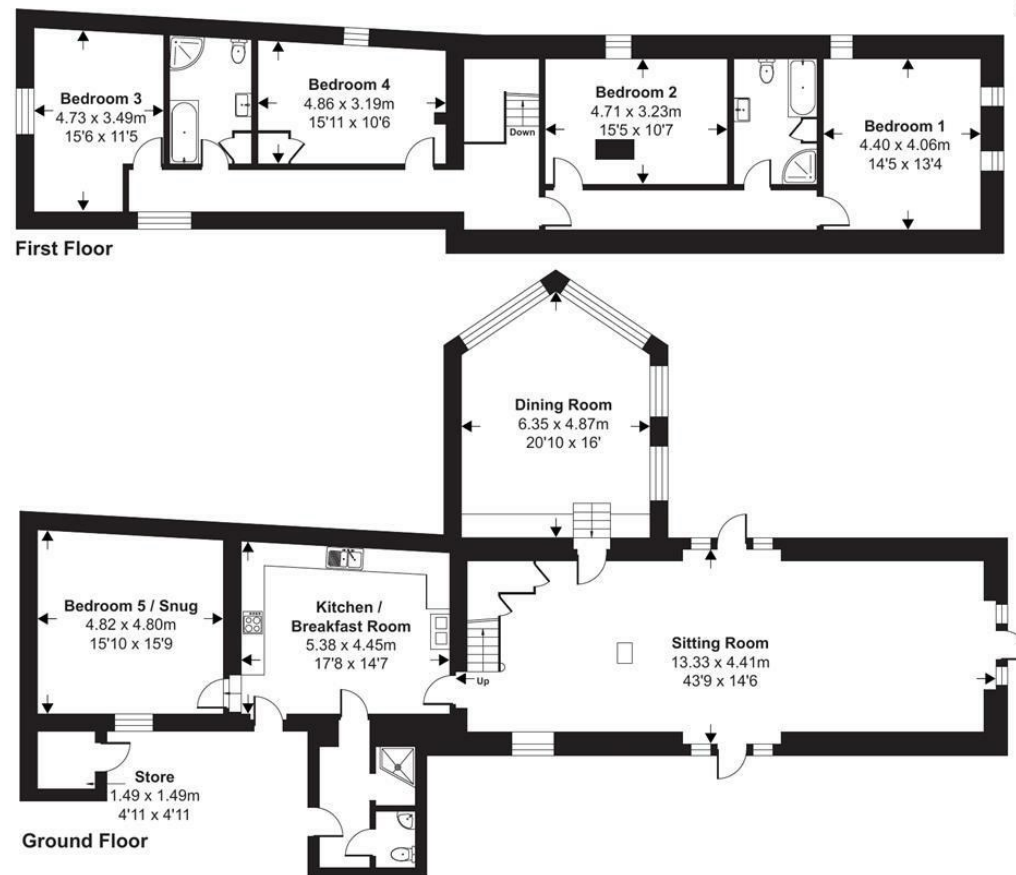
Standard, Superfast and Ultrafast broadband available (Ofcom)

Vodafone, EE, O2 and Three mobile network likely available (Ofcom)

DIRECTIONS

From Exeter proceed north on the A377. Proceed through Newton St Cyres, Crediton and Copplestone. On entering Lapford turn left signposted to Nymet Rowland. Proceed into the village taking the 1st right turn down a private lane. The property will be found at the end of the lane.

What3words - sounding.dispenser.spacing



Approximate Area = 2781sq ft / 258.3 sq m
Limited Use Area(s) = 614 sq ft / 57 sq m
Outbuilding = 3689 sq ft / 342.7 sq m
Total = 7084 sq ft / 658 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:ichecom 2026. Produced for Stags. REF: 1429114



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

