



# BALLS FARM ROAD

IDE, EXETER, EX2 9RA



**Robert Williams**

SALES | LETTINGS | AUCTIONS

“A truly unique opportunity to own a substantial former farmhouse in a fantastic location on the outskirts of Exeter”



# BALLS FARM ROAD

IDE, EXETER, EX2 9RA

**A handsome 18th Century detached residence set in a wonderfully private and elevated position on the edge of Exeter. This former farmhouse is full of period charm and enjoys far reaching views across mature grounds. The substantial home offers generous accommodation, beautifully tended gardens, and the rare combination of rural seclusion with city convenience. It is a unique opportunity to acquire a character property with exceptional space both inside and out.**

## THE PROPERTY

The house offers an expansive and flexible layout extending to over 2,700 sq ft, with well proportioned rooms and an abundance of natural light throughout. The ground floor features a spacious entrance hall leading to three excellent reception spaces. The sitting room is bright and comfortable, centred around a wood-burning stove, while the dining room is a particularly impressive space with its parquet floor and striking inglenook fireplace; perfect for family gatherings or entertaining. A further study provides additional versatility.

The West wing of the home houses the large kitchen/breakfast room, fitted with country style cabinetry, generous work surfaces including peninsular and ample room for a breakfast table. There is space for a range cooker and dishwasher, as well as integrated microwave. French doors open directly onto the garden, creating an easy flow between indoor and outdoor living. A utility is accessed from the kitchen, as well as a useful store. This side of the property also includes a fourth reception room with service staircase, allowing the potential to create an integral annex, ideal for multi generational living.

Upstairs, the house offers six double bedrooms arranged around a central landing. The principal bedroom enjoys its own en suite shower room, and the remaining bedrooms are served by two large family bathrooms, both equipped with shower baths.





## OUTSIDE

Outside, The gardens are a standout feature; beautifully landscaped with sweeping lawns, mature trees, wildlife friendly planting, and several peaceful seating areas. The plot climbs gently behind the house, giving wonderful views, privacy, and a real sense of countryside tranquillity. There is also a paved driveway to the side offering ample parking.

## THE LOCATION

Situated on Balls Farm Road just outside the village of Ide, The Farmhouse enjoys all the benefits of rural Devon living while being only minutes from Exeter's vibrant city centre. Ide is a highly desirable village with a strong community, local shops, pub, primary school, and easy access to countryside walks. Exeter itself provides outstanding shopping, dining, cultural venues, and excellent transport links including rail services and the M5 corridor. The location is perfect for those wanting peaceful surroundings without compromising on city accessibility.

## DIRECTIONS

From Alphington Road take Cowick Ln and turn left onto Crabb Ln, followed by right onto Balls Farm Road. The property is circa 500m on the right.

6  bedrooms    3  bathrooms  
4  receptions    4  car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** G

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and private drainage

**Energy Efficiency Rating:** D





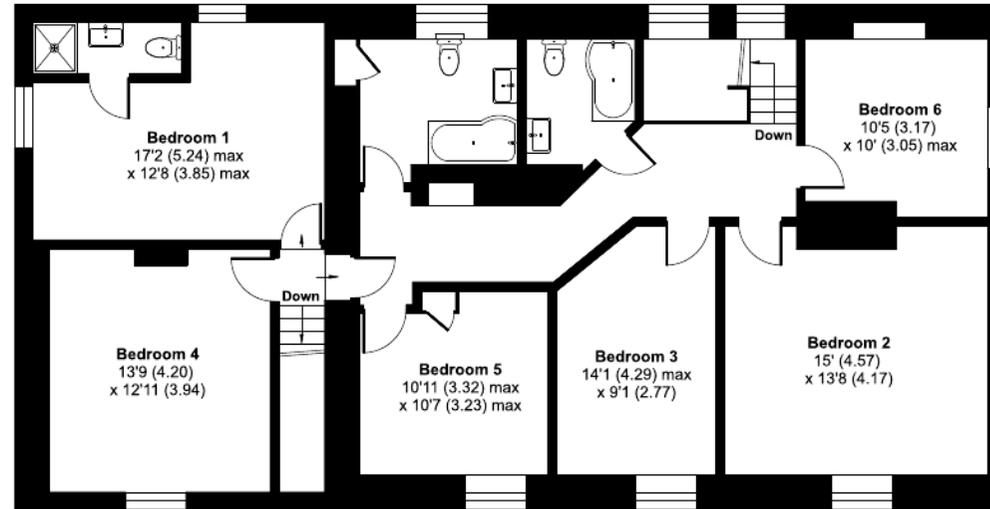
# Balls Farm Road, Ide, Exeter, EX2

Approximate Area = 2712 sq ft / 251.9 sq m

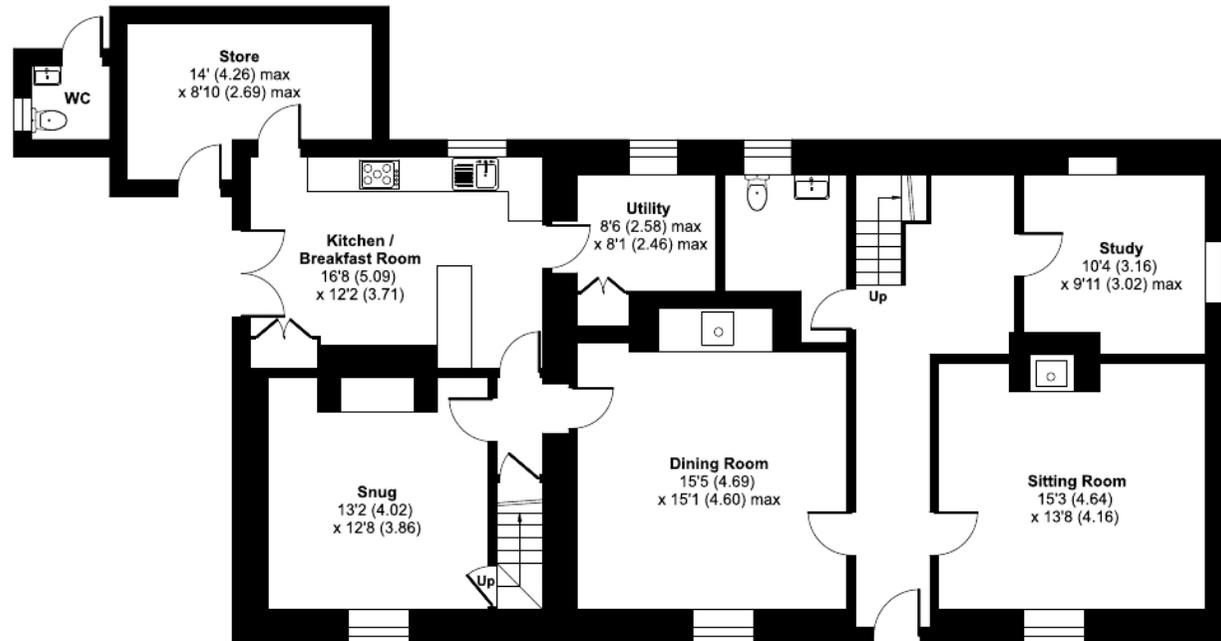
Outbuildings = 124 sq ft / 11.5 sq m

Total = 2836 sq ft / 263.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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**Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG**

**Tel: 01392 204800 • [sales@robertwilliams.co.uk](mailto:sales@robertwilliams.co.uk) • [robertwilliams.co.uk](http://robertwilliams.co.uk)**

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.