



NORTHLEW

O.I.E.O £850,000

Superb Period Farmhouse Set in Over 4 Acres

 5/6 Bedrooms  3 Bathrooms  4 Reception Rooms  EPC Rating: E (45)

 MILLER  
TOWN & COUNTRY



- » 5/6 Bedroom Period Farmhouse
- » Potential for Independent Annexe
- » Cob Barn with Conversion Potential (STPP)
- » Paddocks + Gardens of Approx. 4.4 Acres
- » Stables & Lunge Ring
- » Outdoor Heated Swimming Pool
- » Beautiful Rural Setting, 15 minutes from Town

## The Property

This superb five/six bedroom period farmhouse offers spacious and exceptionally versatile accommodation to a new owner in a beautiful rural location. There is the potential to create an integrated annexe allowing two-family occupation or home plus income, subject to the necessary consents. In addition, the detached two-storey cob barn offers potential for conversion, subject to PP.

The farmhouse enjoys a wealth of character features such as inglenook fireplaces, stone cobbled entrance hall and exposed beams, and benefits from more spacious rooms and higher ceilings than is typical in properties of this era.

The property is set in approximately 4.4 acres of grounds which include beautiful gardens with heated outdoor swimming pool, paddocks and stables.



## Location

The property is located a short drive from the village of Northlew which offers a traditional range of amenities including primary school, post office and pub as well as a pretty church. The nearby town of Okehampton offers a good range of local amenities including primary and secondary schooling and three supermarkets as well as a rail link to Exeter where one can access the main Penzance to Paddington line.

## Accommodation

The front door of Wood St. David opens into a stone-cobbled entrance hall which includes a unique stone and oak alcove currently used as a wine store. The older part of the home is to the left and includes a study, generous sitting room and snug with feature stone fireplace which leads to the large farmhouse kitchen with oil-fired Alpha range. Double doors open from the kitchen into a light-filled sunroom which opens on to the garden. This part of the property is completed by a utility/larder, boot room (formerly a shower room and convertible back to such use) and a cloakroom. An extension constructed in the early 2000s added a large triple aspect sitting/dining room at the far end of the ground floor, which has floor to ceiling windows offering fantastic views over the rolling countryside and underfloor heating. Double doors open on to the adjacent veranda, and a spiral staircase leads to Bedroom I above. This principle bedroom has floor to ceiling picture windows and a vaulted ceiling creating a lovely light and airy room with double doors leading out on to a wooden deck offering views over the garden. A spacious en suite bathroom with P-shaped bath lies to the rear. This more modern part of the property could be separated off from the rest of the home to create a two-storey, one-bedroom integral annexe - perfect for dual family living or perhaps home plus income, subject to the necessary consents. The smaller room leading off Bedroom I would make a great nursery or dressing room for the primary bedroom, either as part of the main house or annexe. The remainder of the first floor is centred around a split-level landing and includes four further double bedrooms, one of which is en suite, and a large family bathroom.



## Accommodation

### Ground Floor

Entrance Hall 6'4" x 17'3"

Utility Room 6'10" x 14'0"

Inner Hallway with Cloakroom/WC

Boot Room/Former Shower Room 8'3" x 5'2"

Living / Dining Room 20'6" x 20'6"

Sun Room 15'9" x 16'8"

Kitchen 14'11" x 17'11"

Snug 14'6" x 17'11"

Sitting Room 20'7" x 19'2"

Study 10'5" x 12'10"

### First Floor

Split Level Landing

Bedroom 1 20'6" x 15'3"

Ensuite 1 9'6" x 6'4"

Bedroom 2 17'2" x 16'8"

Ensuite 2 5'3" x 14'2"

Bedroom 3 10'0" x 17'3"

Bedroom 4 11'5" max x 15'3"

Bedroom 5 10'6" x 6'7"

Bathroom 11'5" x 9'0"

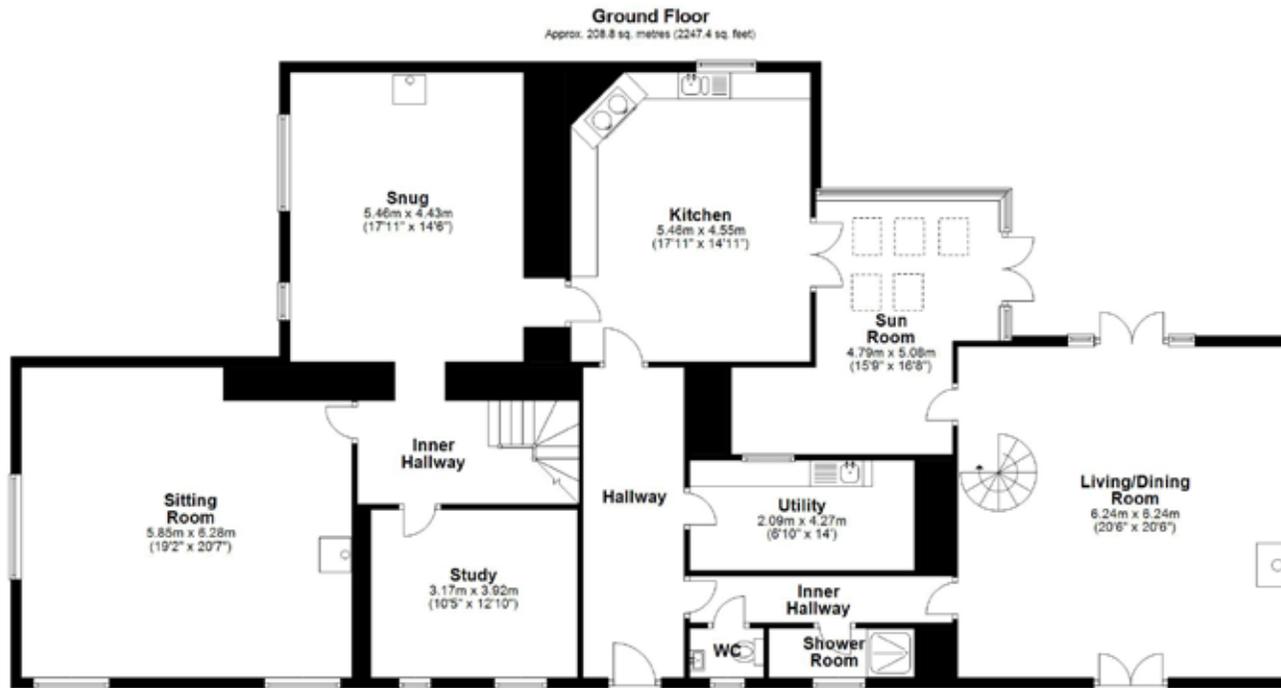
Dressing Room / Study / Bedroom 6 10'2" x 10'5"

**Services:** Mains electricity and water. Additional private water supply from a well. Private drainage by septic tank (currently being replaced as of June 2023). Telephone connected.

**Council Tax Band:** G

**Tenure:** Freehold

**Agent's Note:** Additional approx. 4.4 acre field available by separate negotiation







## Outside

The property is approached by a private driveway shared with one neighbouring property. The drive continues to lead around and down to a private courtyard, with ample parking for numerous vehicles. A large timber double carport provides sheltered parking or storage and a detached 2-storey cob barn offers workshop or further storage space. Subject to planning this barn could potentially be converted to create a further letting unit or annexe if required.

To the front of the property is a pretty mediterranean-style gravelled garden area with fishpond and far-reaching countryside views. Directly to the rear is a large covered veranda perfect for al fresco dining, which opens on to a large formal garden with lawn and well-stocked flower and shrub borders. To the side of this is a fantastic and fully enclosed heated outdoor swimming pool, a pump house/changing room and large paved patios surrounding the pool. The pool area provides a wonderful entertaining space during the warmer months and has been much loved by the current owners as a space for the family to relax. Beyond the gardens are three paddock enclosures; two larger ones with independent field shelters and a smaller third paddock with lunge ring and brick-built goat house. There is a generous yard with a range of four block-built stables and a purpose-built tack room with electric and water connected, beyond which is a three-bay barn. In total, the grounds extend to approximately 4.4 acres.





Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

