



STAGS

Palmers Farm



Palmers Farm

Sourton, Okehampton, EX20 4HJ

Okehampton 5 Miles A30 1 Mile Exeter 28 Miles

- 3 Bedroom Farmhouse
- Separate 2 Bedroom Annexe
- Detached 2 Bedroom Barn
- Income Potential
- Gardens & Orchard
- Outbuilding
- Pasture Paddocks
- Dartmoor Location

Guide price £700,000

SITUATION

The property occupies a private semi rural position set back off the A386. Sourton village boasts the renowned Highwayman Inn public house, together with a village hall and church. On the other side of the road a track leads up to the Granite Way, which runs between Okehampton and Lydford along the old railway line, offering extensive off road cycling and walking within this attractive region, whilst directly beyond is the fantastic open expanse of the Dartmoor National Park with many opportunities for riding, walking and outdoor pursuits. The A30 is within very easy reach, offering direct access west into Cornwall or east to the cathedral and university city of Exeter and the M5 motorway network.

DESCRIPTION

Palmers Farm is a most appealing residence offering adaptable and flexible accommodation. The property currently consists of a 16th century Grade II Listed former farmhouse with an adjoining self contained two bedroom annexe. Whilst there is a further separate two bedroom detached barn, which was converted approximately 11 years ago. Over the past 15 years, the current vendors have extensively modernised, converted and improved all the properties, together with landscaping and upgrading to the gardens and paddocks. The property will appeal to those looking for multiply family occupation as well as those looking for a main residence with income potential for two units. All the properties benefit from residential permission and are located in this fantastic position close to Dartmoor. Further benefits include ample areas of off road parking, as well as individual areas of garden, an attractive courtyard with former linhay, large orchard and three pasture paddocks.

THE FARMHOUSE

ENTRANCE VESTIBULE: Door to: BEDROOM 3: Window to rear, radiator, fitted wall lights, space saver staircase to first floor dressing room. SITTING ROOM: Quarry tiled floor, beamed ceiling, feature inglenook fireplace with Villager woodburning stove and brick hearth. Original bread oven, feature settle to side. Fitted cupboard seat and windows to front elevation. FARMHOUSE KITCHEN: Range of shaker style base cupboards and drawers. 1½ bowl ceramic sink and drainer. Tiled surrounds. Plumbing and space for dishwasher, Rangemaster cooker, exposed timbers, french doors to side patio. Quarry tiled floor. UTILITY ROOM: Ceramic tiled floor, double aspect windows, oil boiler serving the farmhouse and adjoining annexe, which provides domestic hot water and central heating through radiators and which is individually zoned. Door to Garden. Fitted worktop with cupboard under and plumbing and space for washing machine. A door from the sitting room opens to the REAR HALL: with doors to: CLOAKROOM: Comprising wash hand basin with tiled splash backs and concealed cistern, window to rear. BATHROOM: Attractively fitted with bath



A highly versatile rural residence offering three dwellings and 4.2 acres.





with tiled surrounds and Victorian mixer shower attachment over. Pedestal wash hand basin, glazed shower cubicle with Mira sport shower, chrome heated towel rail, window to side. FIRST FLOOR LANDING: Access to roof space, doors to: BEDROOM 1: Double aspect windows, radiator, wardrobe recess with hanging space, door to: DRESSING ROOM/NURSERY: With windows to front and space saver staircase down to bedroom 3, door to: SHOWER ROOM: Tiled double width shower cubicle with glazed door, pedestal wash hand basin with tiled splash backs, bidet and low level WC, Ceramic tiled floor, chrome heated towel rail. BEDROOM 2 : Window to side aspect, exposed timbers, ornate cast iron fireplace, door to wardrobe/airing cupboard.

THE ANNEXE

SITTING ROOM: Window to front aspect, door to storage cupboard, which formerly had an interconnecting door to the main farmhouse, staircase to first floor, under stairs storage space, door to: KITCHEN: Range of timber base cupboards and drawers, 1½ bowl stainless sink unit and drainer, four ring induction hob. Built in double oven, plumbing for washing machine and slimline dishwasher. Space for upright fridge freezer, range of matching wall mounted cupboards, double aspect windows, ceramic tiled floor. FIRST FLOOR LANDING: Doors to: BEDROOM 1: With roof light to front, offering attractive views. BEDROOM 2: Window to side aspect, roof light. BATHROOM: Comprising vanity wash hand basin with tiled surrounds. Low level WC, panelled bath with Mira sport shower over, Low level WC, window and roof light to front with attractive views.

TWO SHOES COTTAGE

Open plan KITCHEN/LIVING/DINING ROOM: Quarry tiled floor, staircase to first floor. Glazed door and window to Courtyard. Feature wood burning stove with part exposed stone wall and an impressive part vaulted A-framed ceiling. KITCHEN AREA: Range of timber base cupboards and drawers with roll edge worksurfaces, single bowl stainless steel sink unit and tiled surrounds, space and plumbing for slimline dishwasher, four ring induction hob with concealed extractor vent over, range of matching wall mounted cupboards, built in double oven. UTILITY ROOM: Door to parking area. Fitted worktop with plumbing for washing machine below, quarry tiled floor, oil fired boiler providing domestic hot water and central heating through radiators, door to: SHOWER ROOM: Double width shower cubicle with screen door, bidet, low level WC, circular wash hand basin with tiled surrounds and vanity unit below, ceramic tiled floor, chrome heated towel rail, opaque window to side. REAR HALL: Quarry tiled floor, glazed door to courtyard, door to: BEDROOM 2: Glazed door to rear. REAR PORCH: glazed with door to garden and door to: BEDROOM 1: With glazed door to courtyard. Exposed timbers and door to: EN SUITE: Comprising low level WC, pedestal wash hand basin with tiled splash backs, chrome heated towel rail, window to rear, shower bath with tiled surrounds. FIRST FLOOR STUDY/LANDING: Range of fitted book and DVD shelving and galleried balustrade overlooking the kitchen. Glazed doors open to the first floor SITTING ROOM: Large glazed windows to the rear offering far reaching views across the fields to the countryside beyond. Feature pitched roof with exposed timbers.

OUTSIDE

The property is approached via a five bar gate opening to a large gravelled parking and turning area for numerous vehicles. Open fronted POLE BARN/CARPORT: 20' x 12', direct access to Two Shoes Cottage with exterior tap. A five bar and pedestrian gate opens from the parking area to Two Shoes Private garden, being enclosed by hedgerow and fencing and being primarily laid to lawn with well stocked flower beds, trees and shrubs. A further five bar gate from the parking area opens to the main farmhouse courtyard, giving access to all three properties and being attractively landscaped with old cobbled path extending across the front of the farmhouse and annexe. Well stocked with flower beds and borders and areas of lawn, together with a pond which is naturally fed from Dartmoor. Within the courtyard, is a LINHAY, which is part open fronted with granite uprights and a corrugated roof. Adjoining LOG AND GARDEN STORE, attached is a patio seating area with pergola. The garden for the farmhouse lies to the side of the property and incorporates a small patio area off of the kitchen and is primarily laid to lawn, enclosed by mature hedgerow with attractive flower and shrub borders, exterior power point and water tap. A gate from the garden opens to the Orchard, which boasts a polytunnel and two timber sheds with a variety of trees, which include cooking and eating apple, cherry and pear. The remainder of the land is split into three interconnecting paddocks and is enclosed by hedgerow and well stocked fencing, offering attractive views towards Dartmoor.

DIRECTIONS

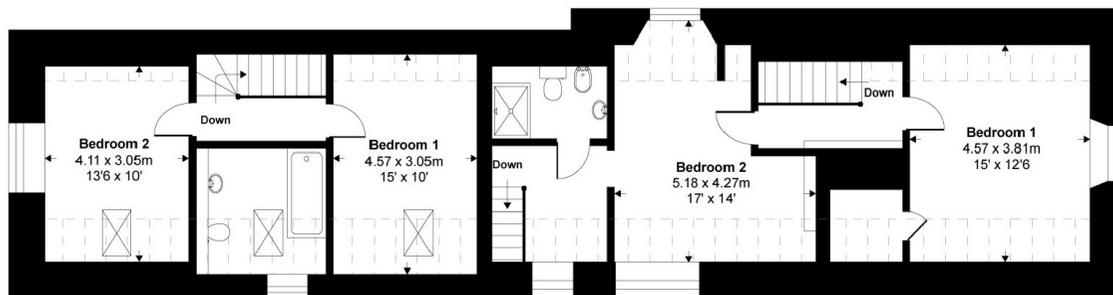
For sat nav purposes the postcode is EX20 4HJ.

SERVICES

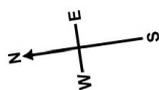
Mains Electricity and Water. Mains Drainage.



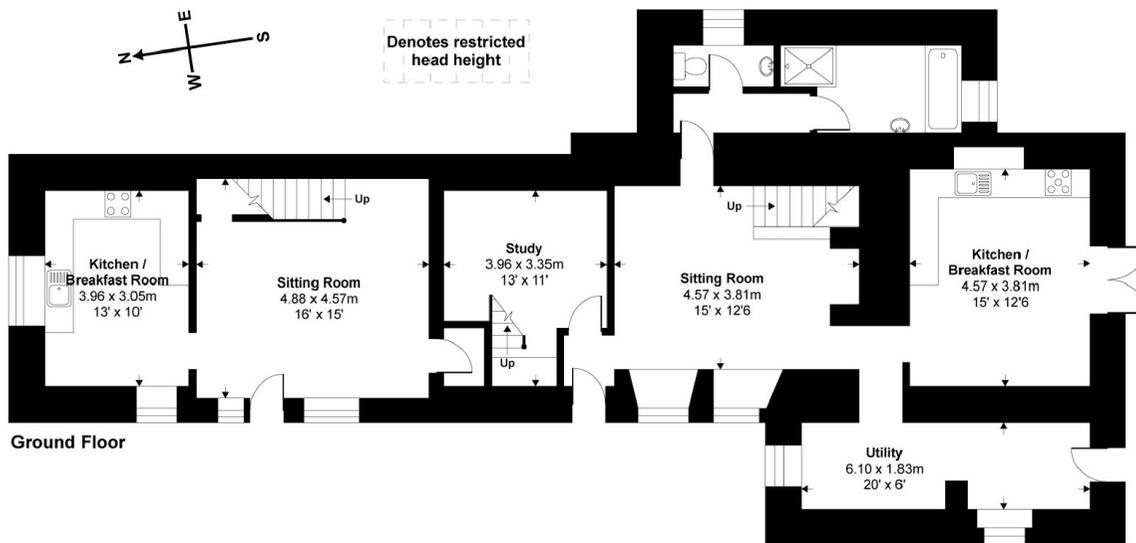
Approx. Gross Internal Floor Area
190 Sq Metres 2046 Sq Ft (Excludes Restricted Head Height)



First Floor



Denotes restricted head height



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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