



**STAGS**

Moortown Farm



# Moortown Farm

Northlew, Okehampton, EX20 3PP

Northlew 2 Miles Okehampton 13 Miles Exeter 22 Miles

- Delightful Large Detached Cottage
- Versatile Character Accommodation
- Large Gardens with Ponds
- Pasture Paddocks
- Excellent Range of Outbuildings
- Large Dutch Barn & Stables
- In All 2.8 Acres

**Guide price £485,000**

## SITUATION

Moortown Farm is situated approximately 2 miles from the villages of Northlew and Highampton in a peaceful yet not isolated rural setting. The village of Northlew is a self contained community with various amenities including a public house, places of worship, primary school, community shop and various clubs and activities, together with a twice weekly post office service. Highampton has a primary school, village hall and inn. A more comprehensive range of amenities can be found in the town of Okehampton with an excellent range of supermarkets (including a Waitrose) local and specialised shops, modern hospital and leisure centre. The town has schooling from infant to A-level standard. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. From Okehampton the A30 dual carriageway is directly accessible providing a direct link west into Cornwall or east to the cathedral and university city of Exeter a further 22 miles away with its M5 motorway, main line rail and international air connections.

## DESCRIPTION

Moortown Farm comprises a detached period cottage, of stone and cob construction and dating from at least 1650. The cottage has been the subject of considerable improvement over recent years and benefits from upvc double glazing, with leaded windows to the front elevation together with lpg central heating. The property has been re-roofed in natural slate within the past 4 years. Internally the versatile accommodation offers deceptively spacious reception rooms with two staircases giving the potential for the creation of a self contained annexe subject to any necessary consents. Ideal for the equestrian buyer, the property has an excellent range of outbuildings including a large dutch barn and an excellent range of stables, large shippon and workshop. There are areas of pasture paddock, together with an extremely large garden area, bordered by mature trees and having three large interconnecting ponds, which are a particular haven for wildlife. The property is approached via its own long private driveway and there is extensive parking for vehicles, lorries, horsebox etc. The property totals approximately 2.8 acres.

## ACCOMMODATION

**RECEPTION/UTILITY ROOM:** With stable door to front, single drainer sink, space and plumbing for automatic washing machine, tumble drier and space for fridge/freezer. Double aspect windows, tiled floor, built in store/cloaks cupboard, radiator. **KITCHEN:** Extensively tiled, range of oak units, worksurfaces with inset double drainer sink unit, space and plumbing for dishwasher, range of cupboard and drawers units and tiled splash backings, fitted wall cupboards, space for fridge, Aga lpg cooking range, built in cupboard housing electric meters



Delightful large period cottage with outbuildings, gardens, paddocks approx 2.8 acres.







and central heating controls, window to rear. DINING ROOM: Light and spacious double aspect room with fireplace recess in attractive timber surrounds, built in shelved pantry, radiator. INNER HALL with stairs to first floor, understair cupboard, skylight over stairs gives natural light, radiator. LIVING ROOM: A spacious room having two windows and glazed door to front, fireplace recess with fitted wood burning stove and slate hearth, exposed ceiling timbers, two display recesses and two radiators. BATHROOM: Large bath with side mounted taps, vanity wash basin, wc, bidet, radiator. Recess with mirror and shelves, heated towel rail, shaver point. OFFICE/STUDY: with window with attractive garden views, pine panelling to ceiling and wall, two radiators, understair cupboard. Door to SHOWER ROOM: Tiled shower cubicle with power shower, vanity washbasin, low level WC, heated towel rail radiator. Staircase to MEZZANINE BEDROOM 3: with window overlooking gardens, exposed ceiling timbers, wrought iron galleried balustrade overlooking study, radiator. Telephone point. FREEZER ROOM/OFFICE: Window overlooking gardens and door to front, fitted cupboards and shelf, radiator.

FIRST FLOOR. LANDING: Large built in under eaves cupboard with power and light connected, ideal for storage and access to a further under eaves area. MASTER BEDROOM: Two windows to front, built in wardrobe/drawer unit, two radiators, access to insulated roof space, telephone point. Access to a good sized under eaves area, currently used as a large wardrobe with shelves and rail. BEDROOM 2: Window to front, range of fitted wardrobe with cabinets over, radiator. CLOAKROOM: WC, vanity wash basin, fitted cupboards, access to loft area, shaver point.

## OUTSIDE

The property approached from the lane via a long concrete driveway, which sweeps down to the front of the house where there is a good sized parking/turning area for a number of vehicles. Accessed from the driveway is a large flood lit concrete courtyard area providing space for a large number of vehicles, lorries, horse box, tractor etc and giving access to the buildings. Water supply and gated access to the paddocks. Devon Contractors DUTCH BARN 29' x 18'9" with high roof and large access for lorry, tractor, machinery etc. Side double access doors, power and light connected. GARAGE 1: 18'6" x 14'6" with up and over door, power and light connected, HAYLOFT above. GARAGE 2: 16'5" x 12'10" with power and light connected. STABLE BLOCK: all units with power and light connected, BOX 1: 10'8" x 10' with adjoining steel kennel run. BOX 2: 10'7" x 9'3". BOX 3: 10'6" x 10' with two stable doors, being ideal for tractor, mower. Box 4: 1'8" x 11'. TACK ROOM/FEED STORE 10'7" x 5'. LARGE SHIPPON 41' x 32', of corrugated and box sectional construction with concrete floor, this adaptable building is ideal for general stock or stabling or as a large general purpose store. Power and light connected, belfast sink. WORKSHOP 22'9" x 15'7" with reinforced double glazed windows and insulated roof space, concrete floor. Ideal for a number of uses including office, model railway etc, adjoining FORMER DAIRY 14' x 8'6" with power and light connected.

The front of the house adjoining the driveway/parking area has delightful climbing Wisteria. There is a side lawned garden area with raised vegetable beds and a paved patio. Aluminium framed GREENHOUSE 10' x 6' gate to paddock, outside tap. The driveway itself is flanked by areas of lawn with GREENHOUSE 8' x 6'. To the rear of the house is a path with exterior cupboard housing lpg central heating boiler, timber shed, outside tap. Side stone patio area. To the side of the house are the extensive lawned gardens, bordered along one boundary by a natural stream. There are a variety of trees within the garden and bordering giving shelter and seclusion. Three large ponds, all interlinked and being a haven for wildlife. At the far end of the garden is a farm gate access to the lane.

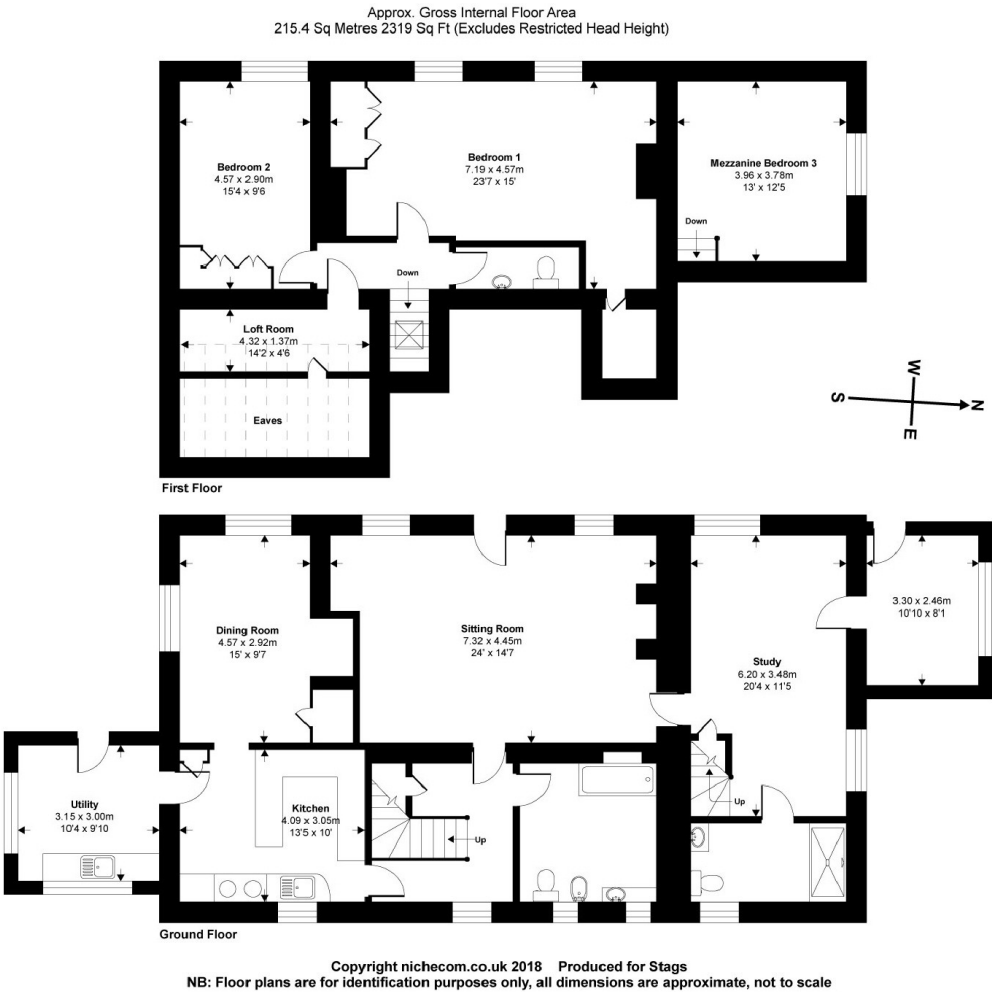
PASTURE PADDOCKS: lying adjacent to the driveway and yard and are divided into two main interlinked enclosures with separate gated access from the road. The land is ideal for horse, ponies or general stock grazing.

## DIRECTIONAL NOTE

From Okehampton town centre proceed out of the town as if towards Hatherleigh and Torrington. After approximately 1.5 miles turn right onto the A386 Towards Hatherleigh. Continue along this road until reaching the roundabout on the edge of Hatherleigh and here turn left signposted to Holsworthy and Highampton. Upon reaching Highampton take the left hand turning just before the Golden Inn proceeding for just over 2 miles where upon the entrance to the property will be found upon the left hand side, just after a property called Foxgloves.

## SERVICES

Mains Electricity and Water. Private Drainage.



These particulars are a guide only and should not be relied upon for any purpose.



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