



mansbridgebalment

OKEHAMPTON

OIEO £250,000



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0.44 Acre Paddock



# Apple Cottage, Beer Farm, Nr Okehampton, EX20 1SG

## SITUATION AND DESCRIPTION

Beer Farm is situated 3 miles east of the former market town of Okehampton and some three quarters of a mile north of the Dartmoor National Park and a 30 mile radius of Beer Farm encompasses Dartmoor and Devon coastlines to the south, north, east and west. The farm is just outside the Dartmoor National Park with convenient access to the A30 dual carriageway and links to the M5 near Exeter which lies about 22 miles to the east of the property. The A386 on the far side of Okehampton links with North Devon including Barnstaple and Ilfracombe. Southwards the A386 leads through Tavistock and Yelverton to the City of Plymouth.

A 3 bedroom traditional semi detached barn conversion with garden, double carport, dutch barn and approximately 0.44 Acres of pastureland. A further 3 acres is available by separate negotiation. The property is offered with NO ONWARD CHAIN.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Glazed front entrance door with courtesy light leading to

### ENTRANCE HALL

Stairs to first floor; tiled flooring; electric fuse box and meter; water meter; telephone point (for landline and wi fi); hanging space for coats and doors leading to:-

### KITCHEN/DINING ROOM

12' 4" x 12' 4" (3.76m x 3.76m)

Dual aspect room with windows to front and rear. A range of fitted wall and floor mounted kitchen units under a marble effect roll-top work surface; stainless steel one and a half bowl sink and drainer unit; space and connection for electric cooker (included); space and plumbing for washing machine; space for freestanding fridge/freezer; recess ceiling spotlights; wall lighting; smoke alarm; radiator; door to understairs storage cupboard.

### SITTING ROOM

13' 6" x 11' 1" (4.12m x 3.4m)

A granite fireplace with slate mantle housing a Morso woodburning stove; television point; telephone point (for landline and wi fi); wall lighting; radiator and timber framed double glazed windows to front and rear elevations.

### FIRST FLOOR

#### LANDING

Window to rear; airing cupboard containing hot water tank, slatted shelving and central heating and hot water controls; smoke alarm; doors to:-



#### **BEDROOM ONE**

12' 3" x 7' 4" (3.75m x 2.26m)

Built-in cupboard with hanging rail and shelving; radiator; timber frame double glazed window and velux window to front elevation.

#### **BEDROOM THREE**

9' 0" x 5' 5" (2.75m x 1.66m)

Built-in cupboards with shelf and hanging rail; radiator; velux window to rear elevation and timber frame double glazed window to side elevation.

#### **BEDROOM TWO**

7' 11" x 7' 4" (2.42m x 2.26m)

Radiator and velux window to front elevation.

#### **BATHROOM**

7' 3" x 5' 4" (2.22m x 1.63m)

Low level WC; pedestal wash hand basin; panel enclosed bath with mixer tap and shower attachment; electric heated towel rail; radiator; ceiling extractor fan and velux window to rear elevation.



#### **OUTSIDE**

##### **GARDEN**

With external oil fired boiler. A paved patio and lawn with gravelled parking area leading to:-

##### **DOUBLE CARPORT**

Timber post and box profile sheet construction and will accommodate two vehicles alongside an enclosed storage area.

##### **THE LAND**

The land amounts to approximately 0.44 Acres of enclosed pasture land with:-

##### **DUTCH BARN**

60' 8" x 20' 7" (18.5m x 6.28m)

Steel frame construction and corrugated galvanised sheet cladding.

##### **AGENT'S NOTE 1**

A further three acres of nearby grazing land will be available by separate negotiation. Details on request.



##### **SERVICES**

Mains water and electricity. Oil fired central heating. Private drainage.

##### **OUTGOINGS**

We understand this property is in band 'C' for Council Tax purposes.

##### **VIEWINGS**

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

##### **DIRECTIONS**

From our offices in Okehampton, leave the town in an easterly direction proceeding into East Street and on to Exeter Road. Proceed for approximately 2 miles crossing over the A30 dual carriageway signposted Sticklepath/South Zeal/Belstone etc. After passing the BP petrol filling station on the left hand side, take the next turning left at Tongue End Cross, signposted to Sampford Courtenay. Continue along this road bearing right at the brow of the hill and after approximately a further 400 yards, turn right at Beer Cross signposted to Taw Green. After 700 yards the lane to the property entrance will be found on the left hand side.

# BETTER COVERAGE, WIDER CHOICE

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*\* PL19, PL20, EX20*