



mansbridgebalment

HALWILL

£640,000
NO ONWARD CHAIN



TOLLEY FARM

Halwill, Beaworthy, EX21 5UQ

A delightfully extended character farmhouse set in
quiet unspoilt rural location.

Versatile Accommodation

3 Bedrooms, All Ensuite

3 Receptions

Grounds of 3.3 Acres

Equine Potential

Ideal for Dual Occupancy

£640,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

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The Property
Ombudsman

SITUATION AND DESCRIPTION

This fine property is situated in Halwill, a quiet, peaceful, rural hamlet, 1 mile from Halwill Junction. The market towns of Holsworthy and Okehampton are some 8 miles and 12 miles distant respectively and the popular North Cornish coastal resort of Bude is approximately 18 miles away. Halwill Junction is about 1 mile from the residence and benefits from a new Primary School, Scallywags pre-school, large Village Hall, children's play area and football pitch with spectator seats and a Snooker Club with 2 full size tables. In the village centre there is a Post Office, Newsagents/General Store, Hardware shop, Fish & Chip shop, Hairdressers, places of worship and a Public House with skittle alley.

There are regular bus services to Bude, Okehampton, Tavistock and Exeter. The well acclaimed Shebbear College is 8 miles distance from the property and both Holsworthy and Okehampton Colleges are within the catchment area. Local leisure facilities include swimming pools and leisure centres at Okehampton and Holsworthy and golf courses at Okehampton, Ashbury and Holsworthy. There are many bridlepaths and forestry walks nearby. For sailing enthusiasts, Roadford Lake is about 6 miles away.

The Cathedral City of Exeter, with its superb shopping facilities and many excellent restaurants, is about 35 miles to the east – around 35/40 minutes by car from Halwill if using the A30 dual carriageway from Okehampton. Exeter has excellent road and rail links to Bristol and London and is home to an International airport. The Dartmoor National Park is 15 minutes to the south of the property and provides superb walking and riding, whilst the North Cornish and Devon coasts are within easy driving distance.

This Devon farmhouse has been tastefully extended offering accommodation with great versatility with potential for dual occupancy. All works have been carried out to a very high standard and the property now provides spacious contemporary living, whilst retaining many period features including beamed ceilings.

The accommodation is in excess of 2,600 sq.ft and in brief comprises, entrance porch; entrance hall; very impressive dining room with beamed ceiling, delabole slate floor (with underfloor heating) and an inglenook fireplace; sitting room with beamed ceiling; inglenook fireplace and delabole slate hearth; kitchen/breakfast room (with beams); pantry; side entrance porch; utility room; cloak room; large rear reception room (currently used as a study) and a substantial garden room. There are 3 bedrooms, each with an ensuite.

The property sits in grounds of approximately 3.3 acres, comprising formal garden, adjoining meadow and small wooded field. Options to dine al fresco are numerous and the south facing aspect ensures an abundance of summer sun.

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:

PART GLAZED PORCH

Delabole slate floor and window seats with part glazed door to:

FRONT ENTRANCE HALL

Delabole slate floor (with underfloor heating); wood panel walls; doors to:





DINING ROOM

22' 0" x 15' 0 (max)" (6.73m x 4.57m)

Dual aspect with French doors to outside paved patio and barbecue; feature stone inglenook fireplace with bread oven and housing a woodburner stove on a slate hearth; delabole slate floor (with underfloor heating) and beams throughout. This is a delightful, naturally well lit room enjoying a southerly aspect – a superb room for entertaining.

Open access with 2 steps up to:

KITCHEN/BREAKFAST ROOM

20' 2" x 18' 0 (max)" (6.17m x 5.49m)

Bay window to rear; range of floor and wall mounted units under roll topped work surfaces; dual bowl stainless steel sink and drainage; integral dishwasher; appliance space for gas cooker; oak top island unit with upstands, drawers/ cupboard and integral fridge; oil fired range with adjacent sealed welsh slate worktop; Velux skylight; natural oak flooring; door to good size pantry with slate floor and shelving; door to rear porch with bench seat; French doors to outside.

PANTRY

Delabole slate floor and lower shelves. Ample other shelving. Window to rear.



Return to entrance hall and door to:

SITTING ROOM

14' 11" x 14' 1" (4.57m x 4.30m)

Window to front with view to garden and meadow; feature stone fireplace with bread oven and multifuel stove on slate hearth adjoining storage cupboard; 3 wall light points; TV point; radiator and beams throughout.

Returning to kitchen and doors to:

UTILITY ROOM

7' 11" x 7' 7" (2.42m x 2.33m)

Velux skylight; window to rear; range of floor and wall units under roll topped work surfaces; one and a half bowl stainless steel sink unit and drainer; appliance space and plumbing for automatic washing machine; appliance spaces for tumble dryer, washing machine, fridge and 2 freezers.

CLOAKROOM

Window to rear; low level w.c.; wash basin, radiator.

LIVING AREA

(currently used as an office). Stable door to outside rear; radiator; French doors to:

GARDEN ROOM/GUEST LOUNGE

21' 9" x 10' 10"

French doors to outside patio; double glazed units on dwarf wall under pitched roof; downlights; 2 radiators. This room has a triple aspect and faces due south, ensuring natural light and enjoys views over the gardens and countryside beyond. This is a spacious room which can be used as a sitting room or a guest lounge (or part of a granny annexe).

BEDROOM THREE (downstairs)

14' 6" x 13' 7" (4.42m x 4.16m)

French doors to decked sun terrace; French doors to garden room; hanging rail and shelving; downlights; radiator; hatch to loft space. A very comfortable and spacious room.



ENSUITE

13' 7" x 6' 9" (4.16m x 2.06m)

Window to side; 2 Velux skylights; Quadrant shower tray with glass enclosure and mains shower attachment; panelled Spa bath and shower attachment; low level w.c; bidet; wash basin with vanity cupboard and shelving; part tiled walls; downlights; shaver socket; wall mounted hair dryer; tall heated towel rail; radiator; extractor fan.

Return to dining room with staircase to:

FIRST FLOOR

LANDING

13' 0" x 8' 0" (3.96m x 2.44m)

Window to front; hatch to loft space; radiator; doors to:

BEDROOM ONE

15' 3" x 11' 4" (4.65m x 3.47m)

Dual aspect with lovely views towards the hamlet of Halwill and its 14c Parish Church; built-in wardrobe; telephone point; TV point; 2 radiators; window seat.

ENSUITE

Velux skylight; rectangular shower tray with glass enclosure; mains shower attachment; pedestal wash basin; low level w.c; downlights; airing cupboard; radiator; shaver socket; extractor fan; vanity light.

BEDROOM TWO

15' 0" x 10' 0" (4.59m x 3.07m)

Dual aspect; views towards Halwill village and Bodmin moor; recessed shelving; 2 wall lights; 2 radiators; window seat.

ENSUITE

Velux skylight; shower tray with glass enclosure; mains shower attachment; wash hand basin with vanity cupboard under; low level w.c; downlights; shaver socket; shelving; vanity light; extractor fan; radiator.

OUTSIDE

Approached from the nearby country lane via a private driveway which leads to the property's ample parking and in turn the main entrance. Adjoining the property on all sides is a mix of hard standing and decking, numerous seating areas ideal for al fresco dining (including a gazebo). Steps lead to a formal garden which is set to lawn and enjoys excellent far reaching countryside views. A gateway leads to the meadow. There is a further wooded field of some 0.25 acres which has the potential for stabling and a pond. In total the grounds with this property extend to about 3.3 acres. There are ample storage facilities. The front elevation is south facing.

AGENTS NOTE

Tolley Farm has the potential to be extended subject to the relevant Planning Permission.

SERVICES

Mains electricity, bottled gas, mains water and private drainage.

OUTGOINGS

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

VIEWING

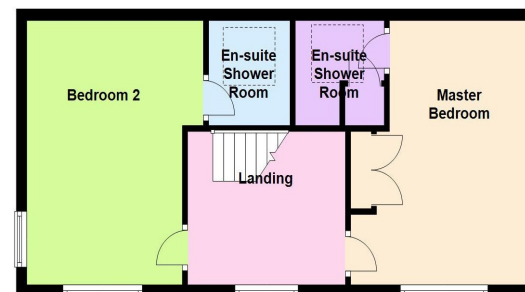
By appointment with MANSBRIDGE BALMENT on 01837 52371.



Ground Floor



First Floor



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balmert 2017
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DIRECTIONS

From our offices in Okehampton proceed in a westerly direction leaving the town via New Road. After approximately 1 mile turn right onto the A3079, signposted towards Halwill Junction, Holsworthy, Bude, etc. Follow this road for 12 miles until reaching the village of Halwill Junction. Continue on the A3079 leaving the village and after approximately 1 mile take the turning left, signposted to Halwill. Upon entering the hamlet of Halwill you will see Barn Park Residential Home on your right hand side. Passing Barn Park take the second turning right and where the property can be located on the left hand side. FOR SAT NAV USERS THE POST CODE IS EX21 5UQ



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*** PL19, PL20, EX20**