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Lake Farm

# Lake Farm, Hatherleigh, Okehampton, Devon, EX20 3LH



Hatherleigh 0.5 Miles, Okehampton 8 Miles, A30 10 Miles.

A delightfully situated and private detached residence with 14.1 acres of gardens, paddocks and woodland.

- 3 Bedrooms
- Annexe
- Adjoining Cob Barn
- Outbuildings
- Gardens
- Paddocks And Woodland
- No Near Neighbours
- 14.1 Acres.

Guide Price £935,000

## SITUATION

Lake Farm occupies an enviable rural location at the end of the lane on the outskirts of the popular town of Hatherleigh. Set in a private position, yet being within only 0.5 miles of the town centre. The town has a range of facilities including small supermarket, garage/supermarket, post office and public houses. The town also benefits from primary school, health centre and veterinary surgery and traditional market which takes place on a Tuesday. There is an excellent community centre together with various sporting facilities. A more comprehensive range of facilities can be found in the larger town of Okehampton with it's excellent range of shops and services, 3 supermarkets including Waitrose, and many nationally and locally owned businesses. From Okehampton there is direct access to the A30 dual carriageway providing a link to the Cathedral and University City of Exeter a further 23 miles away with it's M5 motorway, main line rail and international air connections.

## DESCRIPTION

Lake Farm is a charming Grade II listed detached thatched farmhouse, occupying a delightful, private rural setting with no immediate neighbours, surrounded by attractive gardens, paddocks and woodland, extending to approximately 14.1 acres. The main house offers a spacious entrance hall with farmhouse kitchen, sitting room and bathroom to the ground floor, with three bedrooms and an en suite cloakroom to the first floor, there is an adjoining annexe (currently used as part of the house) which could be suitable for dual occupation, or potential for airbnb subject to the necessary consents. Further benefits include an attached cob barn with potential again to incorporate into the main house. The gardens and grounds are a particular feature and consist of formal gardens, with many mature plants shrubs trees and beds. There are areas of paddock, a vegetable garden and orchard, as well as a large conifer plantation bordering the stream. The front forecourt provides a large parking and turning area, together with detached workshop, store with adjoining potting shed and two greenhouses.

## ACCOMMODATION

Via front entrance door with a glazed insert to Entrance Hall: stairs to first floor, door to barn. Under stairs storage cupboard. Double doors to Sitting Room: Beamed ceiling, two feature corner cupboards, window to front elevation. Shelved television area, feature granite fireplace with inset wood burning stove and cloam oven, fitted wall lights. Kitchen/Breakfast Room: range of hand built timber base cupboards and drawers with solid worktops over, single electric oven with four ring electric hob above and extractor over, double aspect windows with views over the garden, sink and drainer, plumbing for dishwasher, recess for fridge freezer, Rayburn providing cooking facilities. Timber reveals. Bathroom: window to side aspect, pedestal wash hand basin, WC, panelled bath with mixer shower attachment over and tiled surrounds, radiator. Airing cupboard with hot water tank and linen shelving.

Door to Annexe: Hallway: with access to loft space and door to Bathroom: being partially completed with tiled floor, and dual aspect windows. Lounge/Dining Room: brick fireplace with timber mantel, window to side aspect, night storage heater opening to walk in shelved library area, door to front porch, having its own separate entrance, window to side and fitted cupboards. Kitchen: range of base cupboards within inset one and a half both sink and worktops over, integral freezer, space

for fridge and washing machine. First Floor Split Level Landing: window to rear, doors to Bedroom One: A large dual aspect room, fitted wardrobe and low level cupboard, radiators and door to En Suite Cloakroom, comprising WC and wash basin. Bedroom Two, a double room with window to side, overlooking the gardens and paddock, fitted wardrobes and overhead storage. Bedroom Three: extensive range of fitted bookshelves, window to front elevation, access to loft space, exposed floorboards.

## OUTSIDE

Lying to the front of the house, is a large parking and turning area for numerous vehicles. Adjacent is a useful outbuilding/garage with adjoining store, potting shed and greenhouse, with further greenhouse adjacent. Adjoining are attractive cut lawns, interspersed with flower beds, mature shrubs, bushes and trees, together with a compost area. Formal gardens then adjoin the house and extend around to the rear again primarily lawned with mature borders and trees. To the left of the drive is a large detached stone and block built Workshop: with double doors to front, light and power connected. Adjacent and adjoining the house is an attached Cob Barn: with part cobbled floor, connecting door to the entrance hall and doors and windows to the front and rear. Currently partitioned with mezzanine storage space over, light and power connected. This has potential for extending into the main house, subject to the necessary consents. Lying behind the barn and sweeping around to the rear of the house are areas of paddock, which have been planted with a variety of trees, there are wildlife areas, with attractive cut pathways leading throughout the paddock. Set above the paddock is an area of orchard offering many types of apple and plum trees and a former vegetable garden with fruit cages, Garden Shed. A small stream forms the border to the adjoining woods which is largely an established conifer plantation, which can be accessed via a five bar gate from the lane. on the other side of the lane a five bar gate opens to a further pasture paddock of 4.3 acres. In total the land extends to 14.1 acres.

## DIRECTIONS

From Okehampton town proceed out of town in a northerly direction, following the A386 to Hatherleigh. At the mini roundabout on the edge of Hatherleigh, turn right and proceed through the town, passing the square on your left hand side, proceed for approximately 200 metres, before turning right into Sanctuary Lane and proceed for approximately 1/4 a mile, before turning left down the lane (signed Lake Farm), the property will be found at the end of this lane.

## SERVICES

Mains Water, Electric. Private Drainage and Oil.



