

STAGS

Broadmoor Farm

Broadmoor Farm

, Beaworthy, Devon, EX21 5AA

Okehampton 12 Miles, Holsworthy 9 Miles.

A most appealing five bedroom detached farmhouse, with gardens and paddock extending to approximately 1.37 acres.

- Sitting Room
- Pantry And Utility Room
- 5 Bedrooms
- Garage/Store And Parking
- Council Tax Band E
- Kitchen/Dining Room
- Bathroom And Cloakroom
- Gardens And Paddock (Approximately 1.37 Acres)
- Freehold
- EPC Band E

Guide Price £550,000

SITUATION

The property is located in a semi rural position, approximately 1 mile from the village of Halwill Junction. The village offers a Post Office/general store catering for day to day needs, public house and primary school. Roadford Lake, with its delightful walks and wide range of leisure facilities, is approximately 7 miles from the property. The market town of Holsworthy is situated 9 miles away with facilities including a supermarket, doctors, dentist and veterinary surgery, together with places of worship, leisure centre and schools.
Okehampton is 12 miles away, offering similar facilities and access to the A30 dual carriageway and rail service to Exeter St. Davids. At Exeter there is a superb range of shopping facilities, mainline railway station serving London Paddington, access to the M5 motorway network and international airport.

DESCRIPTION

An attractive and spacious three storey detached farmhouse believed to have been built in 1905. Ideally located in this semi rural position, yet within easy access of Halwill Junction. The ground floor boasts a spacious kitchen/dining room with an adjacent walk in larder, utility room and cloakroom. A cosy sitting room with wood burning stoves completes the ground floor. On the first floor there are three generous bedrooms and a large family bathroom. Whilst the second floor has two further bedrooms. The gardens and grounds consist of a spacious paddock to the rear, formal gardens, a garage with adjoining store and ample areas of parking. The property is offered with no ongoing chain.







ACCOMMODATION

The front entrance door opens to the ENTRANCE HALL: Being tiled with staircase serving the first and second floors and doors opening to. The SITTING ROOM: A front aspect room with woodburning stove and mantle. Off the hall is a useful walk in PANTRY; With a range of shelving and side aspect window. At the back of the house is a REAR PORCH: Being dual aspect and providing access to the garden. Adjacent is the UTILITY ROOM: With fitted worktop and space below for washing machine and tumble drier. Oil fired central heating boiler. Door to CLOAKROOM: With fitted WC and side aspect window. KITCHEN/DINING ROOM: A lovely spacious family room with extensive range of fitted cupboards, Integral dishwasher and butler sink with window overlooking the rear garden. Space for range cooker and large dining table with dual aspect windows.

FIRST FLOOR LANDING: With window to front aspect and doors to, BEDROOM 1: A large dual aspect double bedroom: BEDROOM 2: A further double room with window to the front aspect. BEDROOM 3: Offering a side aspect window. FAMILY BATHROOM: Fully tiled with corner shower cubicle and electric shower, vanity wash basin and WC. Panelled bath and heated towel rail. The SECOND FLOOR LANDING: Gives access to the eaves storage space and serves BEDROOM 4 and 5: Both double rooms with side aspect windows offering views.

OUTSIDE

Immediately to the front of the house is an enclosed gravelled garden area with mature shrubs and hedgerow borders. To the left of the house, a five bar gate opens to a concrete hardstanding area for several vehicles. Adjacent is a useful GARDEN STORE. A pedestrian gate opens to a path to the rear of the house, where there is a enclosed lawned area. To the right of the house, there is additional parking for several vehicles. This in turn gives access to a level enclosed paddock, suitable for animals or recreational use. On the opposite side of the lane is a detached GARAGE and adjoining STORE with light and power connected and parking space to the front. An adjacent gate opens into a lawned area with a number of apple trees and feature pergola covered seating area, with light and power connected. Beyond is an enclosed vegetable garden with a number of raised beds. The overall total plot extends to approximately 1.37 acres.

SERVICES

Mains electricity, metered water. Private drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.
Oil fired central heating.
Broadband Coverage: superfast up to 44Mbps (Ofcom)
Mobile Coverage: Vodafone and EE good outdoor and variable in home. 3 good outdoor and in home (Ofcom)

DIRECTIONS

For SAT NAV purposes, the postcode is EX21 5AA
what3words cones.beginning.tune

AGENTS NOTE

Adjacent to the right of the house, planning permission has been granted for conversion of two former outbuildings to dwellings. However the present vendors are in the process of applying for permission to change this to two new builds (rather than conversion of the existing buildings). A temporary access to pass and re pass (to the right of the house) will be required to access the buildings (Speak to agent for further details).

A further range of former farm buildings (in need of some updating and repair) sit to the left of the house, maybe available by separate negotiation. (Speak to agent for further details).

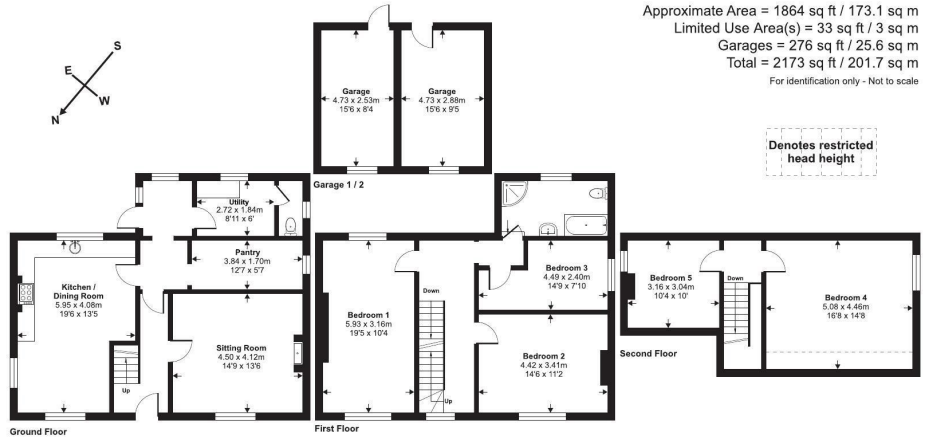




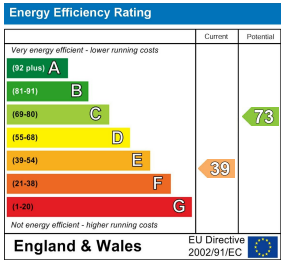


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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