



NORTHLEW

OFFERS OVER £650,000

5 Bed Grade II Listed Farmhouse & Outbuildings in 4.3 Acres

 5 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: Exempt

**MILLER**
TOWN & COUNTRY



- » Detached 5 Bedroom Farmhouse
- » Rural Location with Easy Access to Town
- » Set in Approximately 4.3 Acres
- » Suitable for Equestrian and Small Holding
- » Large Yard and Numerous Outbuildings
- » Light and Bright Open Plan Kitchen Diner
- » Farmhouse in Need of Some Modernisation

The Property

Higher Cruft is a characterful Grade II listed farmhouse with large enclosed yard and numerous outbuildings, suitable for equestrian use or as a small holding. The property is set within just over 4 acres and benefits from well-drained, level paddocks. The farmhouse has spacious rooms and a light and bright dual aspect kitchen / diner with 2 ranges. Although the farmhouse is in need of some modernisation, it presents an excellent opportunity for those seeking a large rural home with the bonus of plentiful outside space. There is also potential for camping or glamping subject to the necessary consents.

A porch come boot room leads past a utility room with a useful WC, with door, into the spacious and bright kitchen / diner. This is a fantastic feature of this historic home and offers high ceilings, dual aspect glazing, two ranges, extensive worktop space and room for a generously sized dining table. A separate dining room offers a more formal setting for meal times, with a character inglenook fireplace with woodburner adding to the charm. Another inglenook fireplace can be found in the comfortable living room, alongside original wooden beams. An office and further utility room and bathroom round off the ground floor, and offer flexibility in their use. Upstairs are 5 double bedrooms and the main bathroom. The largest bedroom has a lovely dual aspect providing a great deal of natural light with views over the yard and the front gardens. The further four bedrooms are all doubles, one being slightly smaller, and one with reduced head height; a little reminder of the historic nature of the farmhouse!

Location

The picturesque village of Northlew with its village square and thatched cottages is just over 2 miles from the property, and it has a well-regarded pub, primary school, church and shop. The bustling former market town of Okehampton is just over 5 miles distant. Okehampton sits on the Northern fringe of Dartmoor National Park with easy access to the A30 Corridor and the nearby city of Exeter which is approximately 25 to 30 minutes' drive away. There is also a rail link to Exeter and from there one can access the main Penzance to Paddington line.





Total area: approx. 213.2 sq. metres (2295.0 sq. feet)
Schematic floor plan. Not to scale. Measurements are approximate.
Plan produced using Planity.

Outside

Outside a large concrete yard is surrounded by seven outbuildings including stables, a garage, barns, a shippin and sheds. These outbuildings could house livestock, horses, machinery and workshops, and there is potential to convert one or more of them into accommodation subject to the necessary consents. Of the approximately 4.3 acres in total, there are over 3.5 acres of almost level, well drained ground that form a number of paddocks. The current vendors have previously had three horses on the land, and there is plenty of outriding nearby on local bridle paths and the Pegasus Way. Also, the Grange Equestrian Centre is just 4 miles away, all making this a fantastic location as an equestrian home.

Ground Floor

Porch 5'0" x 9'0"

Utility 1 8'9" (Max) x 3'10"

Kitchen 23'2" x 15'2" (Max)

Sitting Room 14'2" x 17'10" (Max)

Dining Room 15' x 14'5" (Max)

Store Room 5'9" x 9'3"

Office 9'7" (Max) x 10'5"

Utility 2 6'7" x 9'8"

Bathroom 3'11" x 9'8"

First Floor

Main Bedroom 11' x 11'10"

Bedroom 2 7'6" x 9'3"

Bedroom 3 13' x 11'9"

Bedroom 4 13'0" (Max) x 8'11"

Bedroom 5 9'11" x 16'10"

Bathroom 8'5" x 5'1"

Outside

Attached Barn 18'1" x 18'0"

Pony Box 8'5" x 17'7"

Shippin (With hay store above) 15'1" x 16'1"

Stables x 2 14'8" x 13'11" and 14'7" x 14'10"

Garage (Within Sheds) 13'3" x 13'6"

Mixed Barn 30'2" x 13'0" (Approx)

Cob Top Barn 25'3" x 15'10"

Long Barn 19'7" x 66'4"

Services: Mains & well water, mains electricity, oil-fired central heating. Private drainage.

Council Tax Band: E



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

