



Levaton Farmhouse



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Denbury, Newton Abbot, TQ12 6EG

An imposing five Bedroom Farmhouse set in 7 acres of gardens, pasture, meadow with modern barns. Set in the heart of the South Devon countryside representing a rare opportunity to create a country residence, would suit equestrian enthusiasts.

- Mature Gardens and Grounds
- Detached Double Garage
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Farmhouse style Kitchen and Pantry
- 7 acres - Gardens and Pasture
- 2 Agricultural Barns (60 x 40) was built by Michael Thorne & (45 x 20)
- Potential for further residential development (subject to any necessary Planning consents)
- Land and barns can be split

Newton Abbot approx. 4.7 miles, Totnes approx. 7.7 miles,
Plymouth approx. 29 miles, Exeter approx. 24 miles.
(London Paddington via Newton Abbot Train Station approx. 2.15 hours).

Guide Price £1,075,000

Situation

The ever-popular village of Broadhempston offers an ancient Parish Church, noted primary school, community shop and post office and two lovely village inns. A modern village hall supports a range of social activities. The surrounding countryside is attractive and unspoilt and provides excellent opportunities for outdoor pursuits. The historic and celebrated market town of Totnes is about 7 miles and offers an interesting range of small shops, cafes and restaurants, galleries, excellent educational provision and a main line station to London Paddington. The larger market town of Newton Abbot is about 4.7 miles and offers a wide range of amenities. Ashburton - ancient market town and gateway to National Park is approx. 3 miles away. The beautiful South Devon coast and Dartmoor National Park are both within easy motoring distance.

Description

Levaton Farmhouse has been a cherished family home for over 35 years and in its time has been extended to create a super open plan Sitting/Dining area taking in views over the gardens and valley beyond. Offering 5 Bedrooms and further potential to extend up into the loft space (subject to any necessary Planning consents). Set in an elevated position surveying over its own mature gardens and



lawns. Particular feature is the vaulted ceiling extension with dual aspect making the most of its position with farmhouse style kitchen with Aga and original tiled floor in the main entrance hall along with marble surround fireplace in the sitting room giving character and a warm feel throughout. The meadow and pastureland attached to the property is gently sloping with detached (60 x 40) agricultural Barn (built by Michael Thorne) and (45 x 20) newer Barn great for the creation of a small holding or equestrian purposes.

Accommodation

Entering under covered veranda into glazed inner porch, opening into the inner hallway with original tiling with doors leading off to the drawing room with bay fronted window and dual aspect with open fireplace and marble surround taking in views over the gardens and valley. Open plan sitting/dining room with vaulted ceiling, velux window and dual aspect making the most of the views over the mature gardens with double doors leading out onto the garden. Marble surround fireplace with inset woodburner. Good size farmhouse kitchen with a range of wooden and undercounter units, dresser style wall hung display cabinet with sliding doors, the original chimney breast with Aga Range and double Belfast sink with mixer taps and views over the rear gardens. Off from the kitchen there is a rear entrance porch with space for coats and boots. Ground Floor has a good utility area with understairs cupboard/additional boot room. Utility thought to be the original pantry with slate/stone worktop re-incorporated from previous shelving, tiled floor, space for washing machine and tumble dryer. Plenty of additional storage cupboards and pantry in the hall. Ground Floor Bathroom with hand wash basin, W.C., with large shower enclosure.

Main staircase rises from the entrance hall with halfway landing with picture window framing the valley beyond.

First Floor offering four good size main Bedrooms, the Master Bedroom to the front overlooking the valley and gardens, original corner inset fireplace and good ceiling height. Main Family Bathroom with separate shower enclosure, bath and mixer shower tap attachment, hand wash basin, W.C. three further Bedrooms, one with built-in cupboards either side of the chimney breast. Bedroom 5 currently used as an office with views over the rear lawns, this bedroom can be accessed via the back staircase and can be separated off from the rest of the bedroom accommodation.

Stone Outhouses/Workshop

Stone Outhouses to the rear with tap and a granite trough, plenty of storage ideal for workshop or garden equipment. Also, a gardeners' W.C.

Gardens

Farmhouse gardens and outside. The property is approached by its own stone walled entrance with driveway leading to parking for four or five vehicles with detached large garage with electricity and water (potential for conversion subject to the necessary planning permission). To the side and the rear of the property mainly laid to lawns with patio and gravelled terracing to the front enjoying some splendid views over the valley and Denbury Down with brick paved dining area set in the secluded part of the garden enjoying views over the expansive lawns, there are fruit and vegetable growing areas and greenhouse and wildlife area with a spring running down the side with plenty of scope for the green fingered.



Land and Barns

A detached Michael Thorne Barn measuring (60 x 40) built circa 1995 with electricity and mains water, there are two block built calving pens in the barn with concrete yard to the front and an additional more recent Barn (45 x 20) with open front with separate mains water and electricity metered supply. Gate leading out into the meadow and pasture. Thorn Barn - there may be further potential for change of use (subject to any necessary Planning consents), this has not been explored by the current owners.

Services

Main's electricity, private drainage, gas fired boiler (Flo Gas LPG), mains water.

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

Directions from Denbury

From Denbury War Memorial turn left on to West street, continuing out of Denbury for 1.45 miles on Woodland Road passing through Bramble Oak Cross the property is the second on the left.

Directions from Totnes

From Totnes take the A381 Newton Abbot road. At Red Post Cross, turn left following the signs to Broadhempston. Turn right at the staggered crossroads Vicarage Cross, on to Houndhead Lane, continue on this road which turn into Wotton Way, at the next cross roads turn left signed Woodland / Broadhempston continue on this road out into the countryside at Knowle Cross turn right signed Pulsford/ Denbury. Continue down the road and the entrance to Levaton Farmhouse is second on the right.

What3words ///snacking.posed.goal



Promap
LANDMARK INFORMATION

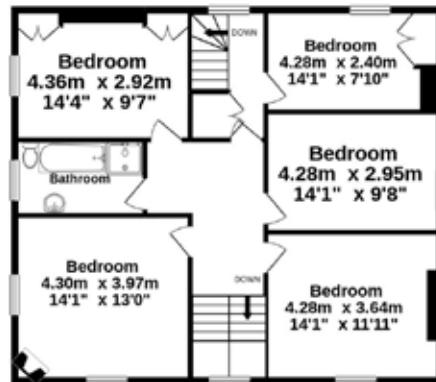
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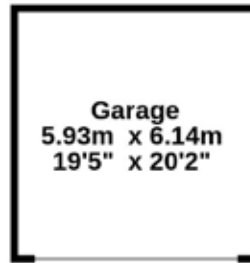


Ground Floor
127.2 sq.m. (1369 sq.ft.) approx.

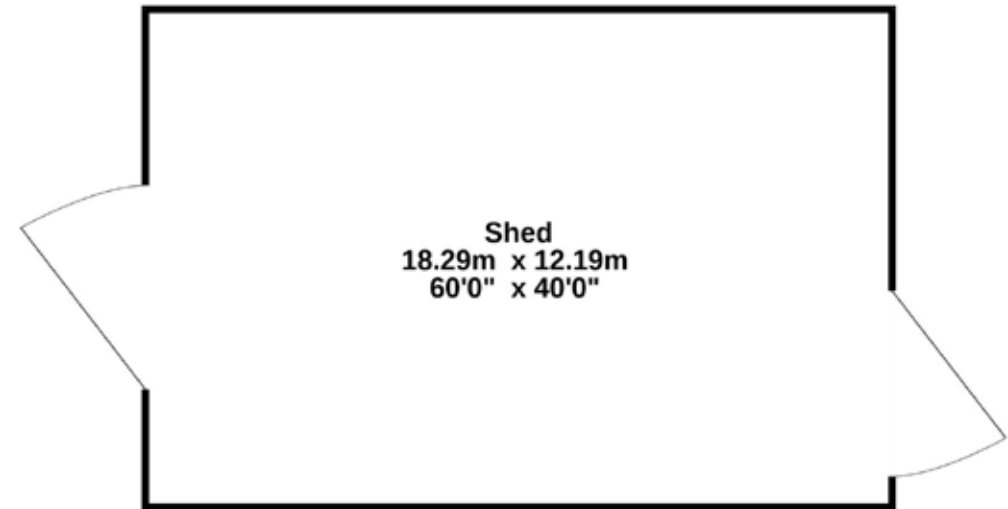
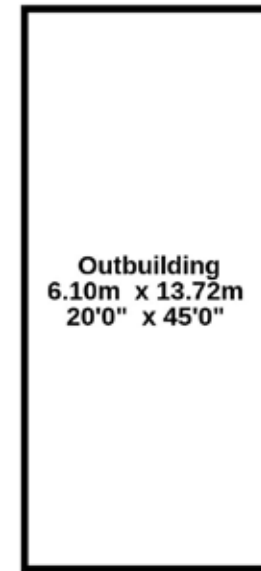
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-109) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-55) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



1st Floor
93.0 sq.m. (1001 sq.ft.) approx.



Garage
36.4 sq.m. (392 sq.ft.) approx.



Total Floor Area Including Outbuildings And Garage : 563.3 sq.m. (6063 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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