



Salisburys



## Spaders Farm, PL20

Offers In Region Of £450,000

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- Fully restored Farmhouse
- Grounds of 3.8 acres
- Extensively refurbished to a high standard
- Logburners, granite lintels and exposed stone fireplaces
- Smallholding potential
- Duchy Leasehold Property
- Four double bedrooms
- Stunning views across Dartmoor
- Boot Room with Wet Room and Utility Room
- Driveway parking for numerous vehicles







The perfect opportunity to acquire a substantial residence available on a Duchy leasehold! This property provides the benefit of a beautifully renovated Farmhouse, set within sizeable grounds which is offered to the market with a considerably lower purchase price than other comparable properties. This offers a purchaser the chance to upsize and undertake a lifestyle change without the related higher costs.

The property is situated in an idyllic location in Dartmoor National Park. It offers 4 double bedrooms (3 with exposed stone chimney breasts), Family Bathroom, Utility Room and w.c, separate Boot Room and Wet Room, Kitchen with Rangemaster and woodburning Esse stove, slate flooring with under floor heating, granite lintels, solid wood doors and is fully double glazed. Externally the grounds extend to 3.8 acres with a large polytunnel and two small stone barns for storage/animals and di



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 29 F    |           |
| 1-20  | G             |         |           |

