



Ottery Park Farm





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Ottery, Tavistock, Devon, PL19 8NS

Pub/Farm Shop 0.6 miles • Fuel Station/Mini-market 2 miles •  
Tavistock 3 miles • Dartmoor 3.7 miles • Plymouth 17 miles

Highly desirable, bright and spacious farmhouse with traditional features, self-contained annexe and outbuildings, in extensive, south-facing gardens, within a quiet, unspoilt hamlet close to Tavistock.

- Handsome Country Farmhouse
- Bright and Spacious Interior
- 4-bedroom Principal Accommodation
- Self-Contained 1-bedroom Annexe
- Multi-generational or Income Opportunity
- Wonderful South-facing Gardens
- Substantial Stone Outbuilding
- Quiet, Unspoilt Hamlet near Tavistock
- Council Tax Band: F
- Freehold

Guide Price £695,000

## SITUATION

This wonderful country farmhouse is located in the peaceful, private hamlet of Ottery close to the historic town of Tavistock, enjoying an open rear outlook and far-reaching south and easterly views towards Dartmoor. There are numerous walks and trails on the doorstep presenting many opportunities to explore the region's tremendous heritage; in particular, the Devon Great Consuls woods are only 2 miles away. Nearby, there is a welcoming pub and superb farm shop just over half a mile away, and a convenient local general store with fuel station within 2 miles at Lamerton.

## DESCRIPTION

This splendid and very appealing country farmhouse is offered to the market for the first time in 53 years, in which time it has been immaculately maintained and well-loved by the current owners. The bright and spacious 4-bedroom principal accommodation is accompanied by an attached, self-contained annexe which has more recently served as a holiday let, but could easily fulfil either purpose. There is an internal door which could be opened up from the study to the kitchen of the annexe. Externally, the house enjoys beautiful, varied landscaped gardens and the property is also served by a large gated drive, a double carport and a stone outbuilding which could be put to a number of different uses and may even offer further scope for development (STP). With its charming and characterful nature, generous outside space and flexibility, this delightful home will be of interest to those with a variety of lifestyles.





## ACCOMMODATION

The house's original front entrance now leads out to the rear garden, so access is more commonly gained from the large parking area through a covered storm porch and inner lobby, into the large L-shaped kitchen. The kitchen is equipped with a very good range of cupboards and cabinets with composite worktops over, a 4-ring electric hob, plus a Heritage range cooker, freestanding fridge/freezer, and space for a dishwasher beneath the counter. A separate utility provides space for all laundry appliances. Beyond the kitchen is an attractive sitting room centered around a log-burning stove, an adjacent formal dining room with an impressive surround with a wood/multi fuel burner, an inner hallway with stairs up to the first floor, and a study/home office. Both the sitting and dining rooms are generous in size and enjoy both an outlook over the gardens and plenty of natural light through beautiful windows.

On the first floor are four good-sized bedrooms, of which two are served by a jack and jill en-suite, an airing cupboard and the family bathroom.

## ANNEXE

The annexe has separate front and rear access, and is comprised of an open-plan kitchen and living room with a breakfast room extension, a double bedroom and a separate shower room, all tastefully finished and presented. It has unrestricted occupancy and can therefore serve to accommodate dependent relatives or be used to generate an income through holiday or residential letting. There is electric heating.

## OUTSIDE

The house's extensive, south-facing gardens are an undoubted highlight, offering a wonderful mix of different areas for recreation, relaxation and horticulture, and affording plenty of open space for large and active families. There is an array of mature lawns, gravel and paved patio areas, various specimen trees and shrubs, a vegetable garden with a greenhouse, and a newly built timber summerhouse, all enclosed by beautiful stone walling and hedging. To the front of the property, there is a large gated driveway with ample space for numerous vehicles, plus a double carport.

Finally, to the side of the property is a large, attached stone outbuilding of over 1,100sq.ft, formerly a shippon and farm office, and currently serving as a workshop and machinery store but which may offer potential for alternative uses or even residential development, (STP).

## SERVICES

Mains water (on a sub-meter) and electricity are connected. 16x roof-mounted PV panels on a feed-in tariff. Private drainage (we understand a stone-built cesspit). Oil-fired central heating throughout. Standard broadband is available via Airband. Limited mobile voice/data services are available via O2, Three and EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENT'S NOTES

1. The property was originally the farmhouse for the surrounding farm and farm operations are still undertaken in the immediate vicinity.
2. We understand that some land could be made available for rental to the purchaser of the house, by separate enquiry only.

## VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is [///touchy.casual.recap](https://www.what3words.com/#!/en/0G9P-98P9-98P9). For detailed directions, please contact the office.





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.

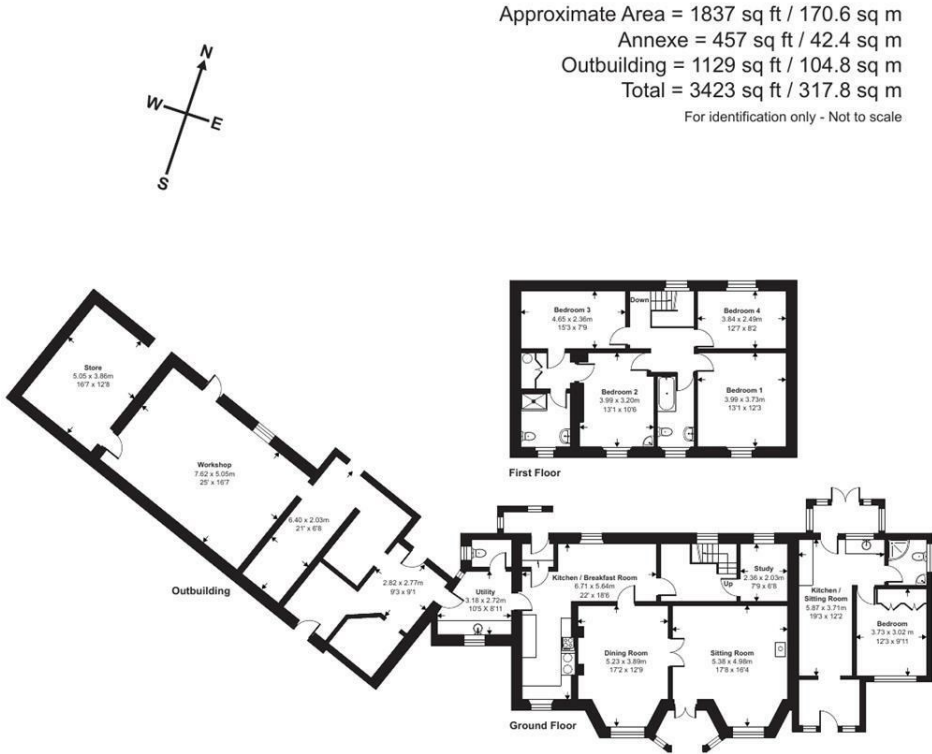


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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