

BRIDESTOWE



Sprighill Farm is located in the beautiful rolling Devon countryside on the northwestern shoulders of Dartmoor, just minutes from the national park. This 5 bedroom period farmhouse is set in 50+ acres and provides a wonderful lifestyle opportunity to its new owner

Sprighill Farm is understood to date back to the 14th Century when a Mr Richard Sprygge built a gamekeeper's lodge here for the nearby Millaton House estate. At some point in the 18th or 19th century, the property was sold to the neighbouring Way Barton Farm, and it has been farmed in one form or another since that time.

With a charming 5 bedroom farmhouse and gardens, outbuildings, 25 acres of pasture, 17 acres of river frontage and 7 acres of woodland plus uninterrupted countryside views, one has the opportunity to be almost completely self-sufficient in this secluded yet accessible retreat.









The Farmhouse

The primary entrance of Sprighill Farm leads through a small porch and into the cosy and inviting dual aspect farmhouse kitchen. To your left is an oil-fired aga within a historic fireplace with intact bread oven, to your right are work surfaces, cupboards and the larder, and beyond are french doors leading out to the rear garden.

From there one enters the first reception room, also dual aspect, which has an impressive stone inglenook fireplace with original bread oven and a large wood burner. Beyond is the second dual aspect reception room, also with a feature stone fireplace and wood burner. The previous owners utilised this second reception room as the ground floor portion of an integral annexe, and this could easily be reinstated. From the second reception room, french doors lead into the fully insulated triple aspect conservatory, which enjoys pleasant views over the gardens and nearby pasture.





There are stairs leading up from the second reception room, and off the landing are a spacious dual aspect double bedroom, a small double bedroom and a jack-and-jill bathroom. From here one can access the remaining three bedrooms, including a large dual aspect double bedroom, an additional spacious double bedroom and a smaller double bedroom.

Alternatively, the jack-and-jill bathroom door can remain closed providing the opportunity for the first floor portion of an integral annexe, as the previous owners enjoyed. The three largest bedrooms have built-in storage. There is a second staircase that leads back down to the kitchen, again providing the opportunity for an integral annexe with both sides having their own staircase to the bedrooms.







Land & Outbuildings

Off a small country lane, the property is approached by an approximately 1/4 mile private driveway, which bisects a large pasture and has unbelievable panoramic views of Dartmoor and the surrounding Devon countryside. One is not even aware that a dwelling is present until well down the driveway as the farmhouse is surrounded by mature trees and is truly tucked away in peace and quiet.

At the end of the drive is a the large 36' x 19' timber hay barn with 19' x 15' lean-to at the rear. Once you have parked up, a gate provides access to the farmhouse and grounds, with the approximately 38' x 13' stone barn to your right. This barn was granted planning permission to convert to a holiday let in 2006, and our understanding is that works have commenced.

Next to the stone barn is the timber stable block with two approximately 12' x 12' loose boxes and 6' x 12' feed store, and the farmhouse is adjacent.

Surrounding the farmhouse are lawned gardens with mature tree and hedge borders, a small pond, patio area, timber shed and block building housing the borehole equipment. The farmhouse occupies the top of a hill, and from the edge of the garden are uninterrupted views to the south with Dartmoor and farmland as far as the eye can see.





Land & Outbuildings

Outside the farmhouse grounds are a diverse and impressive range of pasture, river frontage and woodlands.

The perimeter of the property stretches approximately 1-1/2 miles, and there is a fantastic circular walk leading from the garden through Home Paddock, which houses the field shelter, Downside pasture that slopes down toward the River Lew, West, Central and East River Frontage fields, Millaton Wood (where the remnants of a Roman road can be found), Moor View Field and finally Deers Leap field.

The terrain varies from level pasture, sloping pasture, river frontage left natural for the wildlife to enjoy, river pools to swim in and woodland that was planted with poplar in the 1960s for match stick production (now providing almost limitless firewood for Sprighill Farm).

A large red deer herd roams the property daily, and one often comes upon them when out for a ride or walk.





Out & About

In addition to the beautiful and varied terrain located within the boundaries of the property, the surrounding countryside offers a plethora of opportunities to enjoy nature and the outdoors - the wilds of northern Dartmoor are just a few minutes drive, and the gentler terrain of the bucolic Tamar Valley is a short distance to the south. Watersports are available at the nearby Roadford Lake, and the gorgeous beaches of the north coast are about a 40 minute drive away.

The property is situated 2 miles outside the village of Bridestowe, which offers a village shop, school and pub. The bustling town of Okehampton is just over 10 minutes drive and has a wider range of amenities including a Waitrose supermarket, as well as rail connection to Exeter. The historic towns of Tavistock and Launceston are both about 20 minutes away. The A30 corridor is also within easy reach, so although the property is in an unspoilt rural area it is by no means isolated, allowing you to enjoy the best of both worlds.

Where to go.....



Milk:

Riverside Stores & Post Office, Bridestowe



Schools:

Bridestowe Primary, Okehampton College, Mount Kelly College



Doctor:

Okehampton Medical Centre



A Drink:

The White Hart, Bridestowe



A Ride or Walk:

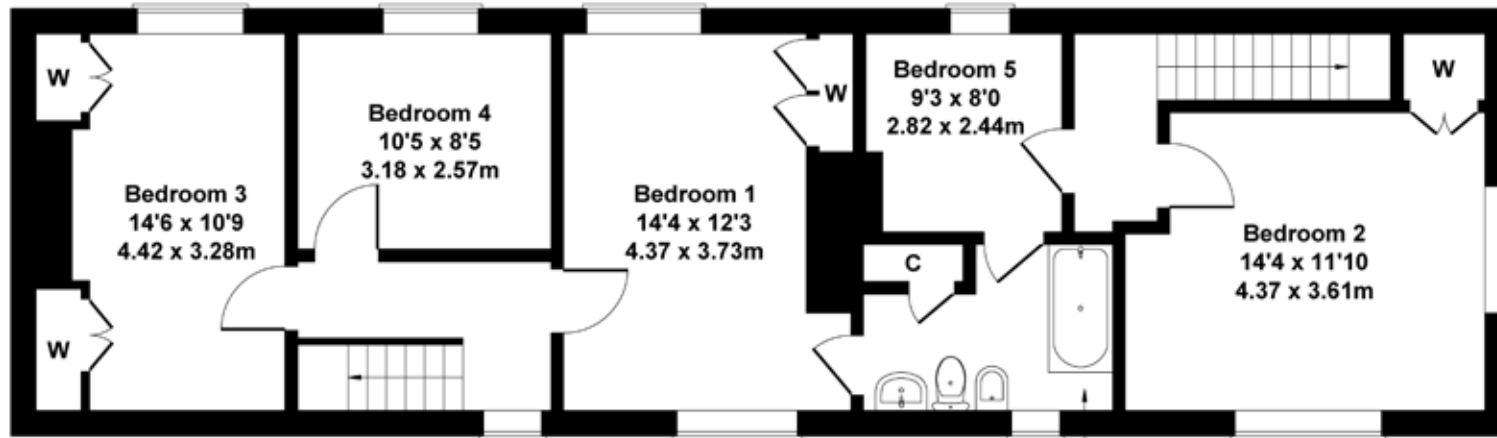
50+ acres of your own property, or Dartmoor is minutes away



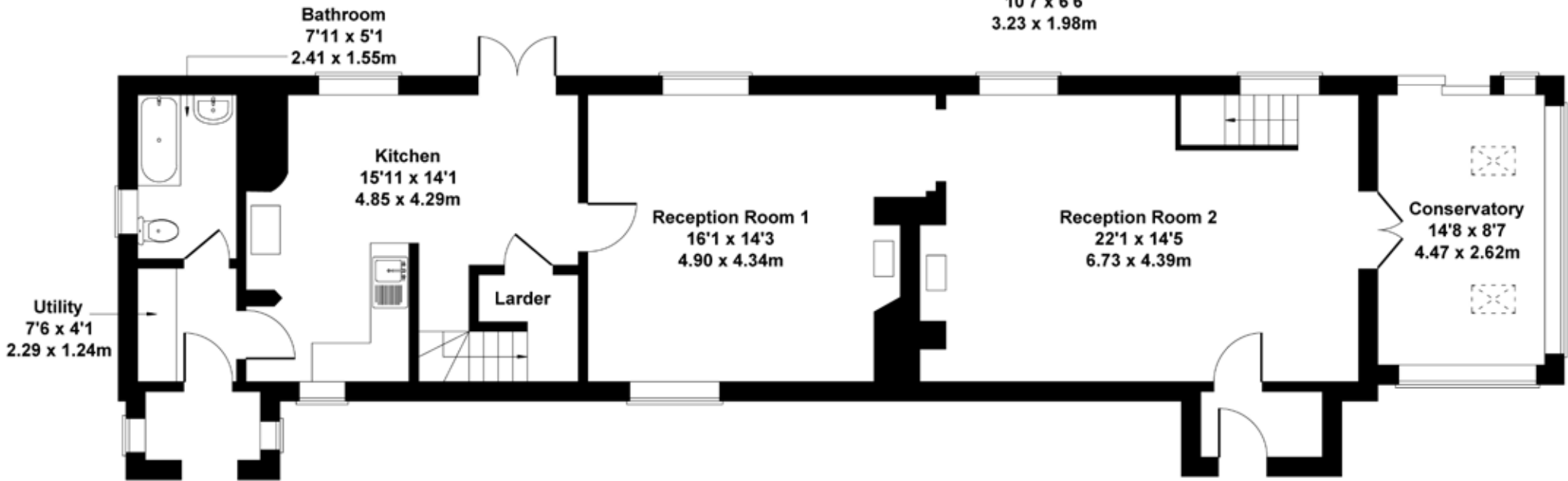
Car & Rail Links: ~4 miles to A30 trunk road, ~9 miles to Okehampton rail station



Approximate Gross Internal Area
1957 sq ft - 182 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Key Information

Home & Land

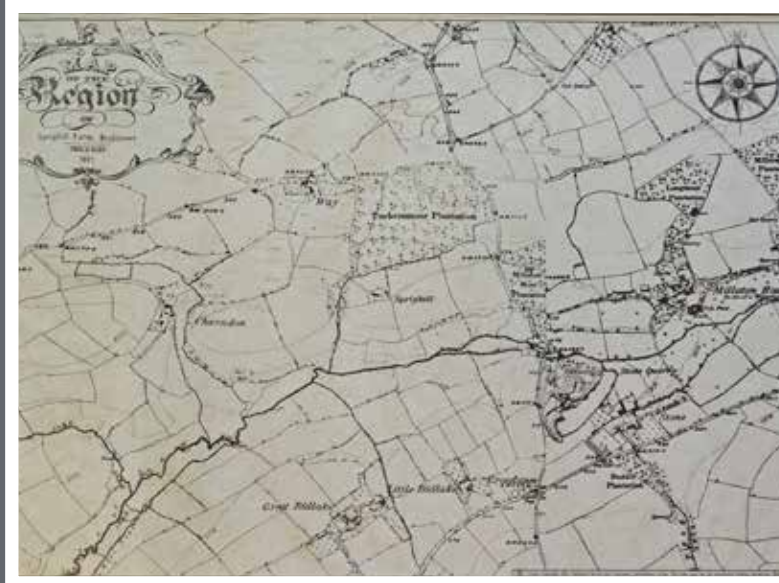
- 5-bed period farmhouse
- 2 bathrooms
- 3 reception rooms
- 1957 ft²
- Potential for 2 bed integral annexe
- Carport, barn and yard parking
- 50+ acres in total

Services

- Private water (borehole)
- Mains electric
- Private drainage
- Oil-fired central heating
- Broadband speed: Standard (fibre planned)

Need to Know

- Property Age: Dates back to C14th
- Tenure: Freehold
- Council tax band: E
- EPC rating (Farmhouse): F (24)



Sprighill Farm, Bridestowe, Okehampton, Devon. EX20 4QG

What3Words: ///outbound.releasing.discussed



To book a viewing please contact Miller Town & Country Okehampton

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