



Higher Cruft Farm

GUIDE PRICE £750,000

5 Bed. Grade II Listed Farmhouse & Outbuildings in 4 Acres, Northlew

 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 Over 4 Acres
- » Approx 0.25 Acre Available by Separate Neg.
- » Large Yard and Numerous Outbuildings
- » Light and Bright Open Plan Kitchen Diner
- » Farmhouse in Need of Some Modernisation

The Property

Detached Grade II listed farmhouse with large yard and numerous outbuildings. 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 potential for equestrian and small-holding use. There is also potential for camping or glamping subject to the necessary consents.

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.

Accommodation

The spacious and bright kitchen / diner is a fantastic feature and the hub of this historic home and features high ceilings, dual aspect glazing, two ranges, extensive worktop space and room for a generously sized dining table. Also on the ground floor are two well-proportioned reception rooms, both with wood burners within inglenook fireplaces, two utility rooms, bathroom and WC. Upstairs are 5 double bedrooms (one with restricted head height) and a family bathroom. Four of the bedrooms are large doubles and one a smaller double, and the end bedroom has a lovely dual aspect providing loads of natural light.



Accommodation

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"

Shippon (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"

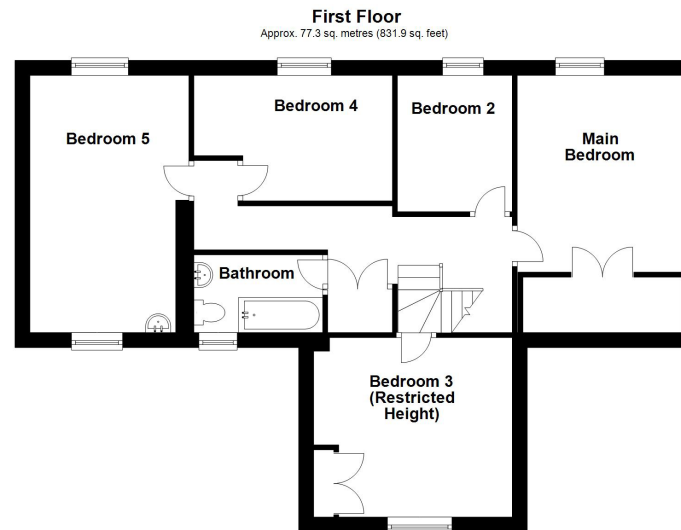
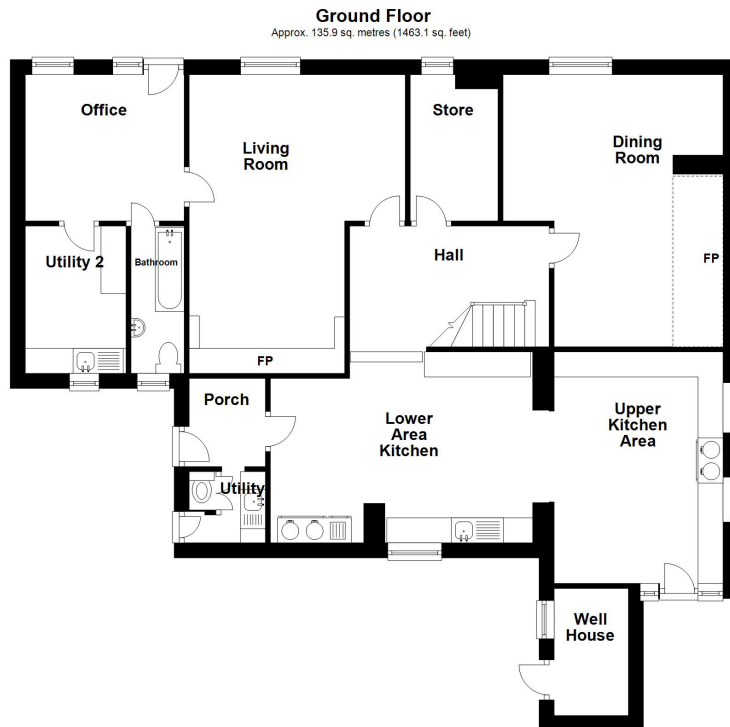
Mixed Barn 30'2" x 13'0" (Approx)

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.

Council Tax Band: E



Total area: approx. 213.2 sq. metres (2295.0 sq. feet)

Schematic floor plan. Not to scale. Measurements are approximate.
Plan produced using PlanUp.





Outside

Outside are seven outbuildings and a large concrete yard. Amongst the outbuildings are stables, a garage, barns, shippon 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 4.1 acres in total, there are over 3.5 acres of nearly level, well drained ground that form a number of paddocks. The current vendors have historically accommodated as many as three horses on the land. There is an additional parcel of approximately 0.25 acre that is available by separate negotiation.





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