



NORTH TOWN FARM


Offers Over £900,000

Stunning Farmhouse & Cottage in ~4.1 Acres, Sampford Courtenay

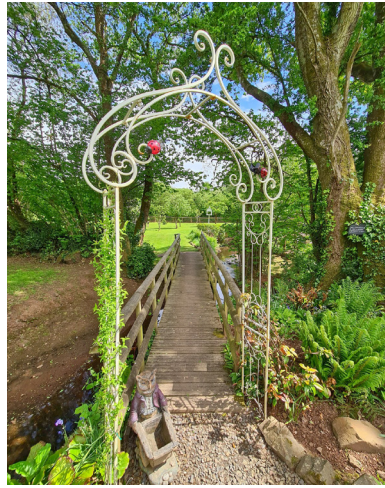
 4 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating: E-53 (Farmhouse)
D-56 (Cottage)


MILLER
TOWN & COUNTRY



- » Grade II Listed 2-Bed Farmhouse with 2-Bed Detached Cottage
- » Approx. 4.1 Acres of Formal Gardens & Pasture
- » Stream & Woodland Boundary to East
- » Flexibility for Dual Occupancy, Holiday Lets or Similar
- » Impeccably Decorated While Maintaining Period Charm
- » Modern Barn (16'7" x 30'4") with Potential for Stabling
- » Triple Carport, Addn'l Parking for 3-4 Cars, Shed & Workshop

The Property

This exceptional property offers the perfect blend of historic charm with the conveniences of modern living. The farmhouse dates from the 17th century and is filled with period features, including inglenook fireplaces and exposed beams throughout, and at the same time it is completely up to date for modern living.

The detached cottage is currently utilised as a holiday let but could just as easily be used for additional accommodation for the farmhouse residents. Similar to the farmhouse, the cottage is decorated to a high standard and has modern fixtures and fittings. The current vendors have taken meticulous care of the property ensuring all maintenance has been completed as needed and decoration kept to a very high standard.



Location

The property is situated in the charming and historic village of Sampford Courtenay, located just north of Dartmoor. The village has a vibrant and active community in addition to beautiful traditional architecture including a Grade I listed 15th century church and a popular 17th century inn which is within walking distance. The village is famous for having been the centre of the 'Prayerbook Rebellion' of 1549 when local people revolted against forms of religion imposed by the government of King Edward VI. The village is approximately 6 miles from the town of Okehampton which offers a range of retail amenities, primary and secondary schooling and convenient road and rail links to Exeter and the Penzance to Paddington line.



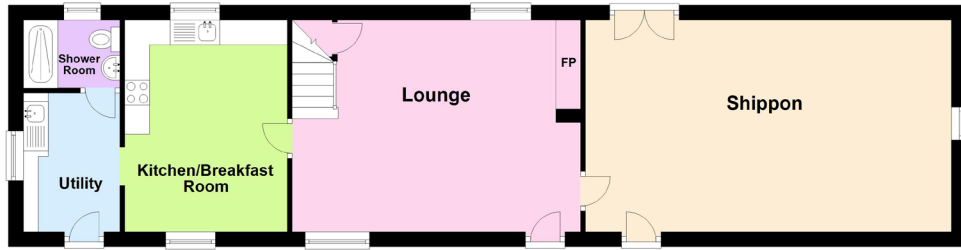
Accommodation

The farmhouse has generous space for entertaining, including a large lounge with inglenook fireplace, and the former shippon, which is now a grand second reception room with double height vaulted ceilings and oversized french doors leading to the rear patio. Also on the ground floor of the farmhouse is a beautiful and bright modern kitchen, a large utility, and a shower room. The charm continues on the first floor where you will find two spacious double bedrooms with lovely views of the extensive gardens, along with a recently fitted shower room.

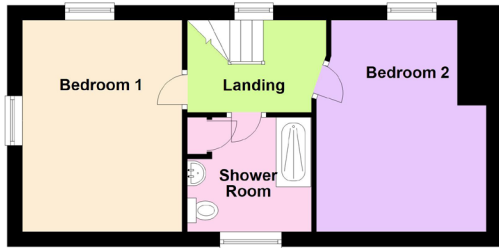
Similar to the farmhouse, the stunning detached cottage is beautifully decorated and fitted with high-end finishes throughout. On the ground floor is a large open plan kitchen / diner / lounge with stone fireplace and exposed beams. To the first floor are bright double and single bedrooms overlooking the courtyard along with a shower room.



Farmhouse Ground Floor
Approx. 80.0 sq. metres (861.3 sq. feet)

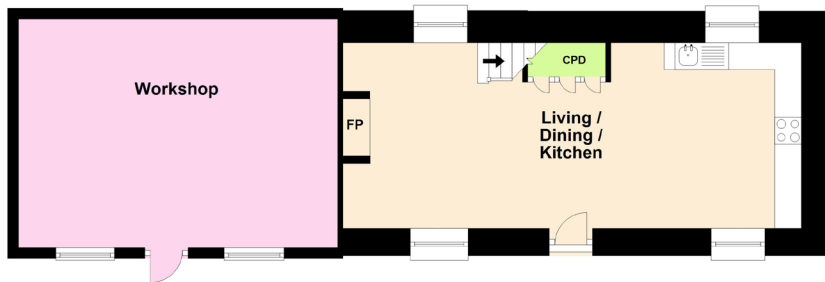


Farmhouse First Floor
Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 120.0 sq. metres (1292.0 sq. feet)
For identification purposes only, not to scale and not to be relied upon.
Plan produced using PlanUp.

Cottage Ground Floor
Approx. 55.0 sq. metres (592.2 sq. feet)



Cottage First Floor
Approx. 31.2 sq. metres (335.7 sq. feet)



Total area: approx. 86.2 sq. metres (927.9 sq. feet)
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Farmhouse - Ground Floor

Shippon 24'4" x 14'1"
Living Room 19'2" x 14'2"
Kitchen 10'8" x 14'0"
Shower Room 6'5" x 4'6"
Utility 5'9" x 11'8"

Farmhouse - First Floor

Bedroom 1 10'8" x 13'11"
Bedroom 2 11'3" x 14'2"
Shower Room 7'7" x 8'3"

Cottage - Ground Floor

Kitchen/Living/Diner 11'4" x 28'1"

Cottage - First Floor

Bedroom 1 8'11" x 16'2"
Bedroom 2 6'4" x 11'2"
Shower Room 4'5" x 6'3"

Outside

Courtyard with ample parking
3-bay carport 31'4" x 14'5"
Workshop 19'10" x 14'1"
Shed 10'4" x 10'10" (irreg. shape)
Mature gardens of approx. 1.3 acres
Approx. 2.8 acre paddock
Modern agricultural building 30'4" x 16'7"
Barnyard with additional parking

Services:

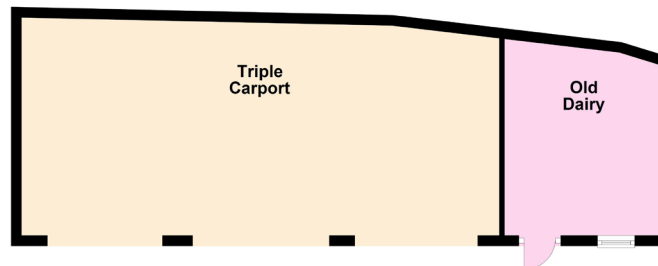
Mains electricity and unmetered water.
Private drainage with treatment plant
Oil-fired central heating. Farmhouse boiler new March 2022, cottage has combi boiler.
Separate tanks supply farmhouse and cottage.
Fibre optic broadband connected to farmhouse and cottage

Council Tax Band: D

Agent's Notes:

- Cottage and cottage garden is on separate deed to farmhouse, farmhouse gardens and paddock
- If planning for development of the paddocks is obtained by purchaser, an uplift clause will apply

Carport & Old Dairy
Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 48.2 sq. metres (519.0 sq. feet)
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Outside

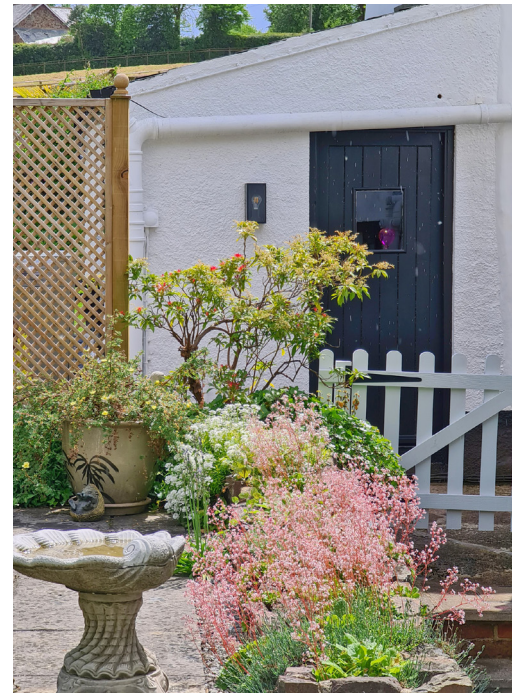
North Town Farm and Cottage are set in beautiful and extensive gardens, comprising areas of lawn, flower and shrub borders, and paved patio areas for outdoor dining. An attractive stream, a tributary to the River Taw, runs through the garden and a timber bridge leads over the stream to the adjacent mature orchard which contains a variety of fruit trees. A seating area next to the stream provides a peaceful area for reflection and relaxation.

Ample parking is present at the property, both in the three-bay carport as well as within the central courtyard and upper barnyard. Attached to the carport is the former dairy which is currently used for storage. Adjoining the cottage is a generously-sized workshop - this could be used as a home office, as a hobby space, or potentially converted to additional accommodation, subject to the necessary consents.

The property has an electric gated entrance and a modern security system is in place with cameras and floodlights surrounding the property and covering the main entrance. The gardens are securely fenced on all sides, so are dog and child-friendly.

A modern concrete-floored barn suitable for animals or stabling sits beyond the gardens. This has doors to two sides and is power, light and water connected.

The Cottage







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VIEWING:

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