



REDHAYS FARM
£1,375,000

Versatile 4 Bed Farmhouse, 3 Letting Units, Indoor Pool & Land
BROADWOODKELLY

MILLER TOWN & COUNTRY
exp UK



RF

Redhays Farm

- » Superbly Presented Farmhouse
- » Multi Generational Living or Income Generation
- » Detached Barn Conversion, Cottage & Annexe
- » Approximately 13 acres in Total
- » Pasture, Stables, Woodland & Lake
- » Beautifully Landscaped Gardens
- » Indoor Pool with Air Source Heat Pump & A/C
- » Rural but Within a Vibrant Community

The Property

Beautifully presented four bedroom farmhouse with an attached two bedroom cottage, an adjoining annexe and a detached barn conversion plus a wonderful indoor heated pool, all set in approximately 13 acres with pasture, stables, woodland, stream borders and stunning landscaped gardens including a large duck pond with a central island. The property is ideal for those looking for a home and income opportunity or for multi-generational living (subject to consents). The stables, sand school & pasture make Redhays ideal for equestrian use and also opens up a possible niche market for equestrian holiday lets or the potential for livery. The properties are presented to a high standard, and the main farmhouse has retained a wealth of charm and character having been sympathetically refurbished over more recent years.

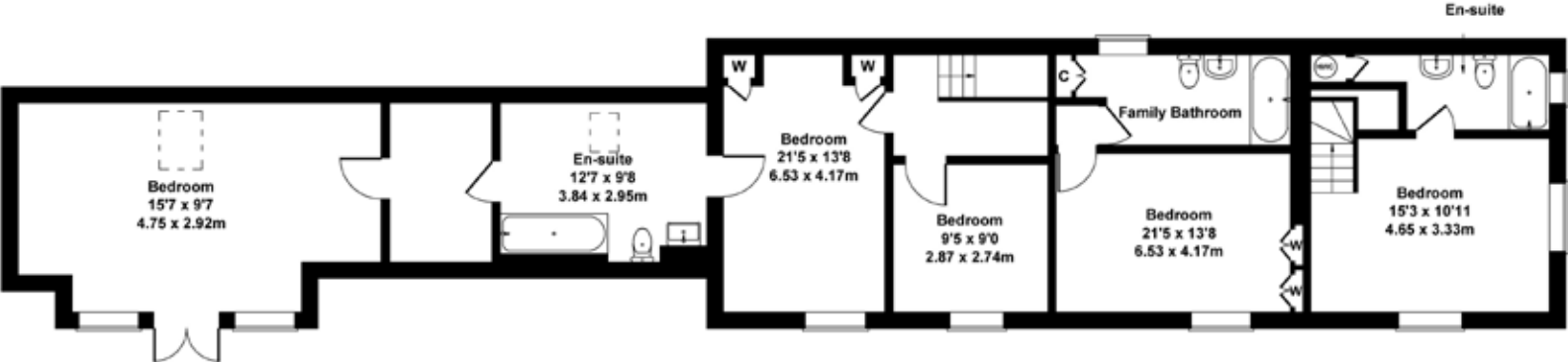


The Farmhouse - You enter this stunning home via a stone storm porch and solid oak front door which leads into the flagstone-floored entrance hall. The character-filled sitting room opens off the hall and boasts a beamed ceiling and feature inglenook fireplace, complete with oak bressummer beam and clay oven. To the other side of the hall is the spacious dining room, perfect for relaxed meals with family and friends. Character abounds in this room also, with beamed ceiling, exposed stone wall, flagstone floors and a cosy woodburning stove. To the rear of the home are the kitchen and study. The kitchen is accessed from the dining room and caters for the home chef with extensive prep space across granite worksurfaces, space for a range-style cooker and plentiful storage. This space is filled with light via skylights and windows overlooking the rear garden. The adjacent study is accessed from the sitting room and provides a great space to work from home. The ground floor is completed by a cloakroom/WC and spacious utility room. On the first floor, the stunning principal bedroom suite is located to one end of the building. It has beautiful views over the gardens and surrounding countryside via a glazed gable and French doors to a Juliet balcony. Adjoining the bedroom is a dressing room and jack-and-jill style en suite bathroom. The first floor is completed by two further bedrooms and a main bathroom, as well as a further occasional bedroom / flex space through which the principal suite is accessed.

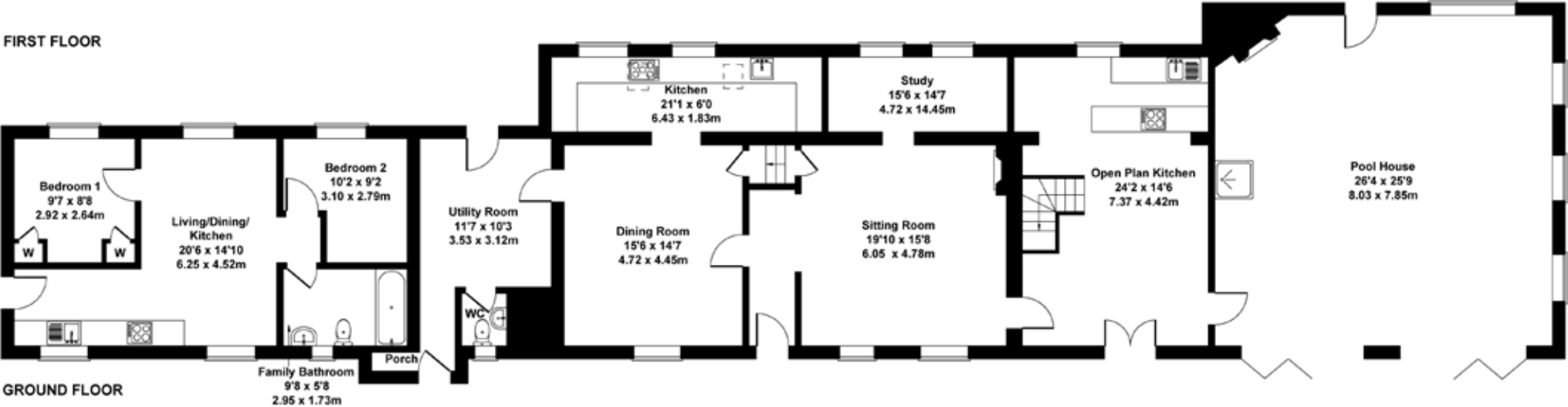


Redhays Farm

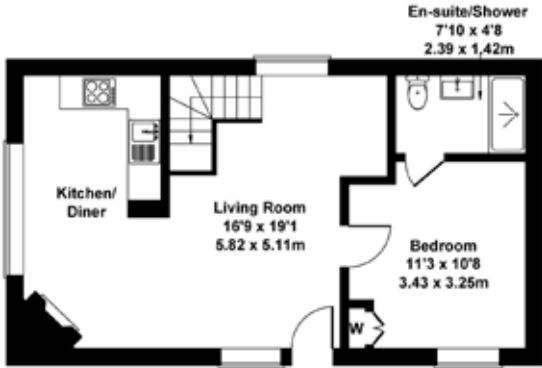
Approximate Gross Internal Area
4629 sq ft - 430 sq m



FIRST FLOOR



GROUND FLOOR



PHEASANT ROOST GROUND FLOOR



PHEASANT ROOST FIRST FLOOR

RF

Redhays Farm



Pool House - At the end of the complex is a spectacular indoor pool and adjacent large tiled seating area. The pool is heated and humidity controlled by a recently installed air source heat pump and an air conditioner/heater. A converted phone box provides a quirky poolside showering space. Two sets of bifold doors open up to the beautiful gardens, letting the outside in on warm summer days.

Grounds - There is an extensive south facing formal garden with a large expanse of lawn and a variety of established trees and shrubs. At the bottom of the garden is a large duck pond with central island and a variety of trees, including a weeping willow. To the rear is a planted orchard, and beyond this is a stable yard with three block built stables, small holding paddock and machine store. Further behind this is a paddock enclosure and schooling area that leads up to the main field, which could be partially divided to create additional paddocks if required. The property is surrounded by a myriad of quiet country lanes which are ideal for hacking out.

Oak View/ Annexe

Adjoining the farmhouse is the Oak View annexe which can be accessed via an internal door if required. This beautiful accommodation boasts a fully fitted kitchen and spacious lounge on the ground floor. On the first floor is the bedroom with pleasant views over the gardens and surrounding countryside. The bedroom has an adjoining modern en-suite bathroom.



The Old Dairy

This unit is a single storey two bedroom letting unit, which is attached to the main farmhouse. It has an L-shaped kitchen/dining/living area with two windows to front and a further window to rear. There is a modern kitchen area with sleek units and integrated appliances. Bedroom 1 has a window to rear, fitted wardrobes and a double bed recess with storage cupboards over. Bedroom 2 has a window to rear and can accommodate 2 single beds or 1 double. The recently fitted bathroom is presented to a very high standard with gorgeous tiled walls and floors.



Pheasants Roost

A beautifully presented two bedroom converted barn with holiday let usage. Kitchen/dining area with a wide range of fully fitted wood fronted units and work top surfaces. Single stainless steel sink unit with built in oven and hob and window to side providing pleasant open views. The living area is dual aspect with tiled flooring and stairs leading up to the first floor and window to the front. The ground floor bedroom has a double wardrobe, electric wall heater and en-suite with walk in shower cubicle with glazed screens and tiled splashback and flooring. On the first floor is a large galleried bedroom/family room overlooking the kitchen/breakfast area with fitted storage cupboard and exposed beams. This bedroom also has an en-suite panelled bath with a Velux to the rear.





Location

The property is just outside the charming hamlet of Broadwoodkelly, and close to the bustling village of Winkleigh, which boasts a vibrant local community. Amenities include a general stores, post office, butchers, cafes, doctors surgery, vets and 2 public houses, as well as a highly respected primary school. Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approximately 40 minutes. Railway stations in both Okehampton and nearby Crediton provide service to Exeter, where connections to the main Penzance – Paddington line can be made.

Council Tax: Farmhouse and Oak View/Annexe D, The Dairy and Pheasants Roost: Business rates (Full relief currently)

EPC Rating: Farmhouse C (71), Oak View/Annexe: D (61), The Dairy: C (76), Pheasants Roost: D (63)

Agents Note: The stables and land are currently let out. A new owner can continue this arrangement or terminate it if desired.

KEY INFORMATION

-  9 Bedrooms
-  6 Bathrooms
-  6 Reception Rooms
-  Private drive and garage
-  Not Listed
-  Heating: Oil
-  Utilities: Mains electric. Borehole for water. Private treatment plant for drainage.
-  Restrictions: None Known
-  Easements, Wayleaves: None known
-  Public Rights of Way: Broodwoodkelly Footpath 4 crosses fields
-  Flooding: None known
-  Notable Construction Materials: None Known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: See below left
-  Council Tax Band: See below left
-  Tenure: Freehold
-  Broadband: FTTC
*Per Ofcom
-  Indoor - Limited
Outdoor - Good
*Per Ofcom
-  Lateral living in Old Dairy

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VIEWING:

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