



FORD WOOD
O.I.R.O £420,000

Exciting Refurbishment Opportunity Set in Approximately 3.25 Acres
STICKLEPATH

MILLER TOWN & COUNTRY
exp UK



- » Refurbishment/Redevelopment Opportunity
- » Three Bedroom Detached Property and Garage
- » Approximately 3.25 Acres
- » Paddock, Garden and Woodland
- » Direct Access to Dartmoor, Ideal for Riding
- » Set Down a Quiet Country Lane
- » Close to Village Amenities

The Property

Ford Wood is an exciting refurbishment project with direct bridleway access to Dartmoor, a perfect opportunity for those looking to create a dream home on the fringes of the largest wild area in the south of England. This is a versatile property requiring complete refurbishment and modernisation, comprising a two storey cottage and adjoining 20th Century bungalow style extension, with cellars below, which have restrictive head height. The roof has been recently replaced along with lead water pipes being replaced with plastic. The current configuration has three bedrooms and two reception rooms, kitchen, bathroom and beautiful rural views from the side of the property. There is also the possibility of redeveloping the site to suit, subject to the necessary consents of course.

Outside

The property is set in a plot of approximately 3.25 acres, comprising a paddock, gardens and woodland. A gated entrance leads into the paddock, and to the driveway which circles the paddock. Large gardens sit to the side and rear of the house and could extend the paddock area if required. On the opposite side of the lane is an area of woodland approaching approx 1.25 acres. A bridleway runs alongside the property boundary and provides direct access to Dartmoor and spectacular out-riding and walking opportunities.



Ford Wood
Approximate Gross Internal Area
1161 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

The location of Ford Wood gives you the best of both worlds. The property is between the sought-after villages of Sticklepath and South Zeal giving you easy access to a range of local amenities including primary schooling, local stores and public houses, however is set back from the road along a quiet unmade track meaning you are away from the hustle and bustle with direct access to open moorland. The nearby town of Okehampton is just 10 minutes away and offers a range of retail and services including primary and secondary schooling and three supermarkets including Waitrose and Lidl. The station in town provides a rail connection to Exeter and on to London. Exeter is also an easy drive of around 30 minutes via the A30.

KEY INFORMATION

 3 Bedrooms	 EPC Rating: G (1)
 1 Bathroom	 Council Tax Band: E
 2 Reception Rooms	 Tenure: Freehold
 Ample parking for numerous vehicles	 Broadband: FTTC *Per Ofcom
 Not Listed	 Mobile Signal: Good *Per Ofcom
 Heating: Open Fires	 Not suitable for wheelchair users
 Utilities: Mains electric and water. Private drainage	
 Restrictions: None known	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: Historic mining area, we are informed the disused shaft is present in the woodlands but is also fenced.	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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