



Middle Cliston, Sampford Courtenay, EX20 2TL

Guide Price **£695,000**

Middle Cliston

Sampfurd Courtenay, Okehampton

- Historic former Farmhouse
- Set in approx. 1.75 acres
- Flexible 4 bedroom accommodation
- Farmhouse kitchen
- Full of character and charm
- Peaceful location in small hamlet
- Outbuildings
- Paddock & garden
- Plentiful parking
- Less than 6 miles from Okehampton

Middle Cliston is a delightful property set in a beautiful and historic hamlet just north of Dartmoor National Park, set in approx. 1.75 acres of garden, paddock and yard, it provides a superb versatile property to call home. The property is Grade II Listed and full of character and charm whilst offering a great amount of space, outbuildings and practical facilities with lovely countryside walks on the doorstep. Okehampton is less than 6 miles away with access to the A30, shops, sports facilities and a cinema.

The heart of the home is the farmhouse kitchen with bespoke oak units, worktops, double Belfast sink and dresser. There is plenty of space for a farmhouse table and the gas Aga provides warmth and cooking facilities. The utility room to the side has space for a fridge/freezer, washing machine and tumble dryer along with a sink.





A door leads from here out to the garden with a WC to the side. The first of the character sitting rooms has a large inglenook fireplace with bread oven, woodburning stove and plenty of room to the side for a dining table with doors out to the garden. The 2nd lounge is large, light and bright with a lovely cosy feel, also with an inglenook stone fireplace and woodburning stove. There are doors out to the garden. The 4th bedroom is on the ground floor which could also be utilised as a large office, with parquet flooring and timber storage and panelling. Also on the ground floor is a WC and a large sunny entrance room.

Upstairs, the master bedroom has a large cross beam with a built-in airing cupboard and ensuite shower room. The 2nd bedroom is a large double with a feature fireplace and views over the garden. The 3rd bedroom overlooks the courtyard. The spacious family bathroom has a roll top bath, a separate shower, WC and sink. The heating is LPG (large tank) central heating and there are timber single glazed windows.

Outside the entrance is through double gates into the large and open yard providing plenty of parking. To the side is a great array of outbuildings in the barn including workshop with mezzanine storage, work room, 2 x garages and garden store. A gate leads out to the sweeping lawn of the paddock with wonderful ancient oak trees and is surrounded by trees and shrub borders. A brook continues around the side of the paddock with raised vegetable patches to the side. The more formal garden sits to the rear of the property largely laid to lawn with pretty flower and shrub borders and beds with a super patio area to enjoy the afternoon and evening sun for outdoor dining and entertaining.



Current Council Tax: Band F - West Devon 2025/26 - £3,469.83

Utilities: Mains electric, water, telephone & broadband

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Broadband within this postcode: Standard 9Mbps
(Airband or Starlink would provide much faster speeds)

Drainage: Private treatment plant (installed in 2024)

Heating: LPG (large tank) central heating & woodburning
stoves

Listed: Grade II

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a
compliance check fee of £25 (inc. VAT) per person is
payable once your offer is accepted. This non-refundable
fee covers essential ID verification and anti-money
laundering checks, as required by law.

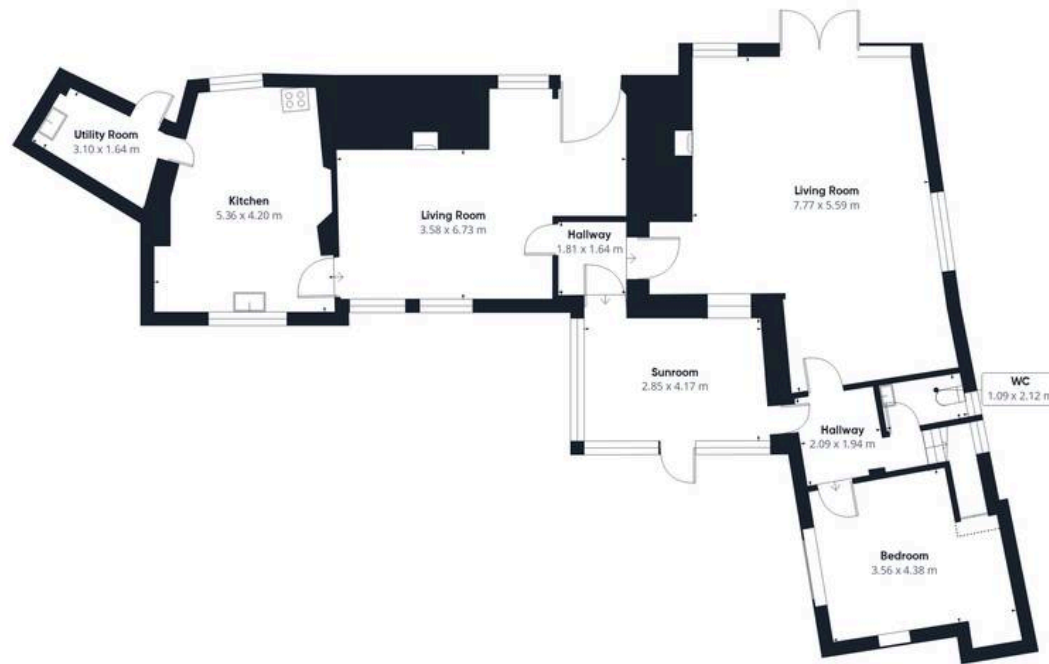
DIRECTIONS

From Sampford Courtenay take the A3072 in a Westerly
direction then take the 2nd right onto Cliston Lane (no
through road). Continue down the lane and Middle Cliston
is the last property on the left.

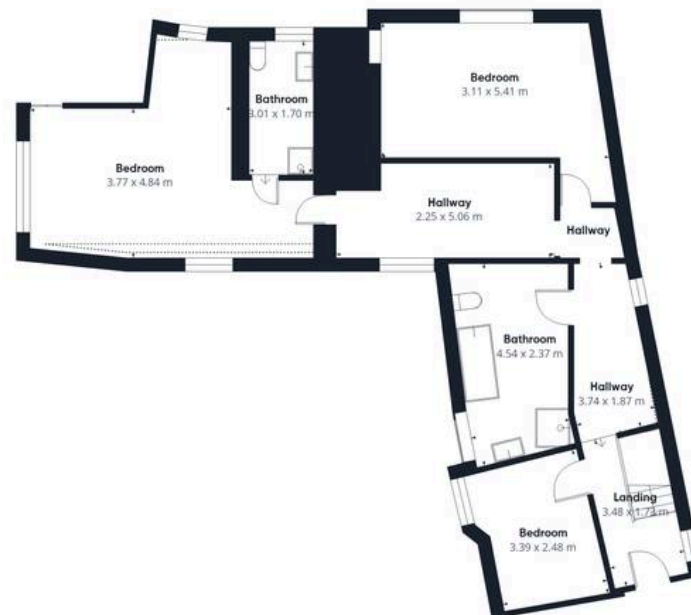
For Sat Nav : EX20 2TL

What3Words : ///surprised.greyhound.swung





Floor 0



Floor 1

Approximate total area⁽¹⁾

219.1 m²

Reduced headroom

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.