



Burstone Farm



STAGS

Burstone Farm

Langtree, Torrington, Devon, EX38 8NW

Great Torrington 4.5 miles, Bideford 9 miles, Westward Ho! 12 miles.

A detached former farmhouse including a 3 acre lake field, on the outskirts of the village with spectacular views of the surrounding countryside

- Former Farmhouse
- Set in around 1.7 acres
- Outbuildings
- 3-acre lake field
- Freehold
- 5 Bedrooms
- Detached barn conversion/studio/office
- Fine countryside views
- No onward chain
- Council tax band F

Guide Price £925,000

SITUATION

Located on the outskirts of the village of Langtree, in a rural location, yet only two miles away from facilities including primary school, church and village hall. Great Torrington is also nearby and offers a wider range of amenities, schooling and a range of tourist attractions including the Tarka Trail, Dartington Crystal, RHS Rosemoor Gardens, golf course and swimming pool. The port and market town of Bideford has a similarly wide range of facilities. The property is well situated with a mixture of leisure pursuits close at hand including the sandy beaches at Westward Ho!, and Bude and access to the South West Coastal footpath at Westward Ho! taking in the stunning vistas of the rugged North Devon Coastline. Further afield is Dartmoor National Park affording excellent long walks. From Barnstaple there is access to Junction 27, of the M5 motorway, via the A361 or via rail at the train station to Tiverton Parkway and Exeter St David's which connects to the rest of the rail network.



DESCRIPTION

This is one of those special properties which are often desired but rarely found. Burstone Farm comprises a detached period farmhouse of stone construction beneath a slate roof. The location is idyllic, being set at the end of a private track with splendid views of the surrounding countryside in all directions yet within walking distance of the village. The property offers spacious accommodation, a range of outbuildings/barns which could be converted to additional accommodation (subject to planning), large gravelled parking area for several cars and approximately 1.7 acres of gardens together with an adjoining 3-acre lake field. Being offered with no onward chain.

ACCOMMODATION

Burstone Farm offers spacious accommodation which includes; Entrance Hall with slate flooring, shower room with WC and sink. The kitchen / breakfast room offers a range of farmhouse style fitted units, solid worktops, Belfast sink and Rangemaster stove. The expansive sitting room/diner includes French doors to the south-facing rear patio and deck, stairs to the first floor and access to possible annexe accommodation which includes an office space, fitted kitchen/breakfast room and double bedroom.

On the first floor there are four double bedrooms and a contemporary style family bathroom with Juliet balcony enjoying stunning countryside views.

OUTSIDE

Approached via a long-gravelled driveway initially shared with one other neighbour which then separates off into the grounds of Burstone Farm to where a large stone chipping area provides ample off-road parking. The property is set within gardens and grounds which enjoys a south-facing aspect to the rear with terrace and spacious decked area. The gardens include a vegetable plot, an orchard, wooded area and a large sweeping lawn. Amounting to around 1.7 acres. The sale includes the lake field in excess of 3 acres with planning potential subject to the necessary permissions.

There are a range of stone outbuildings which have been improved by the current owner, in particular the impressive detached barn which has been converted into a hobby/guest suite and offers a fitted kitchen, shower room and two reception rooms with wood burner. A very versatile space which could suit as a studio, home office, games room etc or potential holiday let or annex (subject to planning permission)

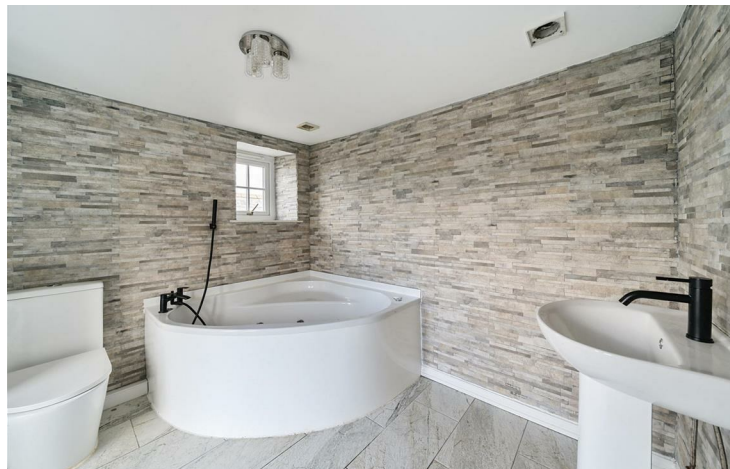
PROPERTY INFORMATION

Mains water and electric.

Oil central heating

Private drainage

According to Ofcom, Standard broadband is available at the property. For further information such as mobile coverage please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

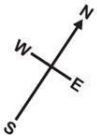


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 2096 sq ft / 194.7 sq m (includes annex)

Outbuilding = 1388 sq ft / 128.9 sq m

Total = 3484 sq ft / 323.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags, REF: 1073518



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