

Overwell Farm, West Anstey, South Molton, Devon







A beautiful family home, with a separate three bedroom cottage, several stone outbuildings and 15.38 acres, **situated on the southern slopes of Exmoor** offering exceptional views across to Dartmoor.

Summary of accommodation

Entrance hall | Sitting room | Dining room/snug | Kitchen/breakfast room | Scullery | Cloakroom | Dining room/office

Principal bedroom with en suite shower room | Family bathroom | Two further double bedrooms

Two further bedrooms and further bathroom

The Roundhouse

Entrance hall | Sitting room | Three bedrooms | Three bathrooms

Garden | Land | Outbuildings | Equestrian facilities

In all about 15.38 acres

Distances

Dulverton 5 miles, Tiverton 12 miles (Tesco Superstore & Blundell's School) - South Molton 10 miles, Exeter City Centre 23 miles

Junction 27 M5 16 miles, Tiverton Parkway Station 16 miles (London Paddington 1 hour 50 mins), Exeter Airport 30 miles (London City Airport 1 hour)

(All distances and times are approximate)



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Location

Overwell Farm is located on the edge of the Exmoor National Park and is exceptionally well placed to access everything that this rural part of England has to offer. With stunning countryside, high open moorland, steep sided valleys, oak woodland, tumbling streams and amazing views Exmoor is an incredible place. Furthermore some of the local beaches along the dramatic North Devon Coastline, in particular Woolacombe, Saunton Sands and Croyde, are among the best in the county and are particularly popular for surfing.

Exmoor was designated Europe's first International Dark Sky Reserve and with herds of Red Deer and wild Native ponies it really is a very attractive place to live. Yet despite the rural location and being just a short walk to open moor, Overwell is also very accessible. The North Devon Link Road (A361) is just 3 miles away ensuring that Tiverton Parkway Station and the M5 (J27) and a host of schooling options are all within easy reach. The fastest intercity trains to London Paddington take under two hours from Tiverton Parkway (16 miles) and Exeter Airport (30 miles) offers various national and international destinations.

The house lies just outside of the hamlet of West Anstey which has a parish church and a good local community. The small market town of Dulverton, which is just 5 miles from Overwell and known as the southern gateway to Exmoor, is a bustling centre with independent shops, pubs, both a GP surgery and Vet Practice as well as a small supermarket. South Molton (10 miles) is well-equipped for day-to-day shopping and offers a selection of independent shops and businesses including a post office, pubs, restaurants, local shops and a garden centre. It is also home to the very well-regarded twice weekly indoor pannier market. Slightly further afield, Tiverton (12 miles) is home to several large supermarkets, a hospital and fast access onto the M5 and Exeter (23 miles) has the retail, sporting and cultural attractions of a Cathedral/University City.

Schools in the area are excellent, with the independent and very well-regarded Blundells School at Tiverton (13 miles) and West Buckland School (16 miles) within easy reach. There are numerous other primary schools in the local area and South Molton, Chulmleigh and Barnstaple all have quality secondary schools.





Overwell Farm

Overwell Farm is a non-listed Victorian Farmhouse which faces south and sits within a courtyard of traditional stone outbuildings.

The property has been remodelled and improved over the years and the result is a very comfortable five bedroom farmhouse, over three floors, with a further three bedrooms and ancillary accommodation in the adjacent threshing barn with a further three bedrooms in the adjacent cottage.

The accommodation in the main house has been greatly enhanced by the addition of the summer room at the western end that is currently used as a dining room and office. There is also a lovely drawing room and a traditional kitchen, complete with both an open fire and an AGA that forms the basis of everyday living at Overwell. A large utility room accessed off the kitchen and a WC by the back door complete the ground floor accommodation.

On the first floor there are three double bedrooms (one with an en suite bathroom) and a family bathroom and there are two further bedrooms and a bathroom on the second floor.

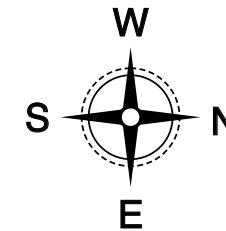
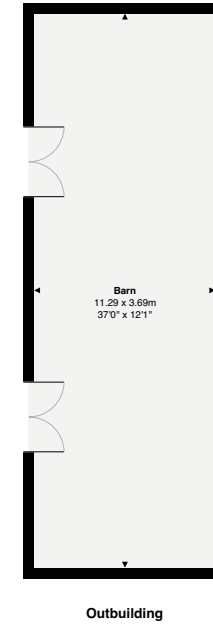
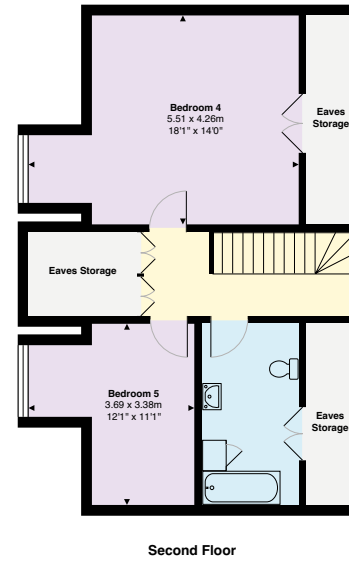
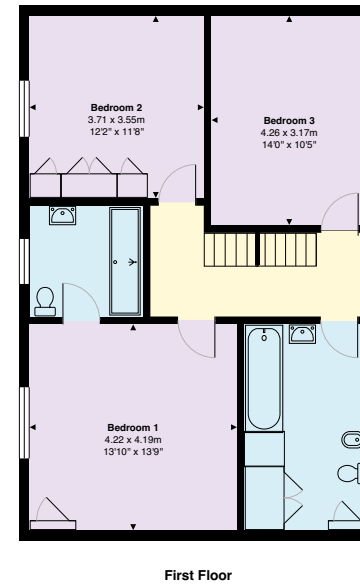


Overwell Farmhouse

Approximate Gross Internal Floor Area
 2700 sq ft, 250.9 sq m
 (excludes outbuildings)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



The Roundhouse

To the southwest of the house is a large former threshing barn that has been previously used as a holiday cottage, known as The Roundhouse, containing three further bedrooms and three bathrooms, a large central kitchen and a particularly charming sitting/dining room in the circular threshing area.

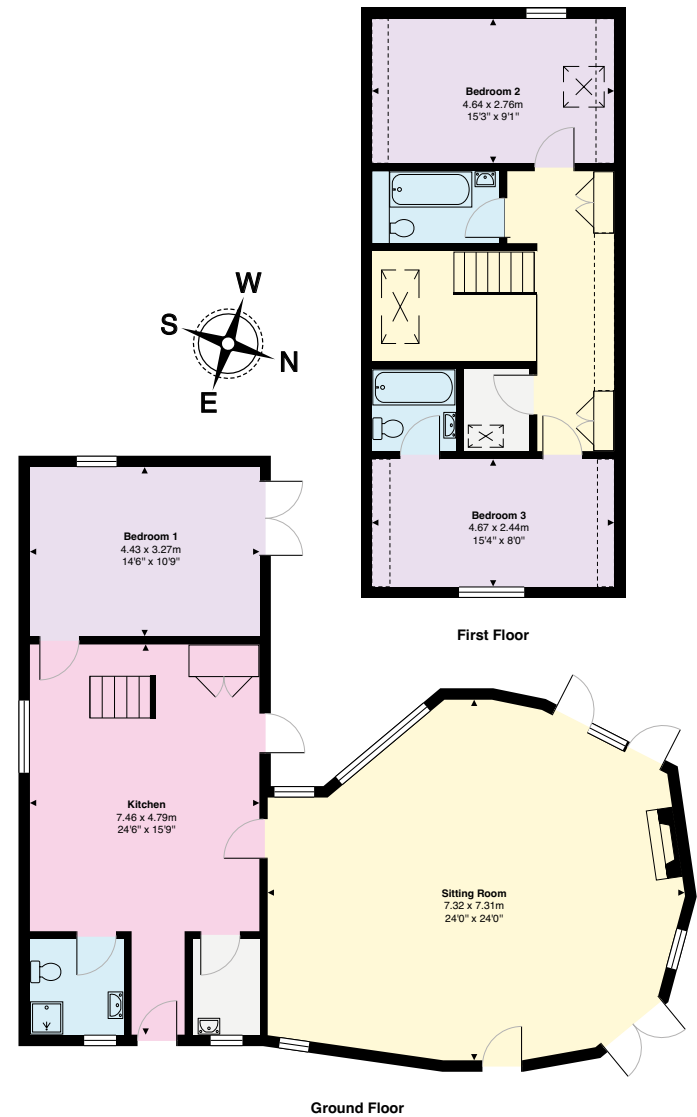
The southerly views are a particular feature of Overwell looking straight across Devon to Dartmoor and the elevated setting ensures that the majority of rooms are bathed in natural light for most of the day.



The Roundhouse

Approximate Gross Internal Floor Area
1468 sq ft, 136.4 sq m

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Gardens and Grounds

Externally there are established gardens and grounds surrounding the house and the cottage that have been cleverly parcelled into quite different and separate areas. To the north, east and west are three stands of beech trees that frame the setting and enhance the charming and tranquil setting.

Outbuildings and Land

To the south of the main house is a courtyard of traditional stone outbuildings that would be suitable for a variety of different purposes, subject to the appropriate planning

permissions. They are currently used as a gym and for machinery and general storage.

To the south east of the house is an open fronted modern barn that currently houses 5 monarch stables and a separate wash area. Planning permission has also been granted for a 25m x 45m riding manège.

The house sits in the centre of its land and totals 15.38 acres. It is currently used for horses, but is suitable for all livestock and would divide in a variety of different ways.



Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Services

Mains electricity, private water supply and private drainage. Oil fired central heating and AGA.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode EX36 3NZ)

What3Words: blankets.petition.melts

From the M5, Junction 27, take the A361 North Devon Link Road towards Tiverton/Barnstaple. After 6 miles, at the roundabout take the 2nd exit and continue on the A361. After approximately 6.5 miles, turn right signposted West Anstey. Continue for 2 miles then turn left at Swinehammoor crossroads. Continue for another 2 miles and passing straight over another crossroads, then turn left on the B3227 towards South Molton, after half a mile, turn right signposted West Anstey. Take the next left on Smallacombe Hill, then immediate right. Continue along this road to the next T-junction and turn left signed to Molland and Dulverton. Take the first right and after circa 1 mile the entrance to Overwell Farm will be found on the left-hand side.

Property information

Tenure: Freehold

Local Authority: North Devon Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG. 01271 327711.

Council Tax: Band F

EPC Rating: Overwell Farmhouse – F, The Roundhouse – F





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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