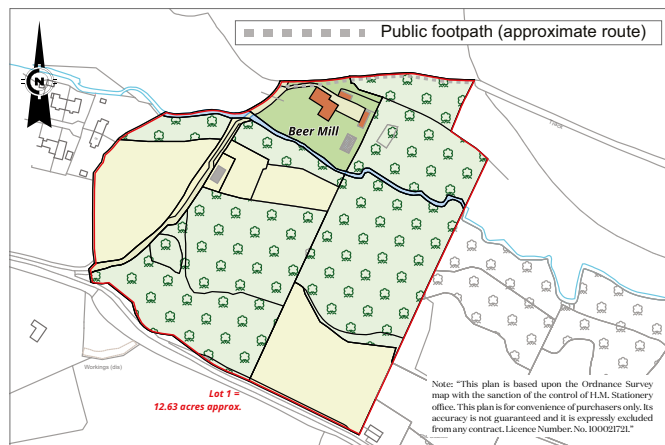




BEER MILL FARM

Clawton, Devon



A WELL-PRESENTED PERIOD FARMHOUSE

Set admist the lovely countryside in North West Devon

Summary of accommodation

Beer Mill Farm

Ground Floor: Hall | Kitchen/dining room | Pantry | Sitting room | Conservatory | Games room | Cloakroom | Two double bedrooms
Family bath & shower room | Attached boiler room

First Floor: Landing | Principal bedroom | Two further double bedrooms | Family bath & shower room

Second Floor: Study

Outbuildings, Garden & Land: Parking | Single carport | Garden | Covered & heated swimming pool | Kitchen garden with polytunnel & greenhouse
Home office | Stable block incorporating two stables & tack room | Stable block incorporating two stables & open-fronted feed store
Two agricultural barns | Woodland | Stream | Pasture | Rough grassland | Pond

In all about 13 acres

Distances: Clawton village centre 0.5 mile, Holsworthy 3.5 miles, Bude/Crooklets Beach 14 miles, Okehampton/Dartmoor National Park 16 miles
(All distances are approximate)

SITUATION

Beer Mill Farm is situated just outside the small, rural village of Clawton and just three and a half miles from the small market town of Holsworthy.

Shopping: Southcott Stores, a convenience supermarket is only a five minute drive along the A388 and Holsworthy has a good range of shops including a Waitrose supermarket.

Roads: The A388 carrying local traffic is immediately at hand, stretching between the major towns of Launceston to the south and Bideford to the north via Holsworthy.

Trains: Okehampton, 15 miles away, has a railway station on the Dartmoor Line with regular services throughout the day to Exeter, taking about 45 minutes.

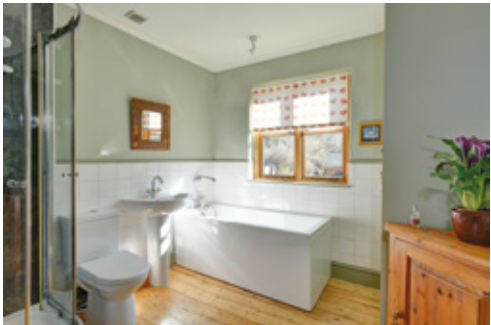
Airports: Exeter and Newquay airport are about an hours drive away and both offer flights via several airlines.

Education: Clawton has a primary school and the wider local area has a choice of schools for children of all ages from both the state and independent sectors.

THE PROPERTY

Beer Mill Farm has a lovely setting on level ground at the top of the gently sloping side of a shallow valley that carries a tributary flowing down to join the River Claw. It has been the much-loved family home of the current owners since 1998, drawn to it as they were “searching for a simpler life, more connected to our surroundings in a rural environment”.

The past 27 years have enabled them to do just that from growing their own food to planting a millennium wood. They fell in love with Beer Mill because of the stream that runs through the garden and the messy woodland, which with the moors and ocean not far away made it an unbeatable place to



raise a family. Their children attended the local primary school and they discovered that there had been a history of nature walks from the school to Beer Mill, which they decided to rekindle and continue to the present day. The full story of the Beer Mill Farm Conservation Project can be found on the Devon Wildlife Trust website at www.devonwildlifetrust.org.

The farmhouse probably dates from the 19th century with a later, sympathetic extension, now forming an unlisted and staggered L-shaped family home with well laid out accommodation on three floors including a converted attic. The rooms have excellent ceiling heights and are beautifully presented with some lovely touches including many pale timber floors, pale oak ceiling beams, several window seats and an inglenook fireplace fitted with a wood burning stove in the sitting room.

The house has a north/south axis with the rear of the house facing south and thereby capturing the best of the natural light throughout the day and imparting a wonderfully light and airy feel throughout the house. The ground floor has several reception rooms, one of which is a south-facing conservatory with a ceramic tiled floor and a paved terrace outside, the other a large and charming farmhouse kitchen fitted with timber-fronted units under pale marble work surfaces, a Belfast sink and a three oven, electric AGA. There is also a good sized sitting room with a large woodburner. The ground floor encompasses a wing with two double bedrooms, a shared bath and shower room and large games room.

Upstairs there are three double bedrooms, two of which have far reaching views looking out over the valley to the north. The third double bedroom is adjacent to the principal bedroom, so would make a ideal dressing room or en suite bathroom. Also off the landing is a large, shared bath and shower room. In the attic is a 266 sq ft home office with timber-lined walls for added insulation and lovely views through rooflights out over the surrounding countryside.



OUTSIDE

The house is approached down a 200 yard-long drive that passes over a pretty stream and emerges onto a parking area beside the house. Alongside it is a single carport and a large, brick-built home office with a wooden deck facing south, perfect for enjoying the sun throughout the day. The garden extends out mainly to the south and west of the house before merging into the surrounding woodland. Within the curtilage are a covered and heated swimming pool, a kitchen garden with an incorporated polytunnel and greenhouse and also a barn/stable block.

PROPERTY INFORMATION

Services: Mains electricity and mains water, private drainage, biomass pellet boiler that has to be filled every week or so, underfloor heating in conservatory. EV charging point beside the carport.

Local Authority: Torridge District Council

Council Tax: Band

EPC Rating: D

Directions: EX22 6PF / What3Words /// fancied.education.indulges via stones.balancing.bathtubs

Viewings: All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP.



Approximate Gross Internal Area =
324.1 sq m / 3489 sq ft (excluding Outbuildings)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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