

Southmeads, Lettaford, Devon





A refurbished **16th century farmhouse** set in a tiny hamlet with accompanying period outbuildings and 12 acres.

Summary of accommodation

Ground Floor

Two porches | Cross passage (hall) | Sitting room | Drawing room | Kitchen/dining room | Boiler room | Study | Garden room | Utility room
Boot/dog room | Bathroom | Ground floor annexe comprising sitting room, kitchen/dining room, double bedroom and adjacent bathroom | Integral single garage and workshop | Gardener's WC

First Floor

Principal bedroom | Guest bedroom with en suite shower room | Four further bedrooms | Two family shower rooms

Outside

Parking | Barn | Linhay | Pig house with four stys | Dog kennel | Screened poultry enclosure | Garden | Further barn | Pasture | Woodland | Moorland

In all about 12.04 acres (4.87 hectares)

Distances

North Bovey 3 miles, Chagford 3.5 miles, Moretonhampstead/A382 4 miles, Okehampton (Waitrose) 17 miles, Exeter City Centre/Exeter St. David's station (Paddington 2 hours) 18 miles, M5 J31 18.5 miles, Exeter Airport 30 miles (London City Airport 1 hour)
(All distances and times are approximate)



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Location

Southmeads has a lovely setting in the tiny hamlet of Lettaford situated on the eastern edge of Dartmoor and about three quarters of a mile from the small village of North Bovey, which is a thriving community with a parish church and popular pub (The Ring of Bells Inn, Tripadvisor 4.5). Most day to day needs can be met in either of the nearby market towns of Moretonhampstead and Chagford. For wider requirements the larger town of Okehampton and the cathedral city of Exeter are both within a reasonable driving distance. Chagford is known for its arts community, celebrated through an annual series of film, literary, music and craft festivals plus other regular cultural events. The area also has good transport links with direct rail services from Exeter St Davids to both Paddington and Waterloo and Exeter Airport offers a regular, one-hour service to London City Airport. There is a wide choice of schools in the local area from both the state and independent sectors. Highly regarded, local independent schools include Exeter Cathedral School, The Maynard School and Exeter School.

Southmeads

Set on the eastern fringe of Dartmoor amidst beautiful, unspoilt countryside, Southmeads has an almost perfect rural setting that is both peaceful and private without being isolated. The house is one of only four along with their attendant barns and other stone-built outbuildings form the tiny hamlet of Lettaford. All the substantial buildings in the hamlet are listed. This includes Southmeads plus its adjacent barn and linhay (two storey outbuilding used for storing hay and over-wintering cattle), which are all Grade II listed. The house dates from the early to mid 16th century with modifications and additions over subsequent centuries, the last of which was undertaken in the 20th. The house has granite walls largely covered with painted render, slate roofs and faces south southeast, so that it catches the best of the natural light throughout the day. The interior perfectly combines its many original architectural fittings with contemporary, sympathetic refurbishment. These include tall, wide inglenook fireplaces in both main reception rooms, exposed wall and ceiling timbers and some lovely fine chamfered beams, now complemented by stone flooring throughout much of the main house, wood burning stoves plus extensive oak joinery.



The kitchen is to die for with windows on two sides, ample room for a large kitchen dining table, flagstone floor, Belfast sink, farmhouse-style units, polished granite work surfaces and a gas electric AGA range cooker. The garden room at the back of the house overlooks the former farmyard, which is now a beautiful garden surrounded by lovely granite-built period outbuildings.



There is a self contained three bedroom annexe. This is currently incorporated into the main accommodation, however, it could easily be separated off to generate an income stream or be used as ancillary accommodation.

There are four further bedrooms in the main house, including an impressive principal suite. The guest bedroom has its own en suite shower room and the remaining three bedrooms share the remaining family shower room. Two of the bedrooms share a family bathroom.



Barn and Other Outbuildings

Lettaford is approached down a half-mile long, no-through approach lane with the hamlet grouped around the end of the lane. A short, gently rising driveway passes in front of the house to a parking area in front of the integral single garage/workshop at the western end of the house.



Approximate Gross Internal Floor Area
642.0 sq m (6910 sq ft)

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.



Behind the house, with separate, foot access to the approach lane, is the farm's former yard, which is enclosed on its three outer sides by a handsome, granite built outbuildings roofed with corrugated iron. These comprise; an 18th century single storey, double height barn with an additional room at either end (one currently roofless), an 18th century two storey cattle barn (known locally as a linhay) incorporating an open-fronted hay loft (tallet) on its upper storey supported by wooden poles on granite columns and a 19th century pig-house divided into a row of four individual pig stys.

Garden and Land (Lots 1 and 2)

Lot 1 includes the house, outbuildings around it, half an acre garden, 4.89 acres of pasture divided into four enclosures plus a barn and a small area of woodland. The garden is laid out and designed to minimise maintenance and optimise privacy. Immediately in front of the house is a strip of lawn enclosed by hornbeam hedging. Behind the house the former farmyard is now effectively a walled garden enclosed by the property's outbuildings. A paved terrace extends around the garden room with steps up to an elevated, gently sloping lawn with well-stocked borders in one corner lining an entrance through to the rear garden behind the barn. The rear garden consists of an expanse of level lawn enclosed by a variety of native, broadleaf trees. A pretty seating area at the rear of the barn is positioned between semi-circular rose beds fringed with box hedging. In one corner of the garden is a poultry enclosure screened by a tall hornbeam hedge. Separate from Lot 1 is Lot 2, which encompasses about 6.61 acres of pasture, moorland grazing and woodland divided into four enclosures. This is available by separate negotiation.

Services

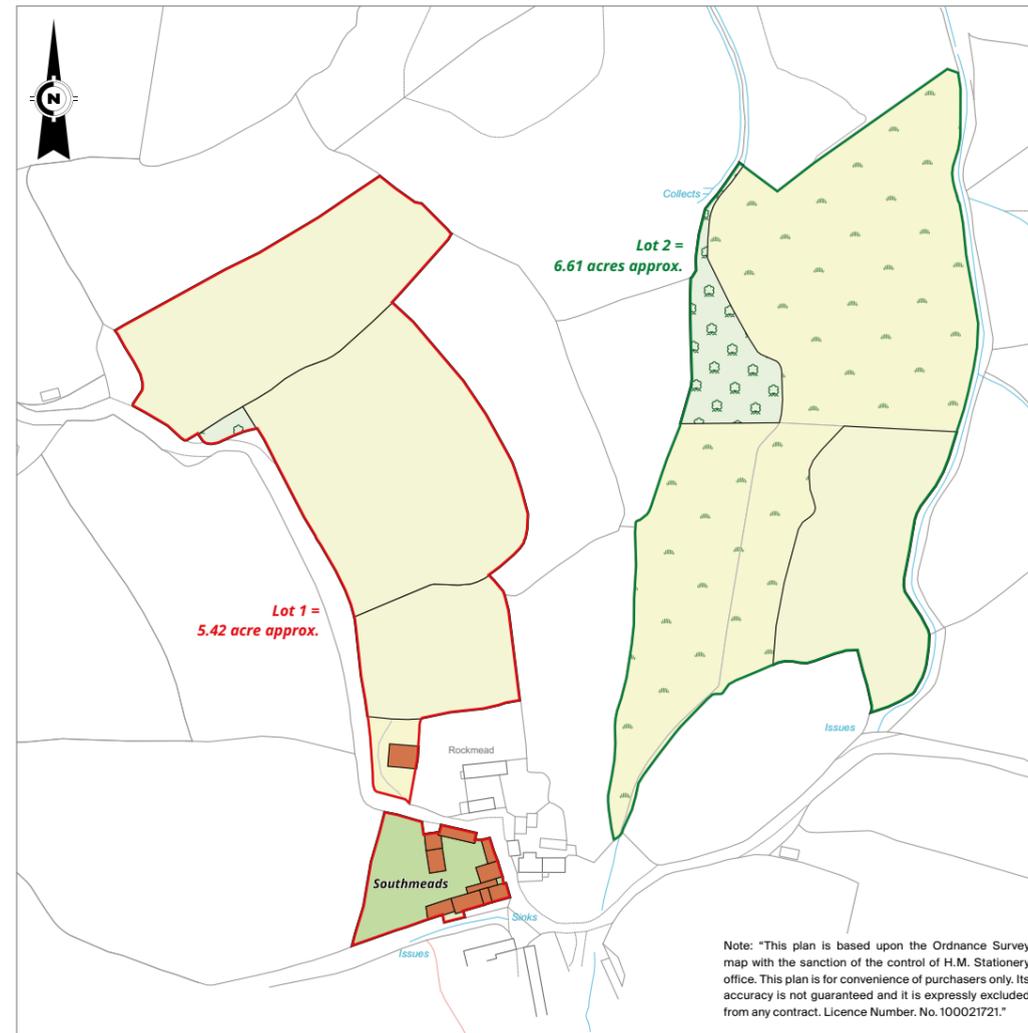
Mains water and electricity. Private drainage. Oil-fired central heating. Photovoltaic panels. Bottled gas for AGA dual fuel range cooker.



Directions (Postcode: TQ13 8RH)

What3Words: studio.array.appealed

From Exeter, follow the B3212/Cowick Street westwards away from the city centre, signed to Moretonhampstead. Continue to follow the B2312 for about 13 miles to Moretonhampstead. On reaching The White Hart Hotel in the centre of the town continue following the B2312 from this point for about three and a half miles and then turn right, signed to Lettaford (small sign easy to miss). After 250 yards turn left, signed to Lettaford. Continue for half a mile to the hamlet and the property will be found on the left.



Property information

Tenure: Freehold
Local Authority: Mid Devon District Council (www.middevon.gov.uk).
Council Tax: Band F
Guide Price:
Lot 1 - £1,500,000
Lot 2 - Available by separate negotiation.



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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