



ELMFIELD

Northlew, Devon



AN ELEGANT AND WELL PRESENTED LATE GEORGIAN/EARLY VICTORIAN, LISTED, FORMER FARMHOUSE WITH EXTENSIVE MATURE GARDENS

Summary of accommodation

Ground Floor: Entrance hall | Inner hall | Cloakroom | Drawing room | Sitting room | Dining room | Office | Kitchen | Utility room | Cellar

First Floor: Principal bedroom/bathroom suite | Study | Four further bedrooms and bathroom

Outside: Double garage | Extensive mature gardens

In all about 0.62 acres

Distances: Hatherleigh 5 miles, Okehampton 7 miles, A30 8 miles, Bude 23 miles, Tavistock 20 miles, Exeter 31 miles
(All distances are approximate)



The area offers many beautiful walks, including the Tarka Trail, and about 8 miles to the south lies Dartmoor National Park, famed for its spectacular scenery and opportunities for walking, cycling, riding, and fishing. To the north are Exmoor National Park and the stunning coastlines of North Devon and Cornwall, with their sandy surf beaches, rugged cliffs, and hidden coves. The A30 can be accessed at Okehampton, providing routes west into Cornwall and east to the university and cathedral city of Exeter, which offers access to the M5 motorway, mainline rail connections to London (Paddington and Waterloo), and an airport. Okehampton also has a train station on the recently reopened branch line, with regular services to Exeter. Additionally, Plymouth, with its renowned Theatre Royal, Barbican, and Hoe, is approximately 34 miles away.

THE PROPERTY

Elmfield is an elegant and spacious late Georgian/early Victorian house, situated in the heart of the village. The house is listed as being of architectural or historical interest, Grade II, and stated as being ‘c 1830–40’. It has sash windows beneath a hipped slate roof and well-proportioned, high-ceilinged rooms typical of the architectural period, complemented by newly laid 17th-century oak floorboards.

The spacious, well presented and comfortable family accommodation has considerable character and charm, with many period features retained, such as attractive fireplaces, decorative cornicing and ceiling moulds, window shutters and exposed boarded floors.

Either side of the entrance hall are the drawing and dining rooms and, to the rear, is the large sitting room with four oven AGA and French doors to the terrace and gardens. Steps descend to the cellar and the staircase rises to the first floor with principle suite having bedroom with fitted wardrobe cupboards and walk-in dressing cupboard. There are four further bedrooms and a study with fitted bookcases.

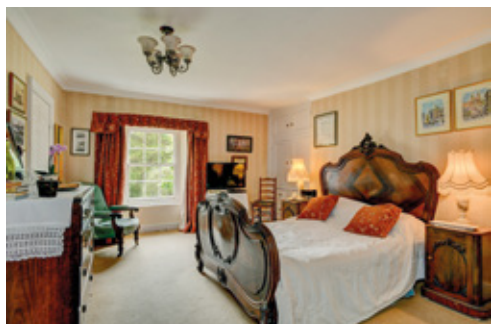
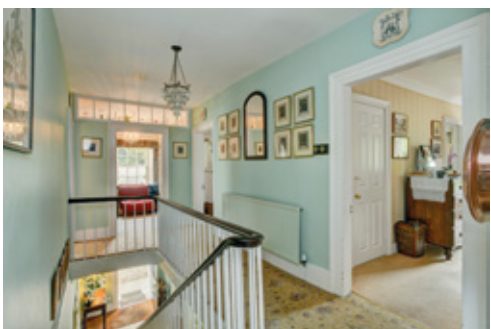
SITUATION

Northlew is a small, attractive, quiet village in the heart of the unspoiled rolling countryside of West Devon. The village has a church, The Green Dragon pub, a primary school, and a post office which is open every Monday and Friday.

About 5 miles away is the small town of Hatherleigh with a range of local amenities including supermarket, shops, café, pubs, doctor’s and vet’s surgeries and two garages.

The town of Okehampton is also within easy reach with more extensive facilities including shops, pubs and restaurants, secondary school, leisure centre, doctor’s and dentist’s surgeries and supermarkets, including Waitrose.

There is a selection of private schools in the area including Mount House at Tavistock, Shebbear College, West Buckland and Exeter School and Maynards for girls.





Wrought iron double gates open to the entrance driveway and parking area in front of the house. To the left of the house, within the driveway, is the double garage building. French doors from the sitting room open to a stone paved terrace and extensive mature gardens to the rear of the house, featuring level lawns and a variety of ornamental trees and shrubs, from which there are lovely views of Dartmoor. The gardens also include a small workshop used for storage, a vegetable garden, a fruit cage, an orchard, and a greenhouse.

PROPERTY INFORMATION

Tenure: Freehold

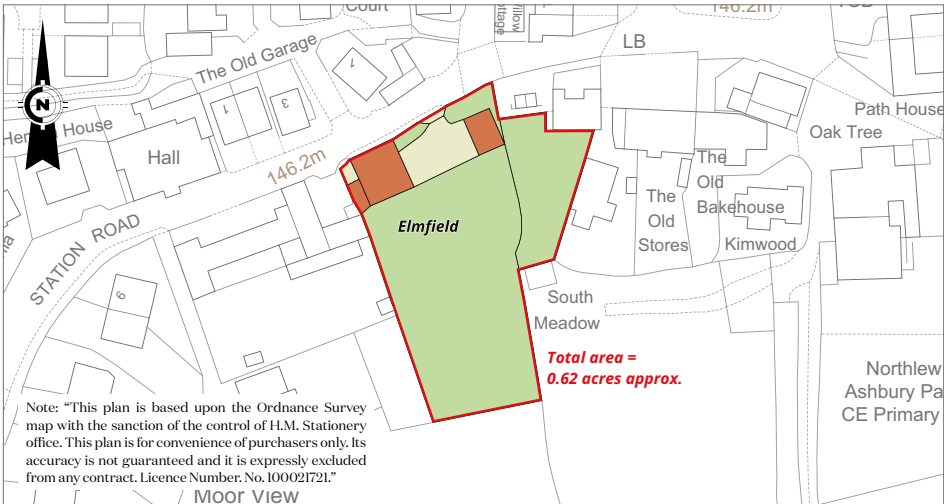
Services: Mains water, electricity and drainage. Solar thermal tubes on the roof to provide sustainable hot water. EV charging point.

Local Authority: West Devon Borough Council: 01822 813600

Council Tax: Band F

EPC: E

Directions: EX20 3NP



Approximate Gross Internal Area = 277.4 sq m /2,985 sq ft
(excludes garage)

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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