



Fairview



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Halwill, Devon, EX21 5UJ

Halwill Junction 1.3 miles – Okehampton 12.4 miles –
Holsworthy 8.4 miles

**A substantial detached country residence
with over 11 acres including a lake and
charming woodland.**

- Versatile Accommodation
- Beautiful Gardens
- Woodland & Lake
- Range of Outbuildings
- Freehold
- Approximately 11 Acres in All
- Countryside Views
- Double Garage
- Off Road Parking
- Council Tax Band: F

Guide Price £850,000

SITUATION

The property is located in the village of Halwill, approximately 1 mile from the village of Halwill Junction with a post office/general store catering for day to day needs, public house and primary school. Roadford Lake, with its delightful walks and wide range of leisure facilities, is approximately 7 miles from the property. The market town of Holsworthy is situated 8 miles away with facilities including a supermarket, doctors, dentist and veterinary surgery, together with places of worship, leisure centre and schools.

Okehampton is 12 miles offering similar facilities and access to the A30 dual carriageway and rail service to Exeter St. Davids. At Exeter there is a superb range of shopping facilities, mainline railway station serving London Paddington, access to the M5 motorway network and international airport.

DESCRIPTION

A deceptively spacious 6 bedroom detached country home, offering versatile accommodation and stunning views over its own land to the south. The property offers a range of gently sloping paddocks, delightful woodland and a lake.



ACCOMMODATION

Front door leads into a spacious and impressive entrance hall with wooden flooring and stairs rising to the first floor with storage under. Double doors lead into a spacious kitchen/breakfast room which comprises a range of wall mounted cupboards, base units and drawers, sink, space for appliances, integrated dishwasher, space for a range cooker with an extractor hood over, central breakfast bar with additional work surface and cupboard space. The Kitchen opens through to the dining room with double doors out to the decked terrace overlooking the garden.

Off the kitchen the utility room provides additional cupboard space, space for appliances, WC and a door to the side of the property.

The substantial sitting room offers excellent reception room space with a fireplace housing a wood burning stove and enjoying most pleasant views over the land and countryside beyond.

The ground floor benefits from underfloor heating throughout, with individual room controls and is completed by a family bathroom and 4 bedrooms, which could also provide additional reception room/study space, should one desire.

The first floor offers a generous landing with eaves storage and 2 further double bedrooms with en suite facilities. Bedroom 1 is a superb size with wonderful garden views, a dressing area and the en suite bathroom with a jacuzzi bath, shower, WC and a wash hand basin.

OUTSIDE

To the front of the property is a gravelled driveway providing ample off road parking and a double garage with electric roller door. From the driveway is a further area of hardstanding with a workshop/store and adjoining double garage with double opening doors which could be used as stabling or additional storage should one desire. The gardens are mainly laid to lawn with a variety of mature trees, a patio area for outdoor dining, a large summer house/office with light, power and internet connected with a garden store to the rear. There is a charming orchard, three paddocks with post and rail fencing, an area of woodland and a lake. In all the property extends to approximately 11.06 acres.

SERVICES

Mains electricity, water and drainage. Oil fired central heating, wood burning stove and underfloor heating throughout the ground floor. Solar Panels providing hot water. Broadband availability: Ultrafast Fibre and Standard ADSL. Mobile signal coverage: Voice and Data available. Please note the agents has not inspected or tested these services.

ADDITIONAL INFORMATION

1. There is currently planning permission for a new property to be built to the west of the property under planning application number: 1/0775/2023/FUL with Torridge District Council.

2. A water treatment plant is located below the southern boundary of the land.

For further information on either point, please contact Stags Launceston office.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Halwill Junction head out of the village on the A3079 in a north westerly direction and turn left onto Lane End signposted Halwill, proceed along the lane for approximately 0.7 miles and turn left onto Rectory Lane. The entrance to the property will then be on your left hand side.

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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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

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Approximate Area = 2807 sq ft / 260.8 sq m
 Limited Use Area(s) = 243 sq ft / 22.6 sq m
 Garage = 444 sq ft / 41.2 sq m
 Outbuildings = 1094 sq ft / 101.6 sq m
 Total = 4588 sq ft / 426.2 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

- Sitting Room: 7.32 x 5.51m (24' x 18'1")
- Kitchen: 7.59 x 3.91m (24'11" x 12'10")
- Dining Room: 4.06 x 3.28m (13'4" x 10'9")
- Utility: 3.30 x 2.1m (10'10" x 6'8")
- Bedroom 3: 3.61 x 3.25m (12'6" x 10'8")
- Bedroom 4 / Study: 3.28 x 3.28m (10'9" x 10'9")
- Bedroom 6: 3.28 x 2.95m (10'9" x 9'8")
- Bedroom 5: 3.45 x 3.02m (11'4" x 9'11")
- Hall: 4.22 x 3.61m (13'10" x 11'10")
- Field Shelter / Store: 3.61 x 3.53m (11'10" x 11'7")

First Floor

- Bedroom 1: 9.56 x 5.49m (31'4" x 18')
- Bedroom 2: 5.87 x 3.91m (19'3" x 12'10")
- Landing: 5.23 x 3.94m (17'2" x 12'11")

Outbuilding 1

- Garage / Store / Stable: 5.69 x 4.95m (18'8" x 16'3")
- Store: 4.88 x 3.94m (16' x 12'11")
- Store: 4.88 x 1.83m (16' x 6')

Garage Ground Floor

- Garage: 5.87 x 4.68m (19'3" x 16')

Garage First Floor

- Studio: 5.79 x 3.05m (19' x 10')

Outbuilding 2

- Garden Store: 4.72 x 2.64m (15'6" x 8'8")
- Summer House / Office: 4.72 x 2.90m (15'6" x 9'6")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcchcom 2024. Produced for Stags. REF: 1118153