



The Olive Ranch







# The Olive Ranch

Lewdown, Okehampton, , EX20 4QY

Lifton 4.5 miles - Launceston 8.4 miles - Tavistock 11.2 miles

A substantial character country residence with equestrian facilities, set in a popular rural location.

- 5 bedroom country residence
- Approximately 11 acres in all
- Equestrian facilities with sand school
- New double glazed windows
- Council Tax Band: G
- 4 reception rooms
- Indoor heated swimming pool & sauna
- Garaging, workshops & general purpose outbuildings
- Annexe potential
- Freehold

Guide Price £1,100,000

## Stags Launceston

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## SITUATION

The property is nestled on the outskirts of Lewdown approximately 1 mile away, the village has its post office/general store catering for day-to-day needs, primary school and public house. Adjoining Lewdown is the small village of Lewtrenchard with its famous Manor Hotel. The larger towns of Okehampton, Launceston and Tavistock are all approximately 10 miles away and offer a comprehensive range of shopping facilities including supermarkets, doctors', dentists', veterinary surgeries, cinema, swimming pools and easy access to Dartmoor National Park. The village of Lifton is 5 miles to the west, with a post office/general store, doctors' surgery, the well-respected Arundell Arms and Strawberry Fields Farm Shop. Access to the A30 trunk road is within 3-4 miles of the property which links the cathedral cities of Exeter and Truro.

## DESCRIPTION

Discover peace and harmony in this substantial and versatile five-bedroom home, perfectly nestled in a tranquil rural setting on approximately 11 acres of lush gardens and paddocks. This impressive property not only offers spacious, flexible accommodation but also exceptional potential for an annexe, making it perfect for multigenerational living.

The property offers a realm of impressive leisure and equestrian facilities, featuring an indoor heated swimming pool, a rejuvenating sauna, and a well-appointed stable yard with loose boxes and a sand school—all complemented by a variety of charming outbuildings.

The current owner has carried out extensive works to the property over the past few years to create an idyllic home, with improvements such as with new bathrooms, windows, gutting and rewiring with RCD's to name a few.

## ACCOMMODATION

Rich in character, the thoughtfully designed interiors showcase original features such as captivating inglenook fireplaces and stunning exposed beams. The ground floor invites you in with a grand sitting room centered around a magnificent inglenook fireplace, complete with a cozy wood-burning stove. The spacious kitchen/breakfast room and elegant dining room provide the perfect setting for family gatherings, while the generous entrance hall/boot room and snug offer a warm welcome. The ground floor accommodation is completed by a downstairs bedroom (bedroom five) with an en suite shower room, offering annexe potential (subject to the necessary consents).

A separate wing dedicated to leisure houses the fabulous heated indoor swimming pool, sauna, and a stylish shower room with a WC.

Ascend to the first floor, where you'll find four beautifully appointed double bedrooms, including the superb principal suite that features its own terrace overlooking the courtyard and a luxurious en suite with a sunken bath—a true haven of relaxation. Bedroom 3 boasts a tasteful dressing room, a walk-in wardrobe, and an en suite, creating an exquisite guest suite for visitors.





## OUTSIDE

The grounds for the property surround the property with a stunning inner courtyard offering a sheltered terrace with a decking area, perfect for a morning coffee or al fresco dining.

The land is gently sloping and split into 5 pasture paddocks with an area of woodland by the river, providing a stunning setting to enjoy the rural position the property provides and take in the local wildlife.

On the southern boundary of the property there is access to a sand school with its own gated access and parking off the drive.

There is a detached block building providing stabling, tack room and hay store with a further timber building providing potential further stabling if required. The further outbuildings provide workshop space and useful storage.

A small amount of Japanese Knotweed is present at the property. This has been through a mortgage compliant treatment plan and is at zero growth, details available on request.

In all the property extends to approximately 10.98 acres.

## SERVICES

Mains electricity, private drainage via a septic tank, private water via a borehole. LPG Rayburn providing central heating and wood burning stove. The owner receives 4G mobile signal and uses Starlink for high speed internet. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

## DIRECTIONS

What3words.com - ///ember.snug.flashback



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.

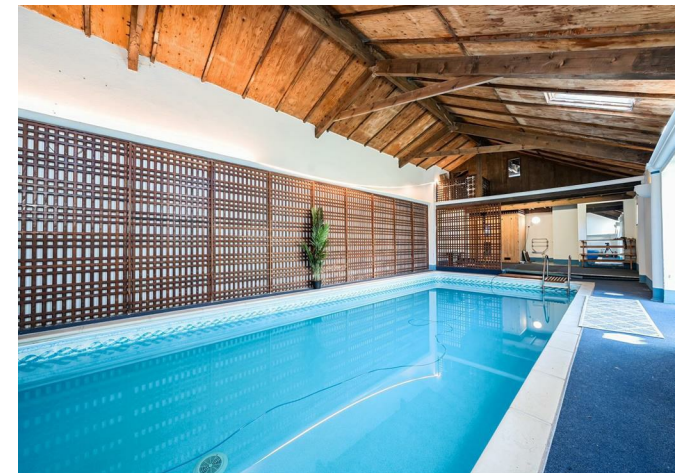
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>	15	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 5000 sq ft / 465 sq m

Outbuildings = 2733 sq ft / 253.8 sq m

Total = 7739 sq ft / 718.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025.  
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