



Dornafield Farmhouse











# Dornafield Farmhouse Two Mile Oak

Denbury, Newton Abbot, Devon, TQ12 6DD

Newton Abbot: 3 miles, Totnes: 6.5 miles, Exeter: 20 miles

An attractive Grade II\* listed former farmhouse, enjoying a convenient rural yet accessible location, now in need of refreshment offering an exciting opportunity to modernise a substantial family home with delightful gardens.

- Easy Access to Amenities
- Good Ceiling Height
- 3 Reception Rooms
- Attractive Stone Barn
- Freehold
- Traditional Stone Exterior
- Scope for Improvement
- 6 Double Bedrooms
- Pretty Walled Garden
- Council Tax Band: F



Guide Price £600,000

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## SITUATION

Denbury is a small village with a strong community set in the heart of the South Devon countryside. The village boasts a range of local amenities including a primary school, public house, village hall, St Mary's Church, playing field and country walks. The market town of Newton Abbot is within easy reach with a mainline railway station in the town providing speedy access to London Paddington, together with a comprehensive range of shopping, recreational facilities and secondary schools. The A38/A381 provides access to Exeter, Plymouth and the motorway network.

## DESCRIPTION

Dornafeld Farmhouse is a fine example of a traditional Devon stone farmhouse. Dating back to the 15th century this Grade II\* listed property offers a wonderful opportunity to renovate an attractive period property in the heart of the South Devonshire countryside that remains accessible and within easy reach of local amenities. Accompanying the property is a charming Grade II listed adjoining barn as well as a west facing walled garden and off-road parking.

## ACCOMMODATION

The versatile reception space lies to the front of the property and is currently configured to create separate entertaining and social spaces including spacious sitting room, dining room and study. Both the sitting and dining rooms benefit from traditional fireplaces providing pleasant centre points for the rooms, while the study is situated off of the dining room. Connecting the two primary reception rooms is a historic passageway entrance that features a modern interpretation of a plank and muntin screen which is visible into the sitting room and a traditional example of a screen on the other side visible from the dining room.

The kitchen/breakfast room forms the hub of the house, situated towards the rear of the property overlooking the courtyard, ample space for a dining table. There is a range of wooden wall and base units with a cream four oven Aga stove. Steps lead to the rear entrance lobby that provides access to the utility room, with a separate WC cloakroom, the property's boiler and ample space for outdoor wear. Additionally, the ground floor has a further WC cloakroom with storage space.

Across the first floor are the property's six double bedrooms, offering ample space for family and guests. The master bedroom is situated to the rear of the property, with an outlook across the property's walled garden, over the neighbouring campsite and towards the surrounding countryside and features an en suite shower room comprising a shower, wash basin and WC. At the other end of the first floor is the second bedroom, a spacious double that has an outlook across the front of the property and benefits from a dressing room and en suite bathroom consisting of a shower over bath, wash basin and WC. Servicing the remaining bedrooms is a family bathroom with a separate shower and bath, wash basin and WC.







### OUTBUILDINGS

Attached to the dwelling is a substantial Grade II listed stone barn, double height and extending to 1,000sqft of space it currently serves as storage for garden machinery. Although no permission has been obtained or investigated in the past it has potential for a conversion, subject to the necessary planning and listed building consents. The barn will have restrictive covenants placed upon it for its usage, please contact the agents for more information.

### OUTSIDE

Parking for the property is situated to the side of the house, and offers ample space for multiple vehicles. A gate within the picket fence opens to the properties south facing cobbled courtyard.

To the rear of the property is a charming walled garden, laid to lawn with paths on the edge bordered by attractive flower beds with a pretty range of bedding plants, while at the far end of the garden is a greenhouse. Additionally, the property offers a small lawn garden towards the front of the property, elevated above the ground floor level.

### SERVICES

Mains water and electricity. Currently shared private drainage, with the neighbouring campsite, albeit the campsite is currently investigating a mains connection. Oil fired central heating. Ofcom advises that there is limited mobile coverage to the property and standard broadband is available at the property.

### AGENTS NOTE

The property is situated on the edge of an active campsite, that is open between March to November. The access to the site is directly in front of the property, which Dornafield Farmhouse has a right of way over. There are conditions to the right of access, please contact the agent for more information.

### VIEWINGS

Strictly by appointment through the agents.

### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

### DIRECTIONS

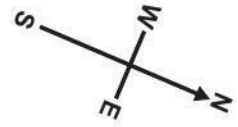
From Newton Abbot proceed on to the A381 towards Totnes. After two miles, turn right at the Two Mile Oak crossroads signposted to Denbury and continue for a third of a mile and turn left onto Dornafield Lane. Continue for 50 yards where the entrance to the property can be found on the right hand side.

What3Words: [///steepst.jetted.posed](https://www.what3words.com/steepst.jetted.posed)



Approximate Area = 3645 sq ft / 338.6 sq m  
 Outbuilding = 1022 sq ft / 95 sq m  
 Total = 4667 sq ft / 433.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1161360



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>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



