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Wooda Farmhouse

# Wooda Farmhouse, Throwleigh, Okehampton, Devon, EX20 2HX



Chagford 6.2 Miles Okehampton 7.3 Miles  
Exeter 19.5 Miles

A delightfully refurbished two bedroom granite built, oil fired centrally heated semi detached cottage, located in this quiet Dartmoor village setting.

- Kitchen/Dining Room
- Sitting Room
- 2 Bedrooms
- Cloakroom And Utility Room
- Bathroom
- Attractive Gardens
- Parking And Carport
- EPC Band F
- Council Tax Band E
- Freehold

Guide Price £465,000

## SITUATION

The property occupies an enviable location, situated down a private lane (with 3 further properties), yet being within the heart of the picturesque Dartmoor village of Throwleigh. The village itself has an historic 15th century church, whilst in the nearby hamlet of Wonson, there is the well known local inn, the Northmore Arms and Village Hall. From the village there are many footpaths leading into the surrounding countryside and woodlands and up onto the high moor with many opportunities for riding, walking and outdoor pursuits. The popular Dartmoor town of Chagford is some three miles away offering a good range of day to day and specialised independent shops, as well as a primary school, Montessori nursery, public houses and hotel, a health clinic, dentist and library. The town of Okehampton offers a wider range of shops, services, education and recreational facilities. From Throwleigh, there is easy access to the A30 dual carriageway, providing a direct link with the cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections.

## DESCRIPTION

Wooda Farmhouse is a delightful two bedroom semi-detached granite built residence, believed to date back to 1880. Since the current owners occupation the property has undergone a complete renovation, creating a lovely oil fired centrally heated country home. These works include rewiring throughout the house and to the barn and garden. A fully fitted shaker style kitchen with integral appliances, complete with wood effect porcelain electric underfloor heating which extends into the sitting room. This is accompanied by an attractive double sided 12KW woodburner serving both rooms. On the first floor are new wool carpets and porcelain wood effect tiles to the bathroom, again with underfloor electric heating. The bathroom has also been re fitted with Victorian styling and new tiling. Further works include re decoration internally and externally, upgrading to the insulation and new cast iron vintage style radiators throughout. The garden has had a complete overhaul and now offers a well manicured lawn with flower/shrub borders. There is ample parking, a carport and attached barn, which has potential subject to the necessary consents for conversion into the main house if so required.

## ACCOMMODATION

Via part glazed door to PORCH: Windows to front, doors to PANTRY: Window to side aspect. UTILITY ROOM: Window to side aspect, access to roof space. oil fired boiler providing hot water and central heating. Door to CLOAKROOM: Comprising WC, worktop with plumbing and space for washing machine below. KITCHEN/DINING ROOM: Newly fitted shaker style kitchen with range of base cupboards and drawers with worksurfaces over. Inset butler sink and matching wall cupboards over. Integral wine fridge and dishwasher. 'Rangemaster' cooker with extractor hood over. space for upright fridge freezer and dining table. window and feature door to front. wood effect porcelain tiles with underfloor electric heating. SITTING ROOM: Dual aspect windows. Fireplace with granite lintel and double sided 12KW woodburning stove, serving both rooms. Wood effect porcelain tiles with underfloor electric heating. Staircase to first floor landing. FIRST FLOOR LANDING: Window to front aspect, doors to, BEDROOM 1: Vaulted timber ceiling. Fitted wardrobe cupboard, window to side aspect. Ornate fireplace and mantle. BEDROOM 2: Window to rear aspect, fitted wardrobe cupboard and further storage cupboard, part vaulted timber ceiling, ornate fireplace and mantle. BATHROOM: New white suite comprising wood

pannelled bath with shower over, tiled surrounds and screen door. WC, pedestal wash basin with tiled splashbacks, wood effect porcelain tiles with underfloor electric heating. Cast iron towel rail, Panelling to half wall, space for airing cupboard. Window to side aspect.

## OUTSIDE

Immediately to the side of the house is parking for several vehicles, leading to a CARPORT: with galvanised roof and small area of garden above. Adjacent there is a GARDEN STORE, LOG STORE and GENERAL STORE. Attached to the property are two adjoining STONE BARNs with light and power connected. (With potential to extend into the main house subject to the necessary consents). The gardens lie to the front and are primarily laid to lawn with mature shrubs trees and bushes, enclosed by granite stone walls and hedges, pedestrian and five bar gate to the lane.

## SERVICES

Mains electricity and water. Private drainage system (Installed 2022) and oil fired central heating. Broadband: Ultrafast believed to be available upto 1000mbps (Ofcom) Mobile Coverage: Outdoor likely O2, Vodafone, Three and EE (Ofcom).

## DIRECTIONS

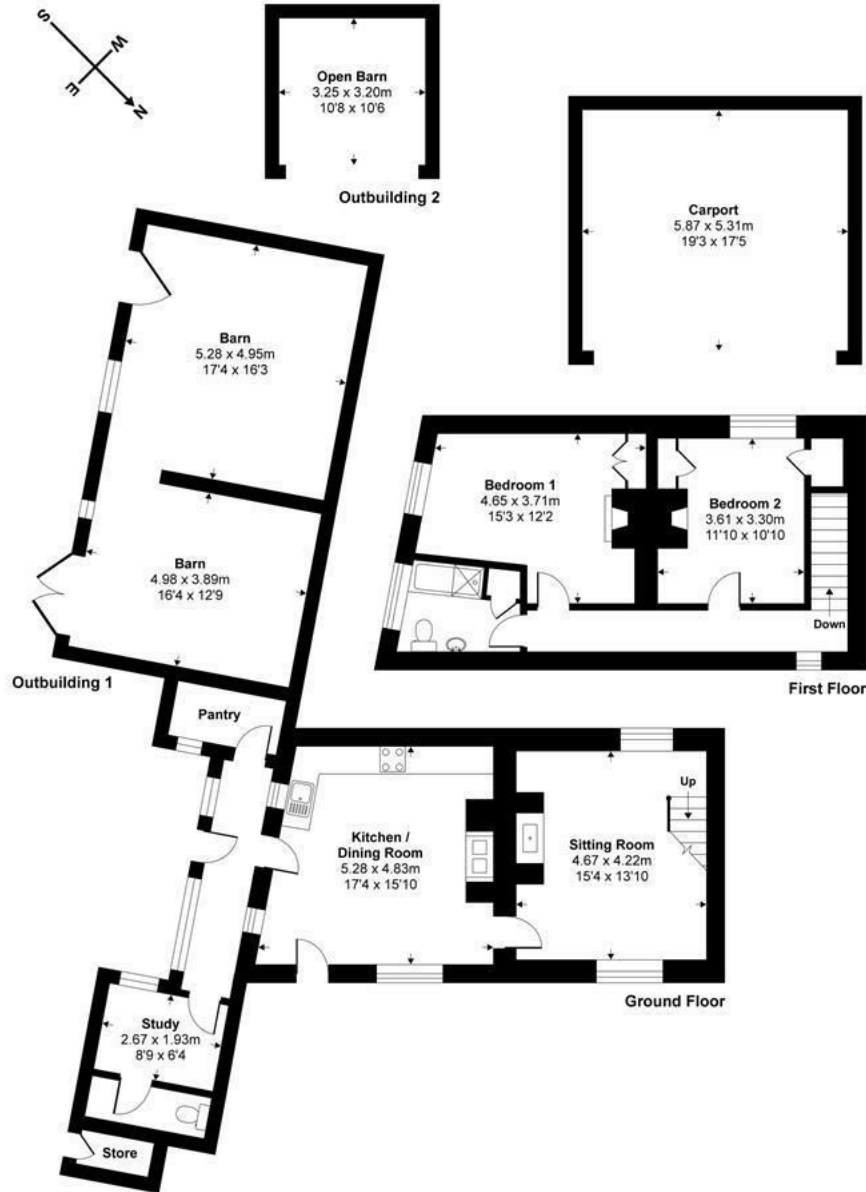
From Okehampton proceed out of the town in a easterly direction as if towards Exeter. Pass over the dual carriageway and follow the road into Sticklepath, proceeding through the village. On the sharp left hand bend, turn right at Drybridge heading for Throwleigh, proceed into the village and at the T junction by the church, turn right into Shilstone lane. As you climb up the hill, take the lane on your right (signed Wooda), just after Woodacott (white thatched cottage), proceed down the lane ( which is narrow in places and not suitable for all vehicles), the property will be found upon your left hand side, just beyond Jacks Barn which the property has a right of way over.

## AGENT'S NOTE

The tenant farmer who currently lets the surrounding land, has a right of way over the drive to access the field gate beyond ( if required), although we understand this is seldom used as they are able to access this from an adjoining field.



Approximate Area = 1184 sq ft / 110 sq m (excludes carport / open barn / store)  
 Outbuildings = 509 sq ft / 47.3 sq m  
 Total = 1693 sq ft / 157.3 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). © nichecom 2021. Produced for Stags. REF: 779315

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
(92-100) A	(85-92) B	(49-55) E	(2-10) G
(81-84) C	(35-48) D	(1-4) F	
(65-80) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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