



West Kimber Farm



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Northlew, Okehampton, Devon, EX20 3NF

Northlew 1.5 Miles, Okehampton 9.5 Miles, Exeter 36 Miles.

A spacious and adaptable four bedroom farmhouse set in grounds of 0.55 of an acre.

- Four Bedrooms
- Kitchen And Utility Room
- Attractive Gardens (0.55 Of An Acre)
- No Chain
- EPC Band F
- Three Reception Rooms
- Bathroom and En Suite
- Barn And Studio
- Council Tax Band D
- Freehold

Guide Price £599,950

SITUATION

The property is situated approximately 1.5 miles from the village of Northlew, in a rural, yet not isolated position. Northlew is a self contained rural community with various amenities including public house, places of worship, primary school and various local clubs and activities, together with a twice weekly post office service. A more comprehensive range of amenities can be found in the town of Okehampton, which offers an excellent range of supermarkets (including a Waitrose) local and specialised shops, doctor's surgery, dentists and hospital. The town has schooling from infant to A-level standard, together with numerous sports and leisure facilities, including a modern leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. The Train station and A30 dual carriageway is easily accessible from Okehampton providing a direct link west in to Cornwall or east to the Cathedral and University City of Exeter with its M5 motorway, main line rail and international air connections.

DESCRIPTION

West Kimber Farm comes to the market for the first time in over 30 years, being well positioned in this semi rural position within the parish of Northlew. Of stone and cob construction under a slate roof and being oil fired centrally heated. The older part of the property has retained its period features which include beamed ceilings and a feature granite fireplace in the dining room. The house offers generous family accommodation, but could easily be divided if required (as it has past) due to it's two staircases and second kitchen, currently used as a utility room. Externally there is an attractive enclosed garden, offering views over the surrounding farmland which can also be enjoyed in both directions from the first floor of the house. Further benefits include ample off road parking, a detached barn and studio/home office. The property is offered with no ongoing chain and viewing is highly recommended.



ACCOMMODATION

Via front entrance door to ENTRANCE HALL: slate floor, doors to, DINING ROOM: a spacious room with window to front elevation, exposed beam, recess display niche, feature inglenook fireplace with bread oven and inset wood burning stove, staircase to first floor, door to KITCHEN: Range of wall and base cupboards with worksurfaces over and inset sink and drainer. Oil fired Rayburn (currently not connected, formerly supplying hot water and radiator). Space for upright fridge/freezer and electric cooker with extractor vent over, dual aspect windows, beamed ceiling, tiled floor. REAR PORCH: Tiled floor, windows and door to rear garden. INNER HALL: Further staircase to first floor, window to rear, doors to, STUDY: Window to front aspect. SITTING ROOM: Window to front aspect, French doors to rear aspect, exposed beam, feature wood burning stove, door to UTILITY ROOM: (potential second kitchen if required) Range of wall and base cupboards with worktops over and inset double bowl sink and drainer. Plumbing for dishwasher, tiled floor, window to side and door to front. Oil fired central heating boiler, plumbing and space for washing machine. Space for white goods. FIRST FLOOR LANDING: Window to rear aspect, access to loft space, doors to, BEDROOM 3: A light room with dual aspect windows. BEDROOM 2: Windows to front aspect, wardrobe recess with hanging rail. FAMILY BATHROOM: A large dual aspect room comprising of a freestanding cast iron bath with shower attachment and shower curtain, WC and pedestal wash basin. Door to INNER LANDING: Velux roof light, secondary staircase down to ground floor, large fitted cupboard, doors to BEDROOM 4: Velux roof light to front. BEDROOM 1: A spacious room with two Velux roof lights and double doors to EN SUITE: shower cubicle with electric shower, WC, pedestal wash basin.

OUTSIDE

The property is approached at the front of the house through a five bar gate which opens to a large parking and turning area for numerous vehicles, giving access to the house and barn. Adjoining the house is a useful STORE: with window to front and light and power connected. DETACHED BARN: of cob and stone construction under a galvanised roof, which formally had permission for conversion to holiday accommodation. Attached to the rear of the barn is useful STUDIO/HOME OFFICE. The main gardens lie to the rear and consist largely of extensive lawned areas with mature plants, trees and shrubs and offer some attractive views over the surrounding countryside. Adjoining the rear is a gravelled pathway and seating area. Whilst there is a further five bar gate opening to an additional parking area, together with a GREENHOUSE.

SERVICES

Mains electricity, water and private drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Oil fired central heating.

Broadband: Ultrafast likely to be available upto 1000 Mbps (Ofcom)

Mobile Coverage: All major providers limited indoors, likely outdoors. (Ofcom)

DIRECTIONS

what3words Search /// bells.autumn.hovered or for Sat Nav purposes EX20 3NF.



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		72
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	33	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2540 sq ft / 235.9 sq m
 Outbuildings = 721 sq ft / 66.9 sq m
 Total = 3261 sq ft / 302.8 sq m
 For identification only - Not to scale

OUTBUILDING

- Studio: 5.56 x 2.69m (18'3" x 8'10")
- Barn: 12.80 x 3.61m (42' x 11'10")

First Floor

- Bedroom 1: 5.56 x 4.80m (18'3" x 15'9")
- Bedroom 2: 4.65 x 3.20m (15'3" x 10'6")
- Bedroom 3: 5.11 x 3.00m (16'9" x 9'10")
- Bedroom 4: 2.87 x 2.79m (9'5" x 9'2")

Ground Floor

- Sitting Room: 5.41 x 4.83m (17'9" x 15'10")
- Dining Room: 5.69 x 4.38m (18'6" x 14'4")
- Kitchen: 4.95 x 3.00m (16'3" x 9'10")
- Study: 3.99 x 3.12m (13'1" x 10'3")
- Utility Room: 3.58 x 3.53m (11'9" x 11'7")
- Other rooms: 3.58 x 1.37m (11'9" x 4'6"), 2.84 x 1.73m (9'4" x 5'8"), 2.78 x 2.18m (9'2" x 7'2")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 978431