



Glebe Farm







# Glebe Farm

Highampton, Beaworthy, Devon, EX21 5LF

Okehampton 11 Miles, Hatherleigh 3 Miles, Exeter 32 Miles.

An appealing and versatile smallholding, comprising a substantial detached farmhouse with annexe, range of stabling, outbuildings and grounds set in 8.6 acres.

- Three Reception Rooms
- Two Bedroom Annexe
- Gardens And Paddocks
- Dartmoor Views
- Council Tax E
- Four Bedrooms And Three Bathrooms
- Stables And Outbuildings
- Smallholding Of 8.6 Acres
- Freehold
- EPC Band E

Guide Price £995,000

## Stags Okehampton

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@StagsProperty

## SITUATION

Glebe Farm occupies a delightful, peaceful rural setting, surrounded by open countryside, the property enjoys some attractive views and is approached via it's own private driveway. Highampton offers a public house, primary school and village hall. The nearby market town of Hatherleigh, offers a small supermarket, post office, doctor's surgery and vet practice as well as a petrol station and Cafe. A more comprehensive range of amenities can be found in Okehampton, the town offering an excellent range of shopping facilities, three supermarkets including a Waitrose, expanding sixth form college, cinema and leisure centre. From Okehampton there is direct access to the Dartmoor National Park, with hundreds of square miles of superb unspoilt scenery. The Okehampton Train Station provides a connection to the main line at Exeter with links to London Paddington and Waterloo. There is also access to the A30, providing a direct link to the city of Exeter. The area surrounding Highampton offers delightful unspoilt countryside and is well known for its opportunities for leisure pursuits. The nearby Tarka Trail and Ruby Way both offer miles of superb cycling, riding and walking. There is fishing on the Torridge and good access to the north coasts of Devon and Cornwall with attractive beaches and delightful coastal scenery.

## DESCRIPTION

A most appealing detached farmhouse, offering deceptively spacious accommodation throughout. The current accommodation is configured as a spacious four bedroom, three reception room main dwelling with attached two bedroom self contained annexe. The annexe and main house can easily be combined as they interconnect to make a six bedroom house if required. An ideal smallholding set in 8.6 acres, offering three separate paddocks with a range of stabling and useful outbuildings, suitable for a variety of different uses/hobbies. Towards the rear, there are well tended lawned gardens, which include a patio area, ponds and area of woodland, together with lovely views towards Dartmoor.

## ACCOMMODATION

Via front door to ENTRANCE PORCH: further door to ENTRANCE HALL: Staircase to first floor, doors to: LIVING ROOM: With feature inglenook fireplace and inset woodburning stove and cloam oven exposed beams, window to rear aspect. INNER LOBBY: understairs cupboard, door to GARDEN ROOM: Re modelled in recent years, being triple aspect with retractable doors, windows and a lantern roof being an attractive feature. This room offers views over the gardens towards Dartmoor. DINING ROOM: Stone fireplace with wood burning stove and extensive range of fitted bookshelves and cupboards. Window to rear aspect INNER HALL: With secondary staircase to first floor and window to rear aspect. CLOAKROOM: Pedestal wash basin and WC. Connecting door to annexe, door to FARMHOUSE KITCHEN: A dual aspect room with range of cream, wall and base cupboards with polished granite work surfaces over and inset one and a half bowl ceramic sink. Plumbing for dishwasher, built in electric hob and cooker and oil fired Aga, also supplying domestic hot water. Off the kitchen is a UTILITY ROOM with shelving and coat pegs , a walk in LARDER with granite work surface and access to outside patio/garden area. On the FIRST FLOOR a separate landing serves BEDROOM 1 : Double aspect windows and built in wardrobes. BATHROOM: White suite with panelled bath and mains shower over, pedestal wash basin, WC, built in cupboard housing hot water cylinder. Heated towel rail. The MAIN LANDING: Serves the remaining three bedrooms. BEDROOM 2: Has a front facing aspect, a fitted wardrobe and door to a three piece EN SUITE BATHROOM. BEDROOM 3: Has a rear aspect with garden and Dartmoor views, fitted wardrobes and an EN SUITE SHOWER ROOM. BEDROOM 4: Has a window overlooking the front entrance and airing cupboard with slatted shelving and radiator.

THE ANNEXE is currently let as AirBnb and interconnects with the main accommodation at ground floor level and incorporates a LOBBY: With stairs to first floor and a cupboard housing the oil fired central heating boiler serving the house annexe. SITTING ROOM: Dual aspect with French doors to the side patio. KITCHEN: With base and wall cupboards, one and a half bowl sink, plumbing for washing machine and integral electric oven/hob, window to side aspect. LAUNDRY ROOM: With door to the kitchen and external door to the courtyard. Range of base cupboards with inset sink, plumbing and space for washing machine/tumble drier, window to side. On the FIRST FLOOR are TWO BEDROOMS: with side aspect windows and a three piece BATHROOM.





## OUTSIDE

The property is approached via timber gates and a long concrete tarmac driveway. The drive leads into a huge tarmac forecourt with drive around a central circular lawn area. From the forecourt there is access to the main outbuildings, stables and garage. Outside tap and outside lighting. Concrete yard area with adjoining STABLES, incorporating FIVE BOXES, TACK ROOM, HAYSTORE and further STORE. Power and light connected.. Adjoining WORKSHOP/STORE. GARAGE: Power and light connected. LARGE AGRICULTURAL BUILDING: of sectional iron and corrugated construction and incorporating open fronted BARN with oil storage tank with power and light connected, adjoining BARN Attached GAVANISED IRON BARN: Opening into the adjoining paddocks. Further adjoining BARN of sectional iron and timber slated construction, ideal as a machinery/implement barn with space for tractors, lorries etc. Gates to front and large full height door to accommodate lorry or large vehicles at rear. These buildings have potential for agricultural use, or could be adapted to form 'American' style stabling or other uses subject to any necessary consents.

From the driveway, there is gated access to the land, which lies within three main paddock enclosures. Adjoining the driveway with gated access is an area that formally housed a barn and has a large concrete base/apron ideal as a hardstanding for large number of vehicles or indeed a base for further buildings. Adjoining is a small paddock with access from the driveway. The remainder of the land lies in two large paddock enclosures, having access from the main barns and bordered by hedge and fencing. The land is ideal for those with equestrian interests or indeed for general stock grazing. To the rear of the house is a good sized garden, primarily laid to lawn with a variety of trees, shrubs and plants. Further picket fenced vegetable/flower garden with raised beds. There are two ponds and a paved patio off the garden room, offering an attractive aspect over the gardens to the hills of Dartmoor. Adjoining the garden is an area of woodland, providing a delightful natural habitat for wildlife and incorporating a further natural pond. The gardens and grounds total approximately 8.6 acres.

## SERVICES

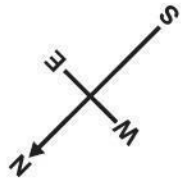
Mains Electricity and Water. Oil fired central heating Private Drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Broadband: Ultrafast up to 1000mbps believed to be available (Ofcom) Mobile Coverage: All major providers, indoor limited, externally likely (Ofcom).

## DIRECTIONS

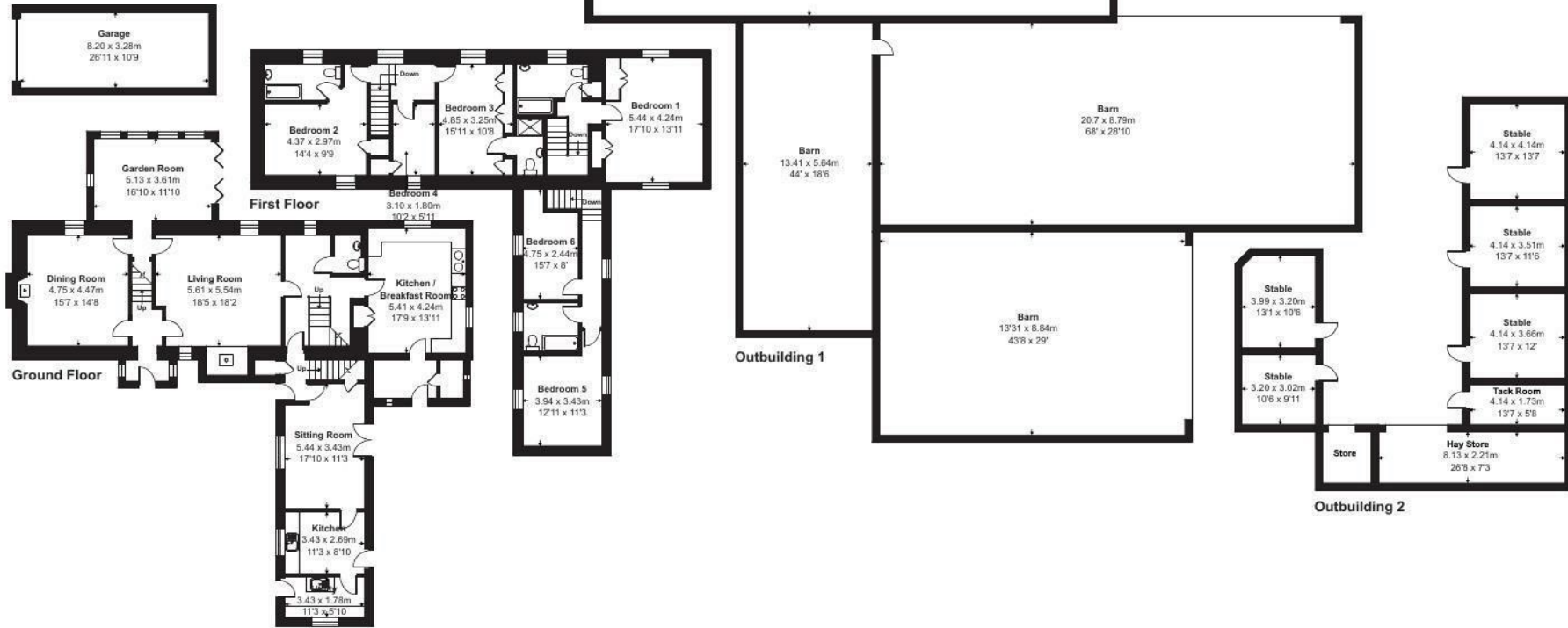
For SAT NAV purposes the postcode is EX21 5LF  
what3words escalates.royal.knees

## AGENTS NOTE

The local planning authority is West Devon Council. The property has flexibility and potential for a variety of uses ranging from equestrian with an area for menage, leisure, holiday lodges, light commercial storage amongst others. All subject to the necessary planning consents. Any purchaser is recommended To make their own enquiries.



Approximate Area = 3322 sq ft / 308.6 sq m  
 Garage = 292 sq ft / 27.1 sq m  
 Outbuildings = 7546 sq ft / 701 sq m  
 Total = 11160 sq ft / 1036.7 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 2024. Produced for Stags. REF: 1141573



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>		
(39-54) <b>E</b>	41	62
(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	



