



Middle Cliston



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Sampford Courtenay, Okehampton, Devon EX20 2TI

A fine Grade II listed C17 detached four bedroom former farmhouse, with delightful gardens and grounds of 1.77 acres.

- Farmhouse Kitchen
- Four Bedrooms
- Delightful Gardens
- 1.77 Acres
- EPC Band E
- Two Reception Rooms
- Two Bathrooms
- Courtyard and Barn
- Council Tax Band F
- Freehold

Guide Price £695,000

SITUATION

Set towards the end of Cliston Lane (about 0.6 mile), a no-through road, in the hamlet of Cliston, which consists of a small number of rural properties and farms. The picturesque village of Sampford Courtenay is closeby with its delightful church, village hall and popular pub The New Inn. Further facilities can be found in the nearby village of Exbourne, which include a village shop and cafe, pre and primary school, popular public house, garage and parish church. The nearby town of Okehampton offers an excellent range of shops and services and supermarkets. The town also has schooling from infant to sixth level, and leisure centre in the attractive setting of Simmons Park. From Okehampton, there is access via the train to Exeter and beyond, or the A30 dual carriageway, west into Cornwall or east to the cathedral and university city of Exeter, with its major shopping centre, M5 motorway, main line rail and international air connections.

DESCRIPTION

A fine Grade II listed detached former farmhouse, dating to the 17th Century with late C20 extensions. Offering well proportioned and deceptively spacious family accommodation over two floors. The property retains many original features, including a wealth of exposed timbers and beamed ceilings, together with exposed stone work and two impressive fireplaces with woodburners to the main reception rooms. There is a charming farmhouse kitchen with Aga and adjoining utility room, and completing the ground floor is a conservatory, ground floor double bedroom and cloakroom. The first floor offers three double bedrooms (main bedroom with en suite) and a large family bathroom.

The gardens are a particular feature of the property and incorporate the main formal garden to the rear, together with the larger meadow garden with stream border, wildlife pond and area of woodland, providing a delightful backdrop to the former farmhouse. Further benefits include a courtyard with parking and traditional barn, suitable for a variety of different uses. In all the land extends to 1.77 Acres.



ACCOMMODATION

Via glazed door to CONSERVATORY/PORCH: Glazed windows to two sides overlooking the courtyard, tiled floor, door leading to the side hall and period door to: ENTRANCE HALL: Exposed beams, telephone point, doors to, DINING ROOM: A superb dual aspect room with wealth of exposed timbers and beams. Glazed door to the rear garden. feature stone fireplace with bread oven and inset wood burning stove. Exposed stonework to one wall, radiator. FARMHOUSE KITCHEN: A bespoke solid oak kitchen with range of wall and base cupboards with iroko worktops and twin bowl ceramic sink. Matching dresser and shelving. LPG-fired two oven Aga which also provides hot water and LPG-fired Potterton combination boiler for central heating and hot water. An attractive dual aspect room with terracotta tiled floor and with exposed beams. door to UTILITY ROOM: Fitted worktop with plumbing and space for washing machine and tumble drier, wall cupboards over, space for fridge/freezer, terracotta tiled floor, door to GARDENER'S WC. with low level WC. SITTING ROOM: A delightful triple aspect room with French doors opening onto the garden terrace. Exposed timbers and beamed ceiling, large stone fireplace with inset wood burning stove and bread oven, exposed stone walls, radiators and TV point. Door to, SIDE HALL: staircase to first floor, doors to CLOAKROOM: Vanity wash hand basin, WC, opaque window to rear, exposed timbers. BEDROOM 4 : Window overlooking the courtyard with window seat. Parquet floor, wood panelling to half wall, fitted book shelves, radiator, exposed beams.

FIRST FLOOR LANDING: Two windows to the side overlooking neighbouring farmland and further window overlooking the yard and gardens, fitted cupboard, access to roof space roof space, doors to, BEDROOM THREE: Window overlooking the courtyard with window seat. Exposed timbers and radiator. FAMILY BATHROOM: A spacious bathroom comprising, tiled shower cubicle with electric shower, pedestal wash basin with wood mantel and mirror above. WC, freestanding enamel bath with claw and ball feet and mixer shower attachment. Window with window seat overlooking the courtyard. radiator and exposed timbers. BEDROOM TWO: With west facing window overlooking the formal gardens with window seat. Former fireplace recess with oak lintel, radiator and exposed timbers. BEDROOM ONE: A triple aspect room with leaded and stained glass window to one side, large window to side overlooking the gardens. Exposed timbers, radiator and walk-in AIRING CUPBOARD/WARDROBE with hot water cylinder, shelves and clothes rail. EN-SUITE SHOWER ROOM: Tiled shower cubicle with mains fed shower, pedestal hand basin, WC, shaving point, radiator, window to rear.

OUTSIDE

The property is approached from Clifton Lane with a five bar gate leading into the courtyard between the farmhouse and barn, providing ample parking and turning for numerous vehicles. Directly opposite is BARN: a traditional building of mixed cob, stone and block construction under a sheeted roof. The building is divided into the following: STORE: Currently used as a pottery studio with light, power and door to yard. WORKSHOP: With power and light, door and window to yard with stairs to storage loft over. CARPORT with space for two vehicles and double doors to yard. FORMER STABLE: Stable door to garden and light.

The FORMAL GARDEN lies on the west side of the farmhouse running down to the stream, being attractively cob walled to one side, incorporating an inset bench seat. Adjacent COB BUILDING: suitable for storage, garden furniture etc. A large stone paved terrace adjoins the farmhouse overlooking the gardens with paths running down between established flower beds incorporating azaleas, camellias, amongst many other shrubs and trees, being largely laid to grass with upper and lower lawns with steps leading down between. A path leads around and adjoins the MEADOW GARDEN: A delightful former meadow bounded by the stream to the rear and side. Extensive lawned area with mature oak trees and raised vegetable beds. Delightful wildlife pond and adjacent footbridge over the stream to an area of woodland planted with a variety of different trees.

SERVICES

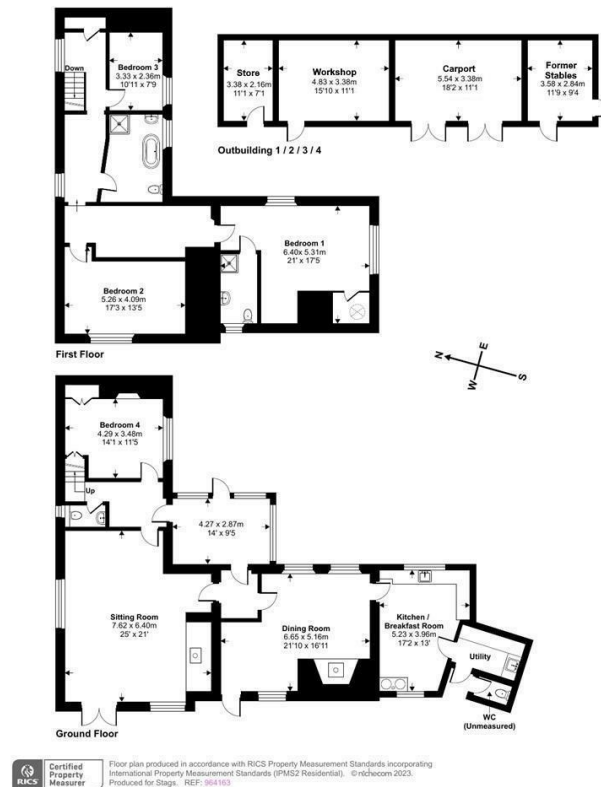
Mains electricity and water. Drainage: new (December 2024) sewerage treatment plant.

DIRECTIONS

For Sat Nav purposes the postcode is EX20 2TL
What3words ///surprised.greyhound.swung



Approximate Area = 2741 sq ft / 254.6 sq m (excludes wc)
 Outbuilding = 583 sq ft / 54.1 sq m
 Total = 3324 sq ft / 308.7 sq m
 For identification only - Not to scale



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.



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