East Cleave

East Cleave, Sourton, Okehampton, Devon, EX20 4JB

Okehampton 6 Miles, Exeter 36 Miles

Located in this delightful valley setting with the picturesque River Lew running through the grounds, is this attractive three bedroom detached farmhouse set in approximately 13 acres of gardens, pasture, woodland and natural habitat areas.

- Three Bedroom Detached Farmhouse
- Approximately 13 acres
- Range of Barns
- Dartmoor Views
- No ongoing Chain
- Freehold
- Council Tax Band D
- EPC Band E

Guide Price £650,000

SITUATION

The property lies close to the village of Bridestowe, a charming village on the northern fringes of the Dartmoor National Park. The village has a range of facilities including a Post Office/Store, popular public house The White Hart Inn, Primary School and modern village hall. The village is situated within easy reach of the Dartmoor National Park with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking and outdoor pursuits. The Granite Way runs close to the village providing access to miles of off road cycling and walking. The A30 dual carriageway is close by offering a direct link West into Cornwall and east to the Cathedral city of Exeter and with its M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with schooling from infant to sixth form level and railway station.

DESCRIPTION

Located in this delightful valley setting with the picturesque River Lew running through the grounds, is this attractive three bedroom detached farmhouse set in approximately 13 acres of gardens, pasture, woodland and natural habitat areas. The house is offered with no ongoing chain, being double glazed and oil fired centrally heated. There are a range of useful traditional and modern buildings, some of which may have potential for conversion subject to the necessary consents. From the grounds and house there are most attractive views over the adjoining countryside to the hills and tors of Dartmoor. The property would ideally suit those looking for a smallholding or attractive home surrounded by delightful grounds.

ACCOMMODATION

Part glazed door to ENTRANCE PORCH: Dual aspect windows, slate floor, door to CLOAKROOM: Comprising WC, wash basin, opaque window to front, slate floor. KITCHEN/DINING ROOM: Range of country style wall/base cupboards and drawers with work surfaces over. Inset sink and drainer, window to front aspect. Multi fuel Rayburn, integral dishwasher, electric oven and hob. Window to side aspect, slate floor. Space for dining table, understairs storage, staircase to first floor. INNER HALL: Terracotta tiled floor, window to front. Doors to, DAIRY/STORE: Window to rear. SITTING ROOM: Beamed ceiling, feature stone fireplace with inset woodburning stove, double glazed window to front. Door to FRONT PORCH: Door to outside, door to UTILITY ROOM: Worktop with plumbing for washing below, double glazed window to front, tiled floor.

FIRST FLOOR LANDING: Airing cupboard with linen shelving, roof light. Doors to. BEDROOM 1 : Double glazed window to front with Dartmoor views. Two roof lights at rear. Access to loft space. BEDROOM 2: Double glazed window to front with window seat and Dartmoor views. BEDROOM 3: Double glazed window to front with countryside and Dartmoor Views. Access to loft space, shelved recess. BATHROOM: Being fully tiled with panelled bath and mains fed shower over. WC, Pedestal wash basin. Double glazed window to side aspect. Stripped wood floor. Heated towel rail.

OUTSIDE

The property is approached via a private lane shared with one other property. As you enter East Cleave, you arrive at the front of the house where there is parking and turning for numerous vehicles. Set to the left is an area of formal garden being lawned with shrubs and tree. At the head of the drive is a TRADITIONAL BARN: with staircase to the first floor and with potential for conversion subject to the necessary consents. Attached to the house are a range of buildings again with possible planning potential if required. STONE BARN: Divided into two rooms with staircase to part first floor storage. GARDEN STORE: with adjoining stable door to FORMER CUBICLE BUILDING: with staircase to first floor STORE ROOM. Further TOOL STORE and COVERED LOG STORE. Opposite is a covered concrete yard area with TRACTOR STORE and adjoining former STABLE. The attractive River Lew divides the garden and land and consists of a smaller paddock area with three further fields adjoining the river, consisting of additional pasture, mature trees and woodland. Lastly opposite the house is a wooded garden area being a natural habitat for wildlife and enjoyment. From both the house and gardens there are some lovely views towards Dartmoor.

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.

DIRECTIONS

From our offices in Okehampton, leave the town in a westerly direction, following the signs for A30 Launceston. At Meldon, join the A30 for approximately half a mile, taking the first exit, signposted A386 Tavistock, Bridestowe, Sourton etc. At the end of the slip road, turn right and then immediately left, following the signs for Bridestowe, Lewdown etc. After approximately 1 mile, the lane leading to the property will be found on your left hand side, identified by a Stags for sale board. Proceed down the hill, to the bottom of the lane, bear left and the property can be found straight ahead.

AGENTS NOTE

A public footpath runs down the lane across the bridge over the river and through a small paddock area.

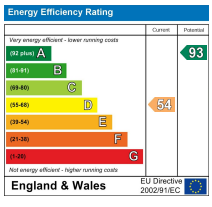
Approximate Area = 1579 sq ft / 146.6 sq m
Barn = 720 sq ft / 66.8 sq m
Outbuildings = 2849 sq ft / 264.6 sq m
Total = 5148 sq ft / 478 sq m
For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1078920

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.

STAGS



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