



LOWER CROWDEN
FARM



Lower Crowden Farm





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Northlew, Okehampton, Devon, EX20 3NE

Okehampton 9 Miles, Northlew 1 Mile, Exeter 33 Miles.

A superb three bedroom farmhouse with attached two bedroom cottage, set in approximately 4.25 acres, with stable yard, range of buildings and river frontage.

- Three Bedroom Farmhouse
- Garage And Workshop
- River Frontage And Carp Pond
- Approximately 4.25 Acres
- EPC Band F
- Separate Two Bedroom Cottage
- Stables And Paddocks
- Home With Income
- Freehold
- Council Tax Band D (Farmhouse) Old Barn (B)

Guide Price £675,000

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SITUATION

The property is situated approximately ¾ of a mile from the village of Northlew, in a delightful semi 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 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

A delightfully positioned three bedroom farmhouse with attached two bedroom cottage, providing a useful income. The property benefits from formal gardens, vegetable garden and several paddocks. Further benefits include a large garage/studio building, workshop and stable yard. All attractively set within approximately 4.25 acres, with large spring fed pond and river frontage.

FARMHOUSE

Via stable door to ENTRANCE PORCH: Further door to FARMHOUSE KITCHEN: Range of base cupboards and drawers with granite worksurfaces over. 1½ bowl butler sink, space for dishwasher and fridge, Inglenook fireplace with inset electric Aga and gas hob, cloam oven, beamed ceiling, double aspect windows. UTILITY ROOM: Window to rear, space for upright fridge freezer, LPG Gas boiler providing domestic hot water and central heating through radiators, fitted worktop with plumbing and space below for washing machine and tumble drier. Sink and WC, tiled floor. SUN ROOM with double glazed windows surrounding, decorative window to porch and door to front. SITTING ROOM: Feature stone fireplace with inset woodburning stove and cloam oven, double glazed window to front, exposed beams and timbers, slate floor. ENTRANCE HALL: With door to front, slate floor, staircase to first floor and door to DINING ROOM: With dual aspect windows and exposed timbers.

FIRST FLOOR LANDING, Velux roof light to rear and doors to BEDROOM 1: Window to front, access to roof space, recessed shelved areas and door to EN SUITE, attractively fitted with WC, circular bowl vanity unit and tiled flooring. Jacuzzi Shower, Velux roof light, heated towel rail and tiled floor. BEDROOM 2: Window to front, Velux roof light, wall lights. BEDROOM 3: Windows to front, wall lights, wardrobe cupboard. BATHROOM: White suite comprising shower bath with electric shower over, vanity wash hand basin and WC, heated towel rail, Velux roof light.





OLD BARN

Via stable door to SITTING ROOM: Exposed beams and timbers, staircase to first floor, understairs storage cupboard, double glazed window to rear, electric heater, former stone fireplace. KITCHEN: range of cream timber base cupboards and drawers with roll edge worksurfaces over, integral electric cooker with hob and extractor vent over, space for washing machine and fridge/freezer, two windows to front elevation. FIRST FLOOR LANDING: Velux window to rear, doors to BEDROOM 1: Exposed timbers, Velux roof light, electric panel heater, built in wardrobe cupboard, access to loft space. BEDROOM 2: Roof light, exposed timbers, built in wardrobe cupboard. BATHROOM: WC, pedestal wash hand basin, panelled bath with mains shower over and tiled surrounds, built in airing cupboard, Heated towel rail. Velux roof light.

OUTSIDE

Immediately to the the front of the property a drive opens to an extensive gravelled parking and turning area for numerous vehicles, giving access to both the cottage and main farmhouse. Within this area is a large insulated GARAGE/WORKSHOP, of block construction under a slate roof, with alarm, light and power connected. Currently divided into a garage/workshop and two store rooms. A personal door at the rear opens to an OFFICE with window overlooking the river, a separate SHOWER AREA: With electric shower and adjoining CLOAKROOM with WC, wash hand basin and window to the rear. Attached is a covered CARPORT with parking for further vehicles, fitted sink and electric power connected. Immediately to the front of the farmhouse is a brick paved courtyard area with low wall surrounds, raised beds and small pond. To the right accessed of of the sun room, is a patio area, with steps leading up to a GREENHOUSE and an area of lawn behind the house, adjoining a garden area incorporates a polytunnel, fruit cage and some raised beds. WORKSHOP, of timber construction with galvanised roof, single and double doors to front, electric light and power connected. Adjoining decked terrace. A gate from here, leads to the STABLE YARD: Concrete forecourt with small enclosed pen and enclosed area incorporating two block built pig styes, Timber STABLES incorporating 1 loose box, and two open stores, water and power connected. Separate loose box and adjoining tack room with power connected.

Above the stable yard are three small paddock areas, one housing a chicken run. A five bar gate from here opens to the main two predominantly level interconnecting paddocks, which can also be accessed off the main driveway via a five bar gate. Bordered by the attractive River Lew. A gate from the higher paddock opens to a most attractive wildlife/copse area with large carp pond . A public footpath crosses behind the garage/workshop and runs through these fields and nature area.

SERVICES

Mains Electricity and Water. LPG gas central heating. Sewerage treatment plant drainage. The property has solar panels, feed in tariff through Utility Warehouse approximately £1800 per annum. Broadband Coverage: Ultrafast up to 1800 Mbps (Ofcom) Mobile Coverage; Three and Vodafone limited indoors, All providers likely outdoors (Ofcom)

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 3NE.
what3words funky.additives.easy

AGENTS NOTE

The low lying fields adjacent to the river have flooded in the past, but have not affected the house or buildings during their ownership.
A public footpath runs behind the back of the garage and through the fields and wildlife/copse area.

Approximate Area = 2601 sq ft / 241.6 sq m
Outbuilding(s) = 1810 sq ft / 168.2 sq m
Total = 4411 sq ft / 409.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1268676



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	26	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



