



Warden Farm







Warden Farm

North Tawton, Devon, EX20 2BY

North Tawton 0.5 Miles. Okehampton 8 Miles,

A superb four bedroom farmhouse with separate detached annexe, set in approximately 7 acres.

- Detached Four Bedroom Farmhouse
- Potential For Two Family Occupation
- Approximately 7 Acres In Total
- Council Tax Band F
- Two Bedroom Detached Annexe
- Gardens and Paddocks
- Parking And Garaging
- Freehold

Guide Price £850,000

Stags Okehampton

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420 | okehampton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property sits within an enviable semi rural location on the outskirts of the popular town of North Tawton. The town offers a comprehensive range of amenities which include convenience store, various local shops, post office, public houses, primary school, dentists, doctors and veterinary surgeries. The town is situated amidst rolling Devonshire countryside, lying with easy driving distance of the A30 and within commuting distance of Exeter. The large town of Okehampton offers a more comprehensive range of facilities having three supermarkets (including a Waitrose) and a good range of locally and nationally owned shops and businesses. There is schooling facilities to sixth form level and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoors pursuits. The Cathedral and University of Exeter has an excellent shopping centre, together with M5 motorway, main line rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and scope for sporting and leisure facilities. In addition, the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy driving distance.

DESCRIPTION

A most appealing detached farmhouse with separate two bedroom detached annexe, situated in this pleasant semi-rural location on the outskirts of North Tawton. The property has been sympathetically and significantly improved and remodelled since the current vendors occupation, creating a delightful family home. With the main aspect overlooking the gardens, being south facing, making most of the natural light. There are two generous reception rooms, together with a superb family kitchen with bifold doors opening to the garden, offering an attractive outlook. Further rooms on the ground floor include a boot room, cloakroom and utility room. The first floor offers four generous double bedrooms, two of which have en suite facilities and there is a further family bathroom. Located part way down the garden, is a detached two bedroom annexe with it's own private garden and garage. Set below the gardens and wrapping around the neighbouring properties are paddocks and fields suitable for grazing or leisure purposes and extending to approximately 7 acres.

MAIN HOUSE

Via side entrance door to ENTRANCE HALL: Window to rear aspect, staircase to first floor, under stairs cupboard and study area. Door to BOOT ROOM: Door to outside, window to rear, dog shower and fitted cupboards. UTILITY ROOM: Exposed stone wall. Fitted base, wall and larder cupboards. Plumbing and space for washing machine and tumble drier. Sink and drainer. Exposed stone wall, window to rear. Fitted pantry with light. CLOAKROOM: WC, Vanity wash basin with mirror/light over, heated towel rail. SNUG/DINING ROOM: Beamed ceiling, stripped pine floor, feature stone fireplace with inset wood burning stove and cloam oven. Shelved display, window to side aspect. KITCHEN/BREAKFAST ROOM: Range of contemporary gloss wall/base cupboards and drawers with quartz worktops over and matching island unit with induction hob and wine fridge. Integral dishwasher, electric oven, microwave and warming drawer. Velux roof lights, window and glazed door to side. Space for large table, double glazed bi-fold doors to rear garden. Double sided wood burning stove. SITTING ROOM: Oak floor, window to rear with views over garden, door to entrance hall.

FIRST FLOOR LANDING: Airing cupboard with hot water cylinder and linen shelving. Doors to BEDROOM 1: A large room with exposed timbers and triple aspect windows, door to EN SUITE: Large shower cubicle with rain shower, vanity wash basin with light/mirror over, WC, heated towel rail, fitted cupboards. BEDROOM 2: Window to front aspect, door to EN SUITE: Vanity wash basin with light/mirror over, shower cubicle with mains fitted shower, WC, heated towel rail, window to rear. BEDROOM 3: Dual aspect windows, BEDROOM 4: Window to rear aspect. FAMILY BATHROOM: WC, Vanity wash basin with mirror/light over, panelled bath with shower attachment, shower cubicle with rain shower, access to loft space.





ANNEXE

Front entrance door to SITTING ROOM: Dual aspect windows, timber floor, door to BEDROOM 1: Dual aspect windows. KITCHEN: Range of timber base cupboards and drawers with work surfaces over and inset sink and drainer. Plumbing and space for washing machine and tumble drier. Integral oven and hob, extractor over. Tiled floor, window to front. Gas boiler providing hot water and central heating. INNER LOBBY: door to outside and door to BATHROOM: WC, wash basin and panelled bath, window to rear. BEDROOM 2: Dual aspect windows. ATTACHED GARAGE: With double doors to front and light and power connected.

OUTSIDE

Immediately adjoining the rear of the house, is an extensive paved patio area overlooking the garden and with views down over the paddock to the countryside beyond. Adjoining is a lawned garden with well established flower/shrub beds and borders, together with a pond. To the side is a GREENHOUSE, some raised beds and a stone built GOOSE HOUSE. A brick paved drive provides ample parking, whilst there are two individual garages. Adjoining the annexe, to the front, is an area of flower beds, whilst to the rear is it's own individual lawned garden. Beyond the garden, are the paddocks, suitable for grazing or leisure purposes, the total plot extends to approximately 7 acres.

SERVICES

Mains electricity and shared borehole water supply and bio digester drainage system. LPG central heating. There are shared utilities, services charges and communal areas. A copy of the current management company and plan are available upon request.

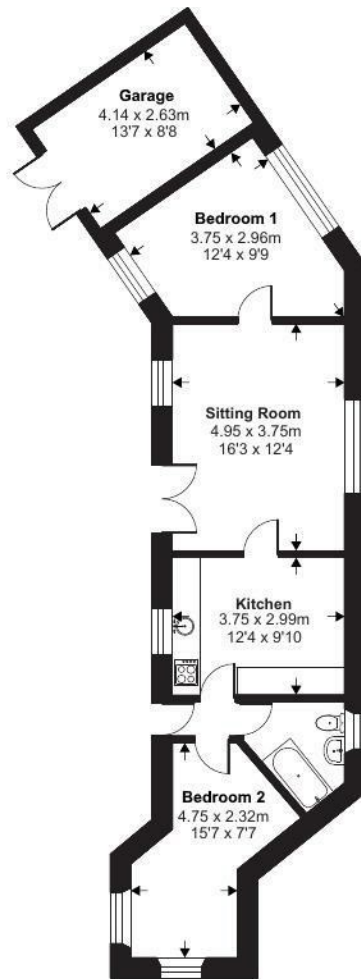
Broadband Coverage: Standard available up to 15 Mbps (Ofcom)

Mobile Coverage: EE, Three and 02 likely indoors, all providers likely outdoors (Ofcom)

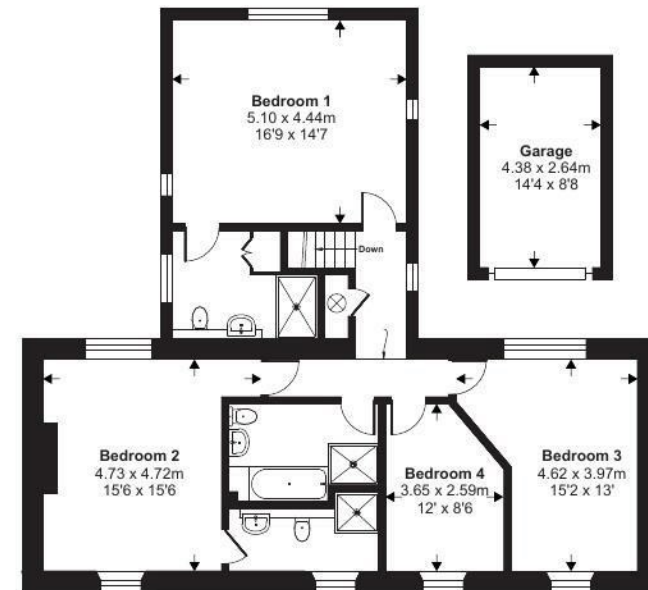
DIRECTIONS

For SAT NAV purpose the postcode is EX20 2BY.

what3words circle.comment.sparrows

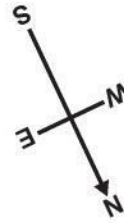


Ground Floor



First Floor

Approximate Area = 2530 sq ft / 235 sq m
 Garage = 124 sq ft / 11.5 sq m
 Outbuilding = 764 sq ft / 70.9 sq m
 Total = 3418 sq ft / 317.4 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). © nitchecom 2025. Produced for Stags. REF: 1305058



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

64

36



