



Downes House





# Downes House

, Merton,Okehampton, EX20 3DS

Torrington 6 Miles, Bideford 12 Miles, Okehampton 13 Miles.

A Grade II\* listed four bedroom detached farmhouse with garden, paddock and outbuildings.

- Grade II \* Listed
- Kitchen/Breakfast Room and Utility Room
- Bathroom and Shower Room
- Gardens and Paddock (Approximately 0.87 of an acre)
- EPC Band F
- Two Reception Rooms
- Four Bedrooms
- Former Stables and Double Garage
- Freehold
- Council Tax Band F

Guide Price £595,000

## SITUATION

The property sits towards the edge of the popular rural village of Merton (conservation area) with easy access to the A386, linking North Devon and Okehampton. Merton is well known for its large village square flanked by a number of period houses and cottages, together with parish church. Facilities include a primary school, local inn and superb modern village hall with excellent sports and community facilities. The village itself is surrounded by rolling typically Devon countryside, the Torridge valley being famous for its connection with Tarka the Otter and the well known Tarka Trail with walking and cycling runs close to the village. There is easy access to the market towns of Great Torrington and Bideford to the north and Hatherleigh and Okehampton to the south. From Okehampton there is direct access to the A30 dual carriage way providing a direct link to Exeter with its M5 motorway, main line rail and international air connections. The Dartmoor National Park is accessible at Okehampton whilst the north coasts of Devon and Cornwall have delightful beaches and attractive coastal scenery.

## DESCRIPTION

A historic Grade II\* listed detached former farmhouse dating back to C1500, extensively remodelled and extended in early to mid C17 with C19 addition. Many period features remain which include several fireplaces, some of which have feature decorative overmantle mouldings to the sitting room and bedrooms one and two. This property has been let for many years and is deceptively spacious, being in need of some updating and improvement, but offering great potential. Outside a substantial driveway offers ample parking. A large outbuilding (former stables) provides a great space for animals, workshops etc, whilst there is a double garage, garden store and outside WC. To the front is an enclosed garden, together with a paddock area to the side and rear. The total plot extends to approximately 0.87 of an acre and is offered with no ongoing chain and viewing is highly recommended.





ACCOMMODATION

COVERED PORCH with front entrance door to ENTRANCE LOBBY: Staircase to first floor, doors to SITTING ROOM: Timber panelling to half wall, windows to front aspect with window seats, timber floor, feature stone fireplace with inset woodburning stove and clome oven. Brick recess to side and feature over mantle moulding, fitted bookshelf under stairs storage cupboard with light. UTILITY ROOM: Door and window to rear, fitted shelving, oil fired central heating boiler, butler sink. PANTRY: With two windows to rear, part brick floor. CLOAKROOM: WC, wash basin, window to rear. STORE ROOM with dual aspect windows. DINING ROOM: Stone fireplace with woodburning stove and clome oven, large window to front aspect, recessed shelving and fitted cupboard, stone floor, door to. KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with matching wall cupboards over, inset sink and drainer with window to front aspect double electric oven and gas hob, fireplace with inset Rayburn and clome oven. Marland brick floor, steps up with French doors to side garden.

FIRST FLOOR LANDING: Window to rear aspect, airing cupboard with hot water cylinder and shelving. BEDROOM 1: Window to front aspect, fitted cupboard with hot water tank and shelving. Fitted wardrobes with cupboards over, feature former stone fireplace with moulded over mantle. BEDROOM 2: Window to front aspect, former stone fireplace with moulded over mantle. Fitted cupboard. BEDROOM 3: A double room with window to front aspect. BEDROOM 4: An 'L' shaped room with exposed timber, window to front aspect and corner wardrobe cupboard. SHOWER ROOM: Walk-in double shower cubicle. Pedestal wash basin, WC, window to rear aspect, heated towel rail. FAMILY BATHROOM: Panelled bath with mixer shower attachment over, pedestal wash basin, WC heated towel rail, opaque window to rear.

OUTSIDE

A five bar gate from the village road, opens to an extensive driveway with parking for several vehicles. Bordering the driveway to the right, is an area of lawn with mature shrub and tree borders. Former STABLE BLOCK: A substantial large outbuilding suitable for a variety of different uses, comprising four former stables with windows and stable doors to front. Light and power is connected and a external ladder gives access to a large storage space over. Additional concrete hardstanding for number of vehicle and adjacent is a DOUBLE GARAGE with retractable door to front and light and power connected. The rear courtyard offers a GARDENERS WC and a LOG/GARDEN STORE. A pathway extends around the rear to the far side of the house with steps leading up to a large PADDOCK with five bar gate to the main road. The front garden is primarily laid to lawn enclosed by a stonewall and conifer hedging. There are flower and shrub borders and a pedestrian gate to the village road.

SERVICES

Mains electricity, water and drainage. Oil central heating.  
Mobile Coverage: EE, 3 and 02 good outdoors (Information supplied by Ofcom).  
Broadband Coverage: Superfast 80 Mbps (information supplied by Ofcom).

DIRECTIONS

For SAT NAV purposes the postcode is EX20 3DS.  
what3words slant.clays.trophy.

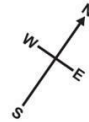
AGENTS NOTE

The sellers have advised there is potential asbestos boarding in the rear extension.



Approximate Area = 2828 sq ft / 262.7 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Outbuilding = 1565 sq ft / 145.3 sq m  
 Total = 4699 sq ft / 436.4 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). © nichcom 2025. Produced for Stags. REF: 1335910

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(61-81) <b>B</b>	
(49-60) <b>C</b>	
(34-48) <b>D</b>	
(19-33) <b>E</b>	
(9-18) <b>F</b>	
(1-8) <b>G</b>	
Not energy efficient - higher running costs	
<b>73</b>	<b>33</b>
EU Directive 2002/91/EC	
England & Wales	

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