

D. R. Kivell
COUNTRY PROPERTY

Lake Farm
Northlew, Devon





Lake Farm

Lake Farm, Northlew, Okehampton, Devon, EX20 3NG

Northlew 1 mile · Okehampton 8.5 miles · Bude 21 miles · Exeter 36 miles

 5+1 Bedrooms  5+1 Reception Rooms  5.5 Acres  EPC C76

A delightful very well presented extensive country property, full of character and charm, in a private rural location with easy access to the North Cornish coast and Dartmoor. The house has extensive, versatile and extremely well presented accommodation with 5 bedrooms, 5 reception rooms and a separate 1 bedroom converted barn. Multi-generational accommodation / holiday letting / bed and breakfast potential. Storage buildings, 5.50 acres of paddocks and landscaped gardens. Far reaching countryside views.

Lake Farm is quietly situated approximately 1 mile to the west of the popular village of Northlew, which offers a primary school, public house, village hall, a regular mobile post office service and a regular bus service to Okehampton. Okehampton 8.5 miles southeast has a comprehensive shopping centre, a Waitrose supermarket, medical centre, gym, schools, college and a regular train service to Exeter. Bude on the north coast is 21 miles west and Exeter is 37 miles east.

Lake Farm is a most appealing, extensive country property, with a wealth of character and charm, immaculately presented in a private rural location with easy access to the coast and moors. The thatched, grade II listed Devon longhouse has substantial and extremely well appointed accommodation and incorporating the adjoining West Barn provides 5 bedrooms and 5 reception rooms. North Barn is a separate well appointed, one bedroom converted barn. The accommodation is extremely flexible providing opportunities and potential for bed & breakfast, holiday letting, multi-generational and flexible family accommodation.

The accommodation benefits from air source heat pump central heating, underfloor heating throughout the ground floor with the exception of the kitchen and radiators throughout the first floor. Timber frame double glazed windows and many character features including inglenook fireplaces, arched oak doorways, exposed stonework, beams, lintels and oak A frames. The accommodation briefly comprises, part glazed solid oak door opens to; Entrance Hall; slate tiled floor, beamed ceiling, feature oak arch ways to the dining room and inner hall. Dining room; granite and cut stone inglenook fireplace, woodburning stove, beamed ceiling, deep cill window with window seat to the front; Kitchen / Breakfast room; tiled floor, beamed ceiling, bespoke designed Ashgrove kitchen, fitted base units under black granite worksurfaces, Neff integral electric oven, induction hob, inset microwave and dishwasher, twin ceramic Villeroy & Boch sink, recessed Neff American style fridge / freezer with mains filtered and chilled water and ice dispenser, inglenook style fireplace with inset oil fired AGA. Staircase rises to the first floor, French doors open onto the concrete wood effect terrace at the front. Utility room; tiled floor, fitted wall and base units, granite effect worksurface, space for washing machine & tumble dryer, fitted cupboards housing the hot water tank, pressurised system controls and airing

cupboard. Cloakroom; w/c and wash hand basin, tiled floor. Inner Hall; Beamed ceiling, large fitted cloakroom cupboards with hanging rail, feature exposed walls and steps to: Sitting Room; a dual aspect room, window to the front and French doors opening to the gravelled area at the side of the house. Granite and stone inglenook fireplace, woodburning stove on a stone hearth.

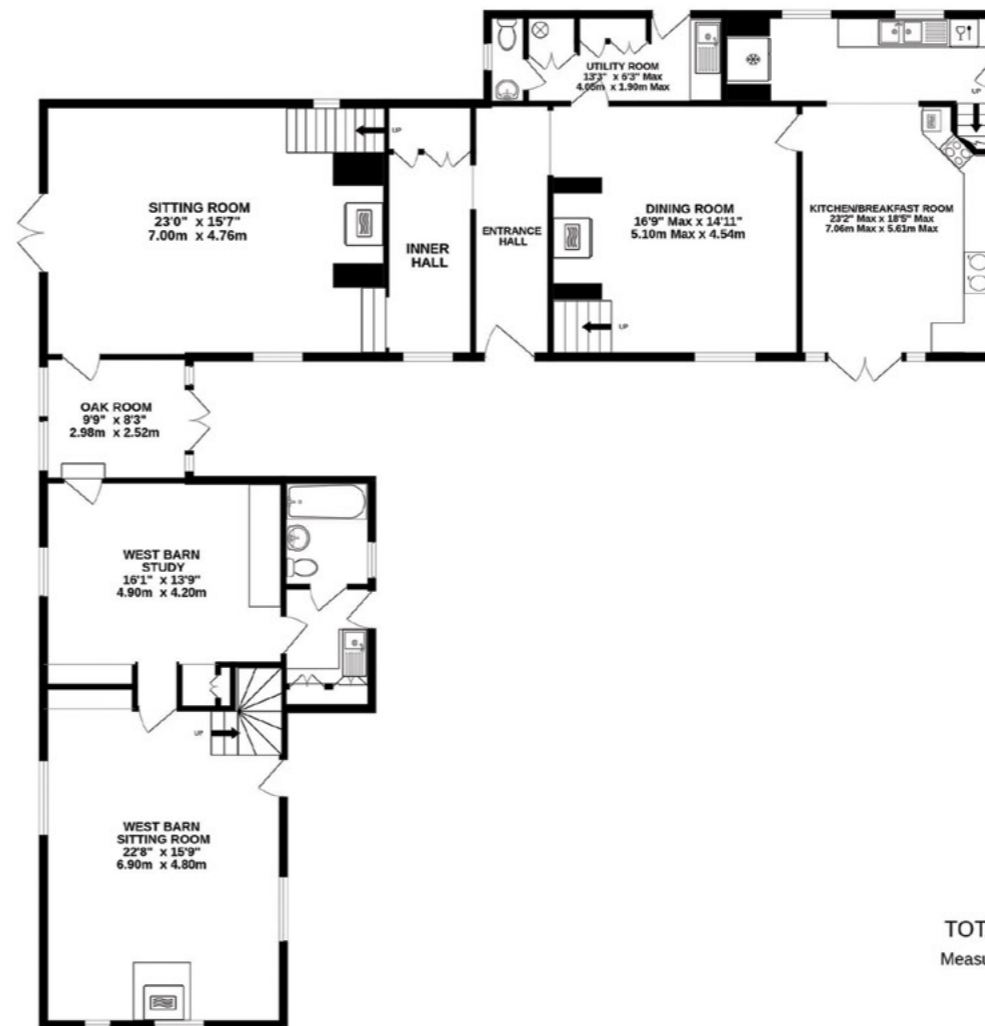
Leading through to West Barn which has great potential for Bed and Breakfast, letting or extended family: The Oak Room; a dual aspect room, oak fully glazed to both sides, French doors opening to the gravel terrace at the side. Study / Bedroom 2; Oak flooring, fitted oak bookshelves and understairs storage cupboard. Utility / potential kitchen; fitted base units with oak worktop and inset Villeroy & Boch ceramic sink and draining board, glazed door opening onto the gravelled terrace. Bathroom; Tiled floor, bath, wash hand basin and w/c. Sitting Room; a triple aspect room with glazed door opening to a gravelled terrace and lawns and windows to the side and rear. Vaulted ceiling, exposed Oak 'A' frames, Oak flooring, woodburning stove on a slate hearth. On the first floor; Bedroom: exposed oak 'A' frames, galleried to the sitting room, oak balustrades and hand rails, built in storage cupboard. Shower Room; W/C, wash hand basin, shower enclosure with electric shower, heated towel rail.

On the main house first floor; Staircase raises from the sitting room to the Master Suite; Dressing area, built in wardrobes, with hanging rails and storage. Master bedroom; large window to the side, en suite shower room; shower enclosure, w/c, wash hand basin, built in cupboards, fully tiled walls and floor, heated towel rail. Adjoining door to, Dressing room / Bedroom 4; beamed ceiling, window to the front, walk in wardrobe. Door to the landing and stairs accessed from the dining room. Loft access hatch, drop down ladder to a boarded loft area with power, light and smoke detectors. Bathroom; Wash hand basin, w/c, bath and heated towel rail, Bedroom 2; Vaulted ceiling with exposed 'A' Frame and beams and window to the front. Adjoining door to Bedroom 3; which is accessed via a staircase from the Kitchen; Vaulted ceiling with exposed 'A' frames and beams, window to the front, loft access hatch with ladder to a boarded loft area with light and smoke detectors. En Suite; w/c, wash hand basin, built in shower cubicle with an electric shower.

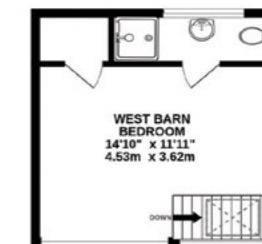




GROUND FLOOR
1959 sq.ft. (182.0 sq.m.) approx.



1ST FLOOR
1040 sq.ft. (96.6 sq.m.) approx.

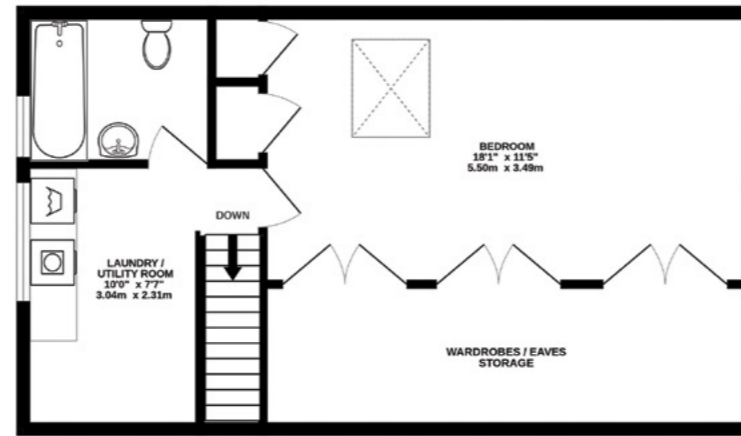


TOTAL FLOOR AREA : 3246sq.ft. (301.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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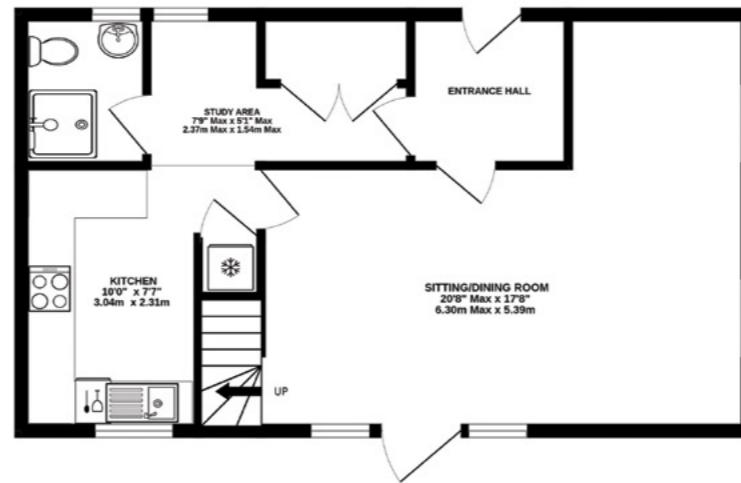
North Barn

North Barn is a charming well presented one bedroom converted barn, conveniently set on the edge of the rear lawned garden, providing potential for multi-generational living and letting income. The accommodation benefits from double glazing throughout and air source heat pump central heating and briefly comprises: Part glazed timber door leads to: Entrance Hall; doors off to the sitting / dining room & study area. Sitting / Dining Room; a dual aspect room, windows to the side and door opening onto the south facing gravelled terrace. Kitchen; fitted wall and base units under granite worksurfaces, ceramic sink, built in Neff dishwasher, induction hob with extractor hood above, Hotpoint integral electric cooker and grill, integral fridge / freezer. Study area; built in storage cupboard. Shower room; wash hand basin, w/c, shower enclosure with electric shower, heated towel rail. On the first floor; Bedroom; window to the eastern aspect enjoying far reaching views, Velux window to the side, built in airing cupboard and built in full length eaves storage cupboards. Bathroom; wash hand basin, w/c and bath. Utility / Laundry room; Space and plumbing for washing machine and tumble dryer, window to the side elevation.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 953sq.ft. (88.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gardens

From the parish road a gated entrance opens on to a gravelled drive, opening on to a large parking area at the rear of West Barn. A further gated drive continues to North Barn and the rear of the house.

At the front of the house is an enclosed, south facing lawned garden and a large patio which is bathed in sunshine, ideal for alfresco dining and entertaining. At the rear of the house are beautifully kept lawned gardens interspersed with specimen shrubs, trees and gravelled sun terrace.

To the side of the house is a vegetable garden, raised beds with lawned surrounds and a small polytunnel. Adjacent to the front formal garden is an orchard with apple, plum and pear trees which then leads onto fruit cages and an enclosed poultry area.

Garden store: 3.70m x 3.70m (12'1 x 12'1)

Workshop / Store: 4.54m x 2.37m (14'10x 7'9)

Concrete floor, Kitchen units and space for freezers and fridges, Velux window to the side

Log Store: at side of the house

The garden to the rear of North Barn is a real suntrap with a gravelled terrace seating area which wraps itself around the side and rear of the barn providing an idea area for alfresco entertaining.



The Land

The gently sloping land of approximately 3.86 acres is divided into three conveniently sized paddocks, enclosed within traditional Devon bank hedging and post and rail fencing. For the full length of the eastern boundary is a natural stream complemented by a spring fed wildlife pond.

Buildings

General Purpose / Agricultural Barn: 13.37m x 8.76m (43'10 x 28'8)
Sliding doors to the front, concrete floor, power, light and water connected. EV charging point.



Services

Water	Mains
Drainage	Private
Electricity	Mains
Heating	Air Source Heat Pump providing heating for the house and North Barn
Renewable Energy	15 Panel Solar Array, 3.8 Kw with a Feed In Tariff which generates approximately £2,300 a year
Telephone & Broadband	House BT connection and superfast FTP broadband. North Barn telephone phone & Broadband
Council Tax Band	Band G
EPC	LSTD/C76

Tenure

This property is offered for sale freehold with vacant possession on completion.

Local Authorities

West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ. Tel: 01822 813600

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property. Tel: 01822 810810

Directions

From the A30 take the exit at Sourton Cross and proceed on the A386 towards Hatherleigh. At the roundabout take the second exit, continuing on the A386, at the next mini roundabout take the first exit. After approximately a quarter of a mile turn left, signed to Northlew, after 5 miles continue through the village square, then turn right to Kimber. Continue for approximately three quarters of a mile and the entrance to Lake Farm is on the right.

What3words Location Finder

noises.inflates.fermented

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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