



D. R. Kivell
COUNTRY PROPERTY

Lewdown
Okehampton, Devon



Lewdown

Okehampton, Devon, EX20 4QY

Lewdown 0.5 miles · **Lifton** 4 miles · **Launceston** 9 miles · **Tavistock** 11 miles
Okehampton 11 miles · **Plymouth** 26 miles · **Exeter** 35 miles

 4+3+3 Bedrooms  4+1+1 Reception Rooms

 9 Acres  EPC F28/F23/C72

Impressive 16th century 4 bedroom manor house full of character and charm, complemented by two holiday cottages. 9 acres of gardens, paddocks and traditional barns, in an idyllic secluded rural yet easily accessible location. No onward Chain

The property is in a peaceful, yet easily accessible rural location half a mile north of Lewdown which offers a village shop & post office, public house and primary school. Broadwoodwidge is approximately 4 miles to the northwest where the A30 can be accessed which leads onto the M5 at Exeter. Lifton is 4 miles to the west offering two public houses, a village shop & post office, a primary school and Strawberry Fields farm shop and restaurant. Launceston is 9 miles to the west. Okehampton is 11 miles, and Exeter is 35 miles to the east where there are regular fast trains to London and an international airport.

The House

A most appealing Grade II listed country house. The original part of the house of great character dates back to the 16th century and has retained many of its original character features; granite mullioned leaded windows, granite inglenook fireplaces, slate flagstone floors, exposed beams and lintels and an addition in the 17th century with timber framed windows, open fireplace, slate flagstone floors and beamed ceilings. The house benefits from oil fired central heating and briefly comprises; Entrance Hall; Slate flagstone floor, dining room, inglenook fireplace with woodburning stove, window to the front overlooking the garden, Sitting room; a dual aspect room with windows to the front and side gardens, inglenook fireplace with woodburning stove. Kitchen / Breakfast Room; which was the former Dairy; slate shelving used for seating, slate flagstone floor, a dual aspect room with windows to the side and rear enjoying far reaching views. French Doors open onto the rear terrace, fitted wall and base units, built in electric oven and hob, oil fired AGA with a back boiler. The First Floor; Staircase rises to split level landing. Bedroom 3; Fitted wardrobe, vanity unit inset wash hand basin, window overlooking the front garden, Jack and Jill shower room; w/c and shower. Bedroom 4; Fitted wardrobe, window to the front overlooking the garden. Staircase

descends to the ground floor. From the split-level landing; stairs rise to the landing, Bedroom 2; window to the front with deep sill window seat, vanity unit, wash basin, built in wardrobe. Bedroom 1; a dual aspect room, window to the side and window to the front, deep sill window seat, open fireplace. From the landing steps down to inner hall storage room and airing cupboard. Bathroom; washbasin, w/c, bath and vaulted ceiling with exposed 'A' frame and beams.

Outside

From the quiet parish road, a gated entrance opens onto a treelined drive with gates leading off to the land, continuing to the side of the house to a parking area and linhay barn / car port. From the parking area a path leads to the front of the house, through an enclosed walled courtyard, ideal for, alfresco dining and entertaining. The path continues to the front lawned garden which is a blank canvas for landscaping and planting. At the side and rear of the house are terraced lawned gardens, interspersed with a variety of shrubs of flowering shrubs and trees enjoying views over the land and countryside beyond.



The Land

The level or gently sloping land extends to approximately 7.2 acres, divided into 4 easily managed paddocks, with natural streams, enclosed within treelined hedging and some post and wire fencing.

Buildings

Two Bay / Linhay Barn / Car Port: 7.30m x 4.40m (23'11" x 14'5")

The Old Piggery: 4.80m x 3.80m (15'8" x 12'5")

Boiler Room: 3.95m x 2.65m max (12'11" x 8'8" max)

Attached to the side of the house

Potting Shed: 2.84m x 1.93m (9'3" x 6'3")

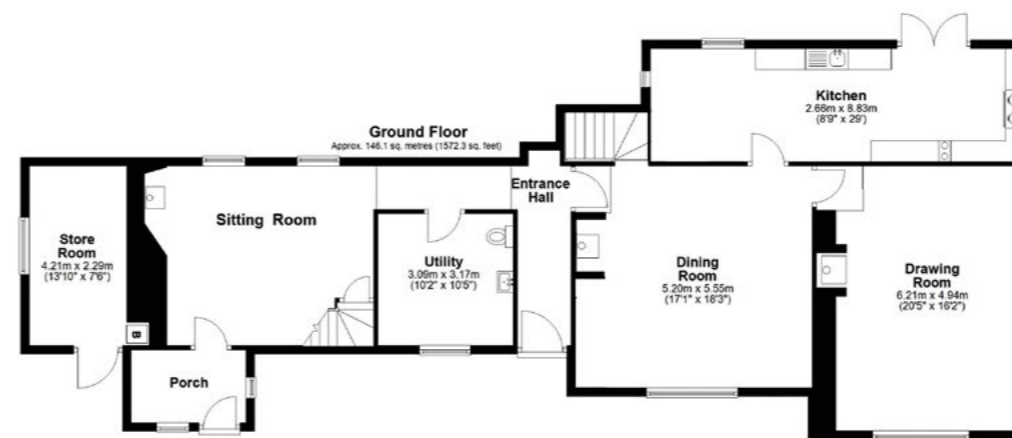
General Purpose Store / Workshop: 14.62m x 9.18m (47'11" x 30'1")

Traditional Barn: 13.50m x 7.30m (44'3" x 23'11")

Stone Built Lean To: 7.30m x 4.70m (23'11" x 15'5")

Potential for conversion subject to the necessary consents

Car Port / Store: 13.65m x 6.73m (44'9" x 22'0")

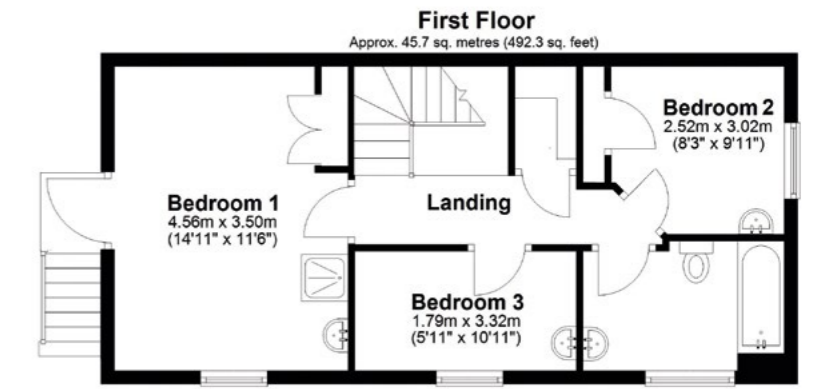
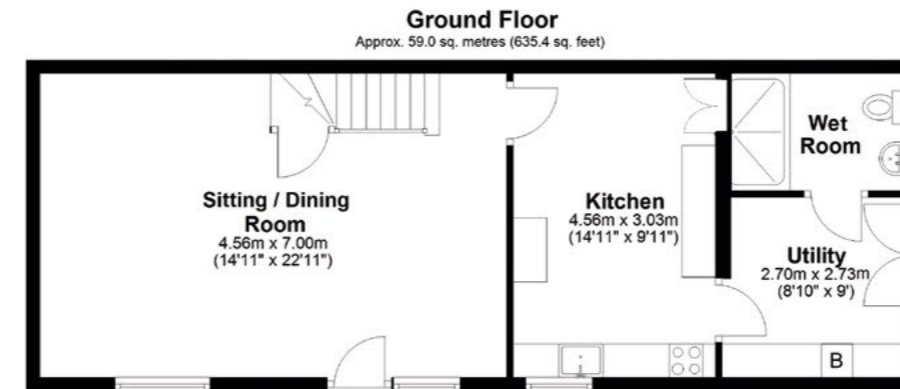


Cottage 1

A characterful three bedroom converted barn sleeping four people. The accommodation benefits from timber framed double glazed windows and doors, tiled floors throughout the ground floor, oil fired central heating, and has its own access drive off the parish road. The accommodation briefly comprises; Sitting / Dining Room; feature exposed stone walls, beamed ceiling, under stairs storage cupboard. Kitchen / Breakfast Room; Fitted wall and base units, Butler's sink, electric cooker. Utility Room; Grant oil fired boiler, space and plumbing for washing machine and tumble dryer, French doors open to the rear walled courtyard garden. Wet Room; Shower, w/c, wash basin. On the ground floor; quarry tiled floor throughout. On the First Floor; Vaulted ceiling and exposed 'A' Frame beams throughout. Landing; built in airing cupboard. Master Bedroom; shower enclosure, wash hand basin, built in wardrobe, door to the side with steps down to the outside. Bedroom 3; Exposed beams, wash basin. Bathroom; Bath, w/c, wash basin, beamed ceiling. Bedroom 2; Window to the side overlooking the courtyard garden, wash basin, built in wardrobe

Outside

A gated entrance opens onto a private drive which leads through the enclosed garden to the **Carport / Covered Yard:** 13.65m x 6.73m (44'9 x 22'0) at the side of the cottage. The gardens are interspersed with flowering shrubs and trees. A gated entrance from the carport opens into the enclosed courtyard walled garden which has shrub beds and a paved patio with French doors leading from the utility room.



Cottage 2

A characterful three bedroom holiday let converted barn. The single storey / split level accommodation benefits from timber framed double glazed windows, an external oil fired boiler and has its own separate access drive from the parish road. The accommodation briefly comprises; Living Room; Seating area, window to the front, exposed beams. Kitchen area; Fitted wall and base units, electric cooker, Fridge / Freezer, dishwasher. Built in storage cupboard. Dining Room / Bedroom 3; Exposed beams, built in cupboard. Cloakroom / Utility; w/c, wash basin, space and plumbing for washing machine and tumble dryer. Wet Room; Bath, basin, w/c and shower. On the upper level; Inner hall. Bedroom 1; Window to the rear. Bedroom 2 / Sitting Room; Beamed ceiling, French Doors open to the patio seating area at the front overlooking the land.

Outside

A gated entrance opens onto the concrete parking area adjacent to the patio / seating area at the front of the cottage with a small lawned area adjacent to the paddock.



Services

Heating	Oil fired central heating. House and cottages on 3 separate oil tanks. Oil Fired Aga in the house with separate oil tank.
Water	Mains
Drainage	Septic Tank for the house. Separate Septic Tank for the two cottages
Electricity	Mains
Telephone & Broadband	Open reach connection checker.ofcom.org.uk/
Mobile Availability	checker.ofcom.org.uk
Council Tax	House Band F, Cottage 1 Band A, Cottage 2 Band A
EPC	House F28 – Cottage 1 F23 Cottage 2 C72
Construction	Stone
Occupation Restrictions	The cottages are holiday use only.
Rights of Way	Two public footpaths cross the land.

Local Authority

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

Tenure

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

Viewing Arrangements

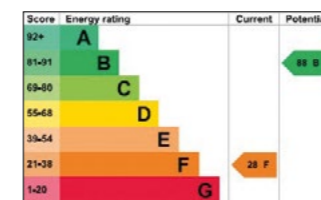
Accompanied viewings are strictly by appointment with D. R. Kivell
Country Property 01822 810810.

Agent's Notes

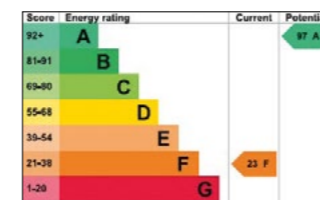
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. 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 outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



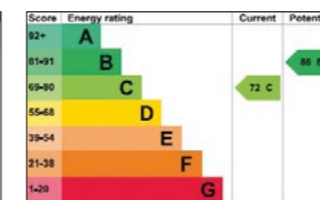
House



Cottage 1



Cottage 2



DRK



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