



D. R. Kivell
COUNTRY PROPERTY

Axna Farm
Mary Tavy, Devon



Axna Farm, ,

Horndon, Mary Tavy, Tavistock, Devon, PL19 9NF

Tavistock 5 miles · Okehampton 13 miles · Plymouth 20 miles · Exeter 37 miles

 4 Bedrooms  2 Reception Rooms  EPC E41  5.14 Acres

Quietly located smallholding in a stunning location within the Dartmoor National Park. Very well presented 4 bedroom house in 5.14 acres of gardens and land, range of traditional buildings with potential. 4.61 acres of pastureland in two enclosures. Easy access for riding and walking on Dartmoor.

Axna Farm is situated in a quiet yet accessible location within the Dartmoor National Park. Mary Tavy, 1 mile to the south west offers a general stores/ Post office, primary school, public house with restaurant. The historic stannary town of Tavistock is 5 miles to the south west, provides an excellent range of individual shops, supermarkets, traditional pannier market, restaurants, public houses, hotels, doctors, dentist, leisure facilities, private and state education.

Axna Farm is quietly located along a no through road with fantastic outriding and walking on the doorstep. The very well presented 4 bedroom house has been extensively remodelled by the currently owners and benefits from uPVC double glazed windows and doors, contemporary bathrooms and kitchen, and solid fuel central heating from the Rayburn.

The accommodation briefly comprises; On the Ground Floor; Entrance Porch; Part glazed uPVC double glazed door and windows, step up to; Entrance Hall tiled floor, half opening to Sitting Room, stairs rise to first floor. Family Bathroom; obscured uPVC window, tiled walls and floor, 'L' shaped bath, shower screen, Triton electric shower, W/C, vanity unit and wash hand basin. Inner Hall. Utility Room; Tiled floor, fitted base units under wood worksurface, space for washing machine. Understairs cupboard. 4 pane glazed wooden door leads to; Kitchen / Dining Room; An expansive open plan room with fitted wood effect wall and base units under laminate worksurface, click vinyl flooring large central island, seating for three, Neff induction hob, integrated oven below, integral Hotpoint dishwasher, ceramic 1 ½ bowl sink with drainer, half height splash back tiles, view to patio and garden, space for freestanding fridge freezer, solid fuel Rayburn providing the central heating and domestic hot water. French doors open to large south west facing patio, part glazed wood effect uPVC door leads to back Porch; uPVC double glazed door and window to side. Four pane glazed wooden door leads to; Sitting Room; A well-proportioned room, click vinyl flooring, window to front garden, wood burning stove on a slate hearth.

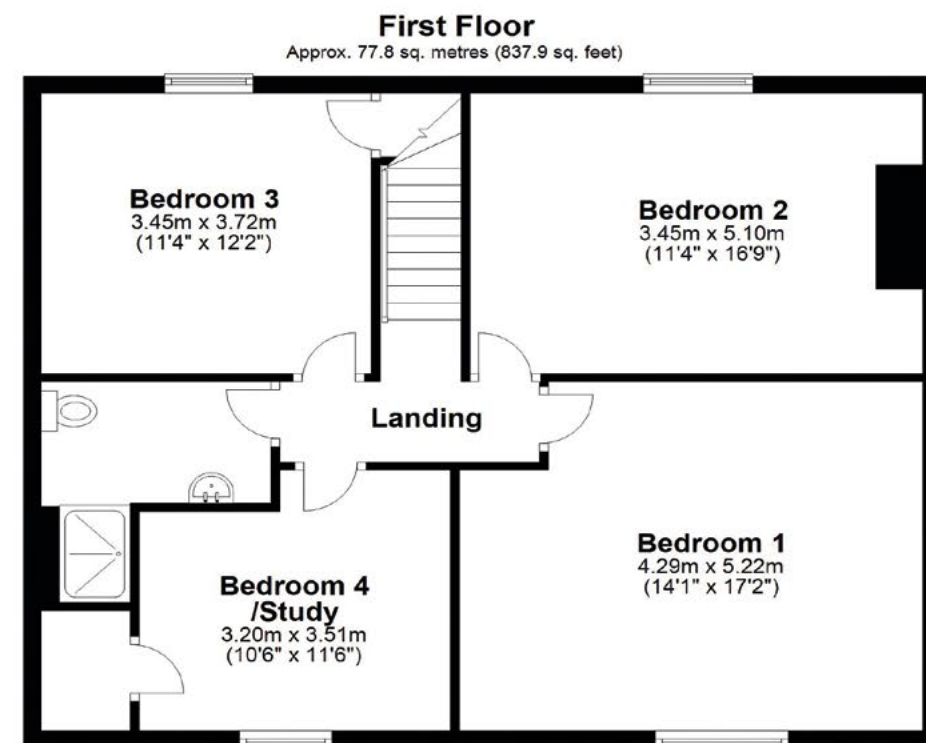
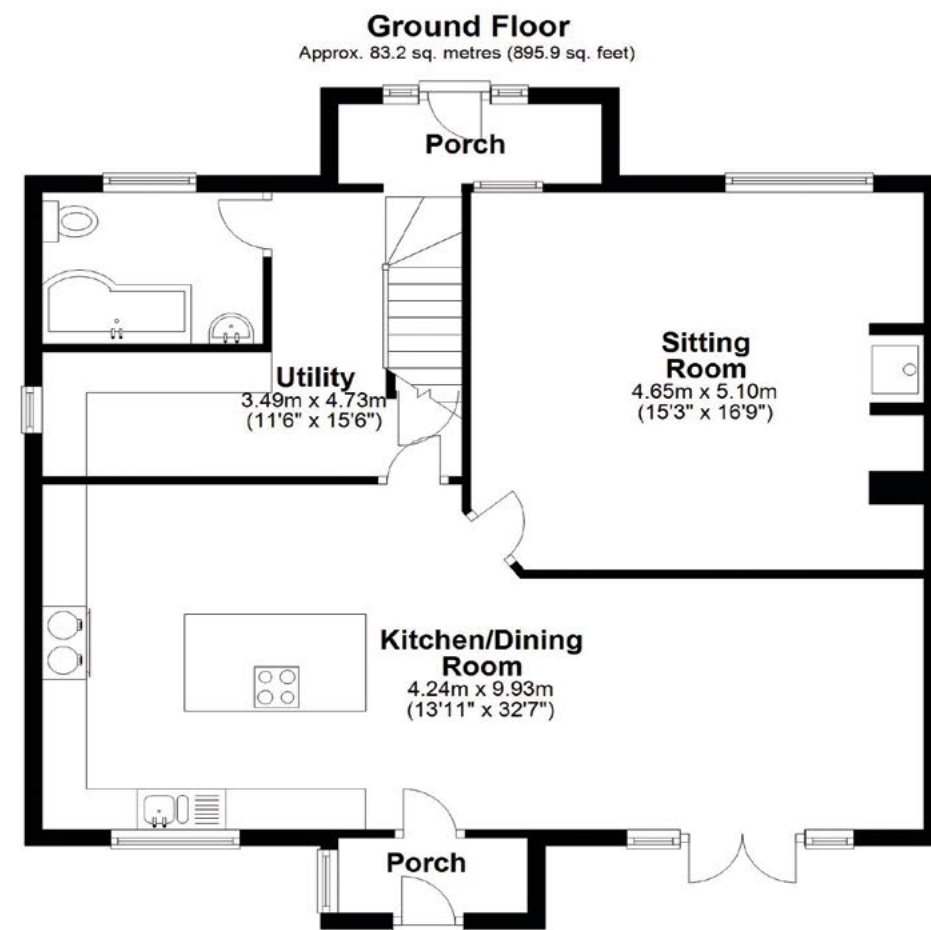
On the First Floor; Landing; with loft access hatch. Bedroom 1; Double room, window to rear overlooking the patio, garden and land beyond. Bedroom 2; Double room, view to front garden, neighbouring farmland and moor beyond. Bedroom 3; Double room, built in cupboard with shelving, view to front garden, neighbouring farmland.

Bedroom 4 / Study; View to rear overlooking the patio, garden and land beyond, airing cupboard, Glendhill Envirofoam water tank with shelving above. Family Shower Room; Fully tiled walls and floor, vanity unit with washbasin, mirror cupboard above, heated towel rail, W/C, recessed double width shower with electric Triton electric shower.

Outside

Axna Farm is approached off a quiet no through road parish lane into a concrete yard with ample space for parking. The buildings surround the courtyard on three sides, a gate leads out to the paddock. A further pedestrian gate off the parish lane leads into the front walled garden, front entrance porch and paths around either side of the house and on to the yard and lawned gardens. At the rear and side are lawned gardens with mature shrubs and flowerbed borders. At the rear is large patio that is ideal for alfresco dining and entertaining whilst taking in the views of the garden and land beyond, all within post and rail fencing.. A stepping stone path leads from the patio to the hot tub room and to the paddock beyond.





Total area: approx. 161.1 sq. metres (1733.8 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Axna Farm

The Land

The land is in two pasture paddocks, one on the opposite side of the parish road, extending to approximately 0.67 acres of level pastureland, with stone built Field Shelter: 4.27m x 3.05m (14'0 x 10'0) under slate roof. Natural stream water supply, enclosed within stock proof fencing and Devon bank hedging.

Beyond the yard, house and buildings a level paddock extends to approximately 3.94 acres in one enclosure, within stock proof fencing and Devon bank and tree lined hedging. From the land there are stunning panoramic views to moorland towards Gibbet Hill and the surrounding countryside. The currently owners have planted many trees on the peripherals of the land including sweet chestnut, cobnut and black walnut. There is also a Polytunnel: 9.14m x 4.36m (30' x 14'3) There is another access to the land from the parish road through a double gate on the approach to Axna.

Buildings

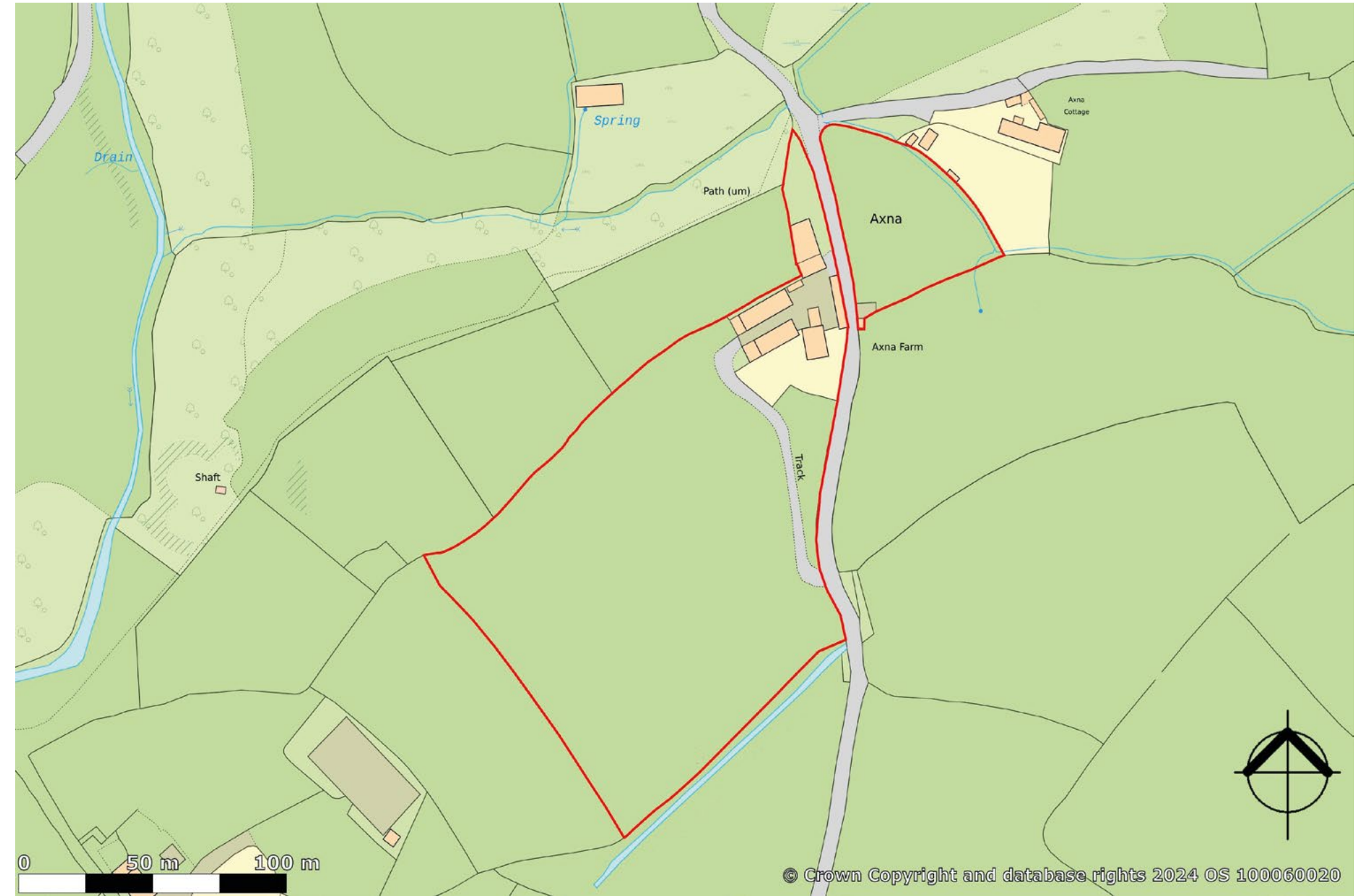
The buildings are located on three sides of the yard and have potential for conversion to stables or additional accommodation subject to the necessary consents. Please refer to the building plan.

- Part-open fronted General Purpose Building:** 19.81m x 6.10m (64'11" x 20'0"). Part concrete floor. Windows to rear.
- Adjoining Open Fronted Lean to:** 6.48m x 3.24m (21'3" x 10'7")
- Former Piggery:** 5.49m x 2.74m (18'0" x 8'11")
Stone construction, divided into two pens
- Two-storey Traditional Barn:** 10.67m x 4.88m (35'0" x 16'0")
Stone construction, divided into two stores with a loft above. Enclosed garden and orchard to rear with gate off the parish road.
- Adjoining Lean to:** pole barn and corrugated sheet construction.
- Workshop / General Purpose Building / Former Brewery Room**
Divided into: **General Purpose Store:** 6.53m max x 3.07m max (21'5" max x 10'0" max). Dual aspect room, part glazed uPVC door. Fitted base units under wooden worksurface, rounded inset stainless steel sink and drainer. Power and light connected.
Step down to;

Workshop: 11.90m x 6.14m (39'0" x 20'1")

Rendered block construction under a corrugated sheet roof, concrete floor. Workbench, electric roller door. Power and light connected. Door to;

- Hot Tub Room:** 6.71m x 4.88m (22'0" x 16'0")
Dual aspect room, views over the garden and land. Timber deck flooring, uPVC double glazed windows and doors to workshop and garden. Power connected. Wiring for low-level lights. Polycarbonate sheet roof.
- Two Storey Traditional Barn:** 5.18m x 4.72m (16'11" x 15'5")
Stone construction under a slate roof, ground floor store, window to side, traditional external granary steps leading up to upper floor.
- Adjoining Lean to:** 4.99m x 2.49m (16'4" x 8'2")
Block construction. Window to yard.
- Former Dairy Barn:** 18.75m x 3.96m (61'6 x 12'11)
Of stone and granite construction under a corrugated sheet roof divided into 4 Bays
Bay 1: 3.08m x 3.71m (10'1" x 12'2")
Bay 2: 6.16m x 3.12m (20'2" x 10'2")
Bay 3: 3.91m x 3.22m (12'9" x 10'6")
Bay 4: **Water Treatment Plant Room:** 2.98m x 2.56m (9'9" x 8'4")
Housing 3,000 litre water tank and filtration equipment.
- Field Shelter:** 4.27m x 3.05m (14'0 x 10'0)
Stone built under slate roof.



Services

- Water** Private Spring
- Drainage** Private Septic Tank
- Electricity** Mains
- Heating** Solid Fuel Central Heating from Rayburn
- Telephone & Broadband** Openreach connection - checker.ofcom.org.uk
- Mobile Availability** checker.ofcom.org.uk
- Council Tax** Band E
- EPC** E41
- Construction** Traditional Block Construction

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

All viewings are to be accompanied and are strictly by appointment only with D. R. Kivell Country Property 01822 810810.

What3words Location Finder

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Directions

From Tavistock proceed along the A386 to the village of Mary Tavy. At the War Memorial turn right and follow this road through for approximately 1.5 miles and take the first left signposted Horndon, heading towards the Elephant's Nest pub. At the sign for Axna and Kingsett turn left to Axna and the property will be found on the left hand side after a few hundred yards.

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		
69-80	C		69 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





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