



Odicknoll Farm House



STAGS

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Torquay, , TQ2 7JF

Newton Abbot 7 miles Totnes 10 miles Exeter 21 miles

Odicknoll Farm House offers a unique opportunity for any buyer looking to put their own stamp on a stunning period property benefitting from approx 2.25 Acres of land with the potential to develop the site further subject to the usual planning consents.

- Detached Period Farm House in need of some Modernisation
- Large Driveway & Detached Garage
- Many Character Features
- Freehold
- Four Bedrooms, Ensuite to Principal Room
- 2.25 Acre Plot (Approx) Mostly Wooded
- Semi-Rural Location with Commanding Views
- Council Tax Band F

Asking Price £700,000

SITUATION & DESCRIPTION

Odicknoll Farm House offers a unique opportunity for any buyer looking to put their own stamp on a stunning period property benefitting from approx 2.25 Acres of land with the potential to develop the site further subject to the usual planning consents. A characterful part of the local landscape Odicknoll Farm can trace its heritage back to the reign of Edward the II (1310). with many references over the years including being within the ownership of John Lethbridge, a local Merchant who in 1715 invented the first underwater diving machine. An old Devon Longhouse this generously sized property boasts a host of original features including inglenook fireplaces, stripped wooden floors, updated electrics and mostly double glazed and original carpentry. Positioned in a large elevated plot enjoying far reaching views with a semi-rural feel whilst ideally located within a quick commute to local transport links.

Located just off Edginswell Lane, a quiet country lane on the rural outskirts of Torquay, this property is perfectly situated to take advantage of all that the local area has to offer. Torquay's seafront and beaches of the English Riviera are only a few minutes drive away as is The Willows Shopping Centre, and The Wighton Public House is a short walk. The county capital of Exeter is now a quick commute thanks to the recently opened South Devon Link Road. Totnes, Dartmouth and Newton Abbot are also close by, and a short distance to the west lies the magnificent Dartmoor National Park.



ACCOMODATION

The property briefly comprises two reception rooms on the ground floor with the sitting room/bedroom six, featuring brick built fireplace with wood burner, the focal point to the room. Across the entrance hall a generous drawing room is dominated by a large inglenook fireplace with another wood burner and window seat, the perfect spot to take in the stunning views. Doors lead to the rear lobby and kitchen breakfast room with the kitchen area featuring another inglenook fireplace with solid fuel Rayburn Stove alongside a window seat to the front aspect and door to a conservatory. The rear lobby includes another wood burner and door to a handy utility room with power and plumbing and leads to a shower room. The conservatory is double glazed under a polycarbonate roof with access to the rear gardens. Two staircases lead to the first floor from either end of the property with the main stairs accessed from the entrance hall. The first floor benefits from five bedrooms with an ensuite and walk-in wardrobe to the principal room, bedrooms two and three are both comfortable doubles and enjoy commanding views to the front with bedroom four a single room currently being used as an office. A family bathroom includes a clawfoot roll-top cast iron bath and serves the rest of the bedrooms and completes the first floor accommodation of this property. There is also an extensive basement area which runs under the majority of the property, currently being used for storage.

OUTSIDE

Outside the expansive grounds include a large wooded area, small former paddock and vegetable patch with derelict stone barns and stables which previously had planning for two properties now lapsed. A steep driveway leads up to the property providing parking for vehicles and access to the property and land with a detached garage at the foot of the drive providing storage.

SERVICES

Mains Water & Electric, Private Drainage. Standard and Superfast broadband supplied by Openreach available in the area. Mobile Network likely by Three, EE and Vodafone.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Exeter, take the A380 towards Torquay, continue along the A380 until you reach the traffic lights at Hamelin Way. Take the exit to the left signed Torquay then take the right hand lane signed to the hospital. Follow the signs to the Hospital into Old Newton Road and then take the filtered right turn opposite the Wighton Pub into Orchard Way. Edginswell Lane is the first turning on your left, follow the lane as it bends to the right and starts to climb uphill. Just over the brow of the hill continue under the road bridge you will see a turning on your left where the property will be visible almost directly in front of you.



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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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