

Spaders Farm, PL20

Offers In Region Of £450,000



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The perfect opportunity to purchase a substantial residence available on a Duchy leasehold! This property provides the benefit of a beautifully renovated Farmhouse set within substantial grounds which is offered to the market with a considerably lower purchase price than other comparable properties. It offers a purchaser the chance to upsize and undertake a lifestyle change without the related higher costs with the added appeal of living in this rural but accessible setting.

This rejuvenated family home is situated in an idyllic location in Dartmoor National Park. The property offers 4 bedrooms (3 with exposed stone chimney breasts), Family Bathroom, spacious landing with views extending over Dartmoor, Utility Room and cloakroom, separate Boot Room and wet room, Kitchen with Rangemaster and woodburning Esse stove, slate flooring with under floor heating and granite lintels and fully double glazed. Externally there is a large polytunnel and two small stone barns for storage/animals and driveway parking for numerous vehicles. An opportunity to live the Good Life!





Accommodation:

Entering through the front door of the property, you are greeted by solid slate flooring to the hallway with an impressive oak balustrade to the upstairs with door to:-

Reception Room One: Slate flooring, impressive stone chimney breast with log burner and slate hearth, dual aspect double glazed window (sash to the front) both with deep window seats, solid wood flooring.

Reception Two: Slate flooring, impressive stone chimney breast with log burner and slate hearth, dual aspect double glazed window (sash to the front) both with deep window seats, solid wood flooring.

Kitchen: Range of base units with quartz worktop, Belfast sink, Rangemaster cooker, Esse woodburning stove, induction hob, integrated dishwasher, and fridge.

Dutch doors through to:

Boot Room: Slate flooring and stable door to side of property, and access to:-

Shower Room: White sanitary ware and tiled wet room with shower

Utility Room: Slate flooring, range of base unit, stainless steel sink, space for washing machine tumble drier and fridge freezer, stable door to rear of property. Cloakroom with white w.c and hand-basin.





Upstairs accommodation:

Impressive staircase with oak handrail and spindles, leading to:-

Landing with views over the front of the property across Dartmoor.

Bedroom One: Large double room with exposed stone chimney breast and slate hearth with log burner, dual aspect windows with deep window seats.

Bedroom Two: Large double room with exposed stone chimney breast, slate hearth and log burner, dual aspect windows with deep window seats.

Bedroom Three: Double room with exposed stone chimney breast, decorative log burner.

Bedroom Four: Dual aspect with triple windows overlooking side and rear garden.

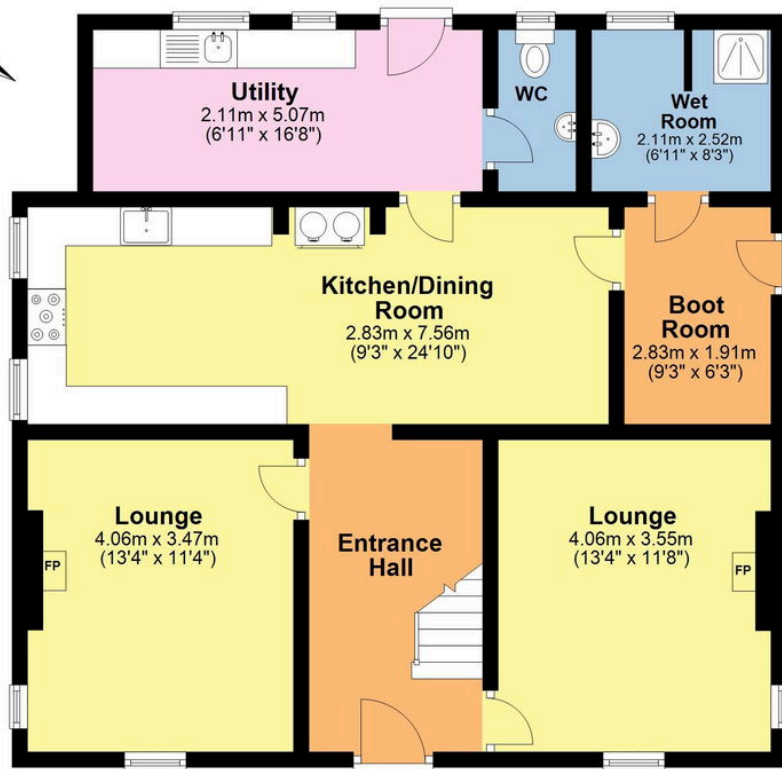
Family Bathroom: Stylish freestanding bath, corner quadrant shower with waterfall shower plus additional hand held shower.





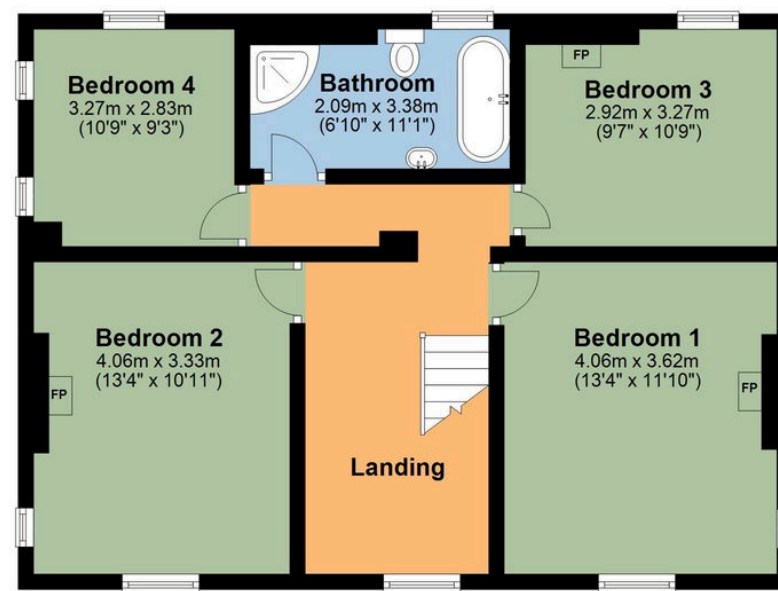
Ground Floor

Approx. 88.8 sq. metres (956.1 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



Total area: approx. 157.3 sq. metres (1693.3 sq. feet)

These are appropriate dimensions.
Plan produced using PlanUp.

