



# KEYETHERN FARM

Hatherleigh, Devon



## A DELIGHTFUL 96.7 ACRE DEVON FARM IN A BEAUTIFULLY PEACEFUL AND PRIVATE, RURAL, SETTING

With house, cottage, annexe and farmbuildings, at the end of a long private drive surrounded by extensive pastureland and woodland, with views to Dartmoor. Formerly run as a deer park.

### Summary of accommodation

#### House

**Ground Floor:** Hall | Sitting room | Conservatory | Kitchen/dining room | Utility room | Wet room

**First Floor:** Study | Two bedrooms | Bathroom

#### Cottage

**Ground Floor:** Kitchen/sitting/dining room | Utility room | Cloakroom

**First Floor:** Three bedrooms | Bathroom

#### Annexe

**Ground Floor:** Hall | Games room/bedroom

**First Floor:** Kitchen/sitting/dining room | Bedroom | Bathroom | Large balcony with seating area

#### Outside

Gardens | Two general purpose farmbuildings and additional outbuildings | Extensive range of pasture paddocks and woodland

**In all about 96.70 acres**

**Distances:** Hatherleigh 2 miles, Okehampton 9 miles, Holsworthy 13 miles, Bude 22 miles  
(All distances are approximate)

## SITUATION

Keyethern Farm is situated in the heart of West Devon just to the north west of Hatherleigh, near to the junction of the beautiful Rivers Torridge and Lew. It is completely ring fenced and all but one field (6527) is deer fenced.

The charming market town of Hatherleigh is between Dartmoor to the south and the North Devon coast and has at its heart its historic market square hosting its traditional Tuesday market. The town has independent shops, galleries, primary school, health centre, vets' surgery, post office and supermarket/garage, as well as pubs, restaurants and cafés and a vibrant community spirit with seasonal events including the Carnival and Arts Festival. There are cricket, bowling and football clubs and tennis courts, excellent walking, being close to the 'Tarka Trail' and the 'Two Moors Way', and trout and salmon fishing on the River Torridge.

To the south is the larger town of Okehampton with supermarkets including Waitrose, leisure centre, hospital and Okehampton College. Private schools in the area include Shebbear College and Mount Kelly at Tavistock.

Within easy reach, just beyond Okehampton, is Dartmoor National Park, renowned for its spectacular scenery and providing excellent opportunities for walking, riding, fishing etc. To the north is the stunning North Devon coast with its sandy surf beaches. There are golf courses at Ashbury, Okehampton and Holsworthy.

At Okehampton there is access onto the A30 dual carriageway leading west into Cornwall or east to Exeter, where there is access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport. In Okehampton is a station with branch line services to Exeter.



# THE PROPERTY

Keyethern Farm is situated in an idyllically peaceful and private, rural, setting, at the end of a half mile private entrance drive amidst rolling, partly wooded, farmland, and surrounded by its own undulating pastureland and woodland.

The current owners bought the property in 1988 when it was just the original period farm cottage and associated barns and outbuildings and, over the years, have created the separate annexe, converted the adjoining barn to comprise the main house and recently entirely renovated and extended the original cottage. Thus, the current house forms three self-contained adjoining dwellings for multi-generational living or income generation, but retaining a high degree of flexibility with connecting doors meaning it could equally be used as one single house or a combination of uses.

The dwellings are beautifully presented and stylishly designed, including features such as oak doors throughout, slate flagged flooring through much of the ground floor of the main house has under floor heating and exposed boarded flooring and timbers elsewhere.

The main house centres around the lovely open plan kitchen/dining room with fitted kitchen with four oven electric AGA (supplied predominately by renewable electric), conservatory and sitting room, both with French doors out to the terrace and woodburner with granite surround in the sitting room. There are two bedrooms, study and bathroom with both bath and shower on the first floor.

The original cottage has a delightful light and spacious sitting/dining room/kitchen with exposed beech flooring, fireplace with woodburner, fitted kitchen, connecting door to the main house and bi-fold to the terrace and gardens. The principal bedroom has a full height gable end window with stunning views over the surrounding countryside, and there are two further bedrooms and a bathroom.

