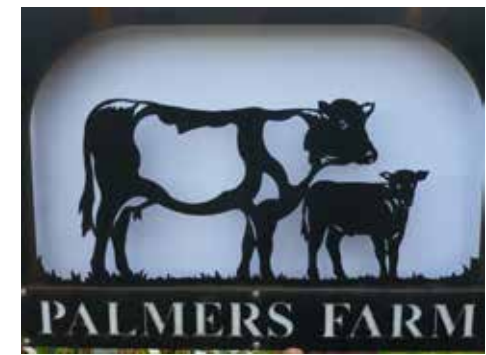




PALMERS FARM
O.I.R.O £795,000

Detached Farmhouse/Annexe & Converted Barn w/ 4.2 Acres
SOURTON

MILLER TOWN & COUNTRY
exp UK



- » Detached Farmhouse
- » Further Detached Converted Barn
- » 4.2 Acres of Land with Three Paddocks
- » Orchard and Gardens
- » Village Location
- » Easy Access to Granite Way and Moorland

The Property

This delightful Grade II listed period farmhouse offers a wealth of charm and character as one would expect from a 17th century property, with exposed beams and inglenook fireplace. There is a 2/3 bedroom farmhouse and interconnecting 2 bedroom annexe at present used as a holiday let, which could all be incorporated as one larger 5 bedroom property, along with a further detached 2/3 bedroom converted barn currently utilised as a successful holiday let. It has residential planning so could equally suit those looking for multi-generational occupancy. The property sits in approximately 4.2 acres in total, including ample parking for numerous vehicles and there are private formal gardens and three paddocks along with a productive vegetable garden with polytunnel, fruit cage and small orchard.



Accommodation

One enters through an entrance hall which in turn leads to a light and airy sitting room offering a wealth of charm and character with exposed beams and inglenook fireplace. A large farmhouse kitchen/breakfast room makes a wonderful hub to this delightful home. The bedrooms are all spacious and bright enjoying open views over the surrounding countryside. There is a blend of modern and old world charm throughout, offering the best of both.







Outside

The property is approached by its own private drive leading to a generous parking area and a large pole barn ideal as a car port or for storage. The detached barn has its own private area of garden and there is a further pretty courtyard garden in front of the house with a linhay, old pigsty and vine pergola, two ponds and an old leat running through the centre. At the back of the kitchen are two further lawns, a stone barbecue and flowerbeds. Beyond this is a small orchard, vegetable garden and fruit cage, two useful garden sheds and a polytunnel. From the orchard a five bar gate leads into the first of three paddocks ideal for a pony or horse and/or small livestock.

Location

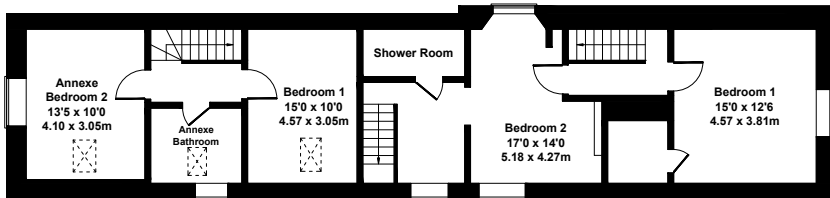
Situated in the popular village of Sourton there is a pub, church, village hall and nearby store. The villages of Bridestowe and Lydford are close by, as are the towns of Launceston, Tavistock and Okehampton. The latter is nearest, offering primary and secondary schooling and a range of retail outlets and three supermarkets including a Waitrose, along with a rail link to Exeter. The cities of Exeter and Plymouth are also both easily accessible by car with the A30 corridor just a few minutes' drive away. There are two bus stops right outside the property with frequent buses to Okehampton and Tavistock.



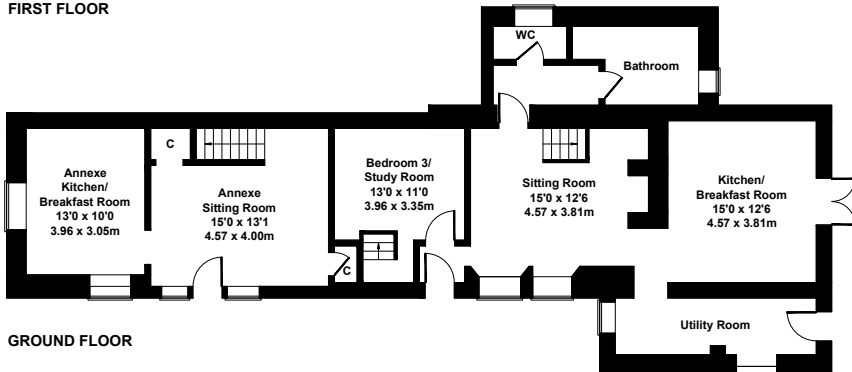


Palmers Farm

Approximate Gross Internal Area
1981 sq ft - 184 sq m



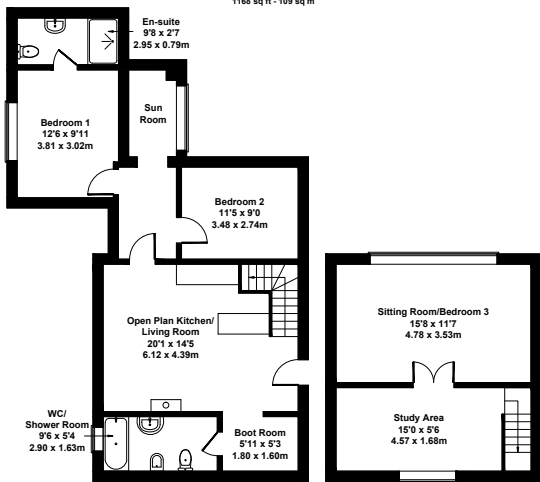
FIRST FLOOR



GROUND FLOOR

Two Shoes Cottages

Approximate Gross Internal Area
1168 sq ft - 109 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

KEY INFORMATION

-  7 Bedrooms
-  5 Bathrooms
-  3 Reception Rooms
-  Single Garage & Driveway
-  Grade II Listed
-  Heating: Oil central heating
-  Utilities: Mains electric, water and Drainage
-  Restrictions: None Known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None Known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: Exempt
-  Council Tax Band: D & A
-  Tenure: Freehold
-  Broadband: FTTP *Per Ofcom
-  Mobile Signal: Variable to good *Per Ofcom
-  Not suitable for wheelchair users

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