



Ley Farm







Ley Farm

Milton Damerel, Holsworthy, , EX22 7NY

Holsworthy 6.6 miles - Bude 15.9 miles - Launceston 20.2 miles

A stunning Grade II Listed thatched detached cottage set in just over 5.5 acres, with a separate holiday cottage, enjoying a secluded, rural position in the heart of North Devon countryside, offered with no onward chain.

- Grade II listed thatched cottage
- 4/5 bedrooms and three reception rooms
- Separate one-bedroom holiday let
- 6 acres of grounds featuring a lake, pond, woodland & paddock
- Freehold
- No onward chain
- Character features throughout
- Double garage and ample off-road parking
- Electric gated entrance for privacy
- Council Tax Band: G

Guide Price £850,000

Stags Launceston

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999 | launceston@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property occupies a delightful and private setting between the market town of Holsworthy and the coastal town of Bideford, well placed for access to the A388 and A39, providing convenient links to Exeter, the M5 and beyond. The nearby village of Milton Damerel offers a range of local amenities including a farm shop, country club and petrol filling station/shop, whilst the surrounding area is renowned for its rolling countryside, dramatic coastline and excellent leisure opportunities with the North Cornwall and Devon coasts close by. There are numerous primary schools within reach including Bradworthy, Putford, Holsworthy or Shebbear, which also boasts the internationally well known private school Shebbear College which caters for all age groups. There is a comprehensive school in Holsworthy, with other choices including Torrington, Bideford, Bude or Launceston College.

DESCRIPTION

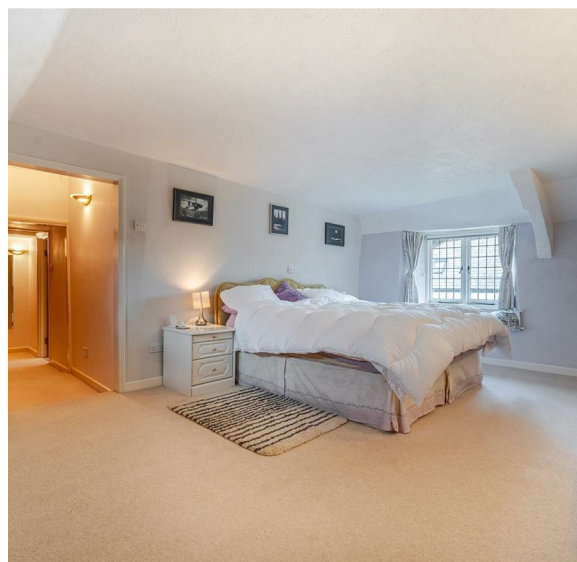
This charming Grade II Listed thatched cottage, believed to date back some 500 years, offers a rare opportunity to acquire a home of considerable character and size with just over 5.5 acres of beautiful gardens, a lake, a pond and a paddock, with ample parking and a double garage. The property blends period features such as exposed beams, timber windows, inglenook-style fireplaces and traditional clove ovens with modern benefits including oil fired central heating and oak framed conservatory with views over the garden to the countryside beyond.

ACCOMMODATION

The well-proportioned accommodation includes four/five bedrooms (one ensuite), three/four reception rooms and a farmhouse-style kitchen, ideal for family living. A thoughtfully added conservatory, with slate pitched roof, oak-framed glazing and views over the gardens, provides an additional reception space with direct access to a raised terrace.

The main house offers versatile accommodation arranged over two floors, with the potential to create an internal annexe if required, making it an ideal large family or multi-generational home.

A notable feature of the property is the detached, spacious one-bedroom holiday cottage, offering excellent potential for income generation or use as guest accommodation. The majority of fixtures and furnishings here are available by separate negotiation.





OUTSIDE

The property is approached via a private tarmac lane serving just one other property, culminating in an electric gated entrance which opens into ample off-road parking and a double garage.

The gardens and grounds extend to just over 5.5 acres and are a particular feature of the property. They include a large lake stocked with Golden Orfe, a smaller pond, an area of woodland, an enclosed paddock and informal gardens. The front garden is full of colourful roses, with flowerbeds set behind wrought iron railings, and has stunning thatched porch and its own sundial.

The setting is ideal for those seeking a rural lifestyle and there is further land available by separate negotiation.

SERVICES

Mains water and electricity. Private drainage via septic tank. Oil-fired central heating. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

AGENTS NOTE

Should a purchaser wish to utilise the holiday cottage as a permanent residential annexe, appropriate consent would need to be sought from the local authority.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

Holsworthy - 6.5 miles Bude - 15.5 miles Bideford - 24 miles

What3words.com - ///officer.plant.consented

Approximate Gross Internal Area = 312.8 sq m / 3366 sq ft
 Outbuildings = 148.1 sq m / 1594 sq ft
 Total = 460.9 sq m / 4960 sq ft

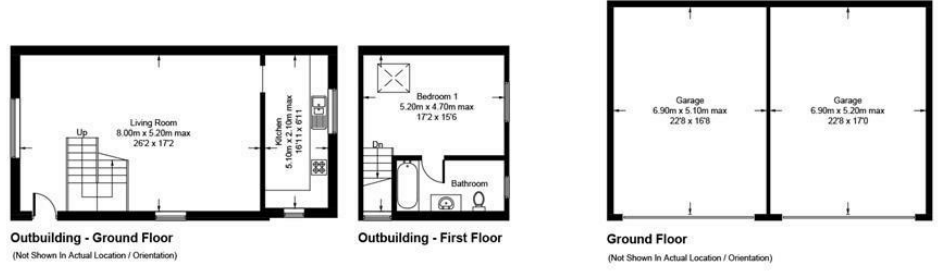


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290398)



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



