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Aish Barton



Okehampton 10.5 Miles, A30 12 Miles,  
Hatherleigh 3.5 Miles.

## A large Grade II listed detached farmhouse, with large range of outbuildings and land extending to approximately 10 acres.

- Two Reception Rooms, Old Dairy And Store Room
- Farmhouse Kitchen/Breakfast Room
- Six Bedrooms and Family Bathroom
- Concrete Yard with Large Range of Outbuildings
- Paddocks and Gardens
- Planning Permission For One Barn
- Approximately 10 Acres
- Freehold
- EPC Band F
- Council Tax Band F

**Guide Price £850,000**

### SITUATION

The property is situated on the edge of the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit, together with an excellent village hall. Close by is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

### DESCRIPTION

Aish Barton is an early C17 (or slightly earlier) Grade II listed detached double fronted farmhouse with later additions, providing large family accommodation. In brief to the ground floor, there are two front facing reception rooms, a large farmhouse kitchen/dining room, a store and utility room, old dairy and cloakroom. On the first floor there are six bedrooms and a large family bathroom. Situated around a concrete courtyard, there are a large number of traditional and more modern farm buildings, as well as a double garage and workshop. One of the barns has planning permission for conversion (work started), whilst there is further potential on the remaining barns (lapsed permission on two others). A walled garden sits to the front of the farmhouse, whilst to the rear is an orchard. There are two large pasture paddocks and an area of woodland. From the rear there are some attractive views of the surrounding countryside. In total the land extends to around 10 acres.

### ACCOMMODATION

From the front ENTRANCE HALL, doors open to a comfortable, front facing SITTING ROOM with feature inglenook fireplace and woodburning stove. An adjacent door opens to a STORE ROOM with a side aspect window and door to the front garden. There is also a secondary, front facing LIVING ROOM overlooking the garden, whilst the REAR HALL with feature brick floor, serves an OLD DAIRY, UTILITY ROOM and adjacent CLOAKROOM offering a WC and wash basin. The FARMHOUSE KITCHEN/DINING ROOM is well-proportioned and benefits from a range of units with sink and drainer and space for white goods. There is space for a large breakfast table with window to the rear, as well as a oil fired Rayburn for cooking or separate range style freestanding electric cooker. A door from here leads to the REAR PORCH with butler sink and oil fired central heating boiler.

The FIRST FLOOR LANDING serves SIX BEDROOMS, five of which are double bedrooms, with bedroom 5 being accessed from a separate staircase and in need of some updating. The PRINCIPAL BEDROOM has its own washbasin and the potential for an en suite bath or shower room, subject to the necessary consents. Lastly there is a FAMILY BATHROOM which has recently been updated and offers a large shower cubicle, bath, wash basin and WC.

### OUTSIDE

From the entrance lane, the drive opens to a parking and turning area and the DOUBLE GARAGE. Adjacent a pedestrian gate opens to the walled front garden, with pathway to the farmhouse, being flanked by lawns and shrubs. Fronting the garden is a WOOD SHED and STORE. Adjoining is the large concrete courtyard providing additional parking and giving access to the extensive traditional and more modern farm OUTBUILDINGS (see floorplans), with significant potential for redevelopment. Planning permission for two of the barns has now lapsed (see below). But could be reinstated subject to approval!

Piggery- Lounge | Kitchen | Bedroom with en suite | Holiday let permission Planning reference: 1/0980/2022/FUL  
Owl Barn/Linhay- Lounge | Kitchen/ dining room Cloakroom  
Bathroom | Three bedrooms | Carport. Planning reference: 1/0984/2022/FUL

Whilst partial works to implement the planning, has commenced on The Stable, which will briefly comprise: Lounge | Dining room | Kitchen | Utility | Bathroom | Two bedrooms | Mezzanine level with a master suite | Garage | Workshop Driveway. Planning reference: 1/0982/2022 FUL

The rear garden is laid to lawn, with a recently planted orchard, offering a variety of eating and cooking apples. There is also a detached workshop. Adjoining are two pasture paddocks suitable for grazing or equestrian. There is a further old lane which serves the back of the barns and offers an area of woodland. In total the land extends to around 10 acres.

### SERVICES

Mains electricity and water. Oil Central heating. Private drainage (This property benefits from a newly fitted sewage treatment plant with a 5 year warranty.). Due to the property's age, the property and farm buildings may contain asbestos. To the left of the property (as you look) planning permission has been granted for conversion of some former farm buildings to residential use.

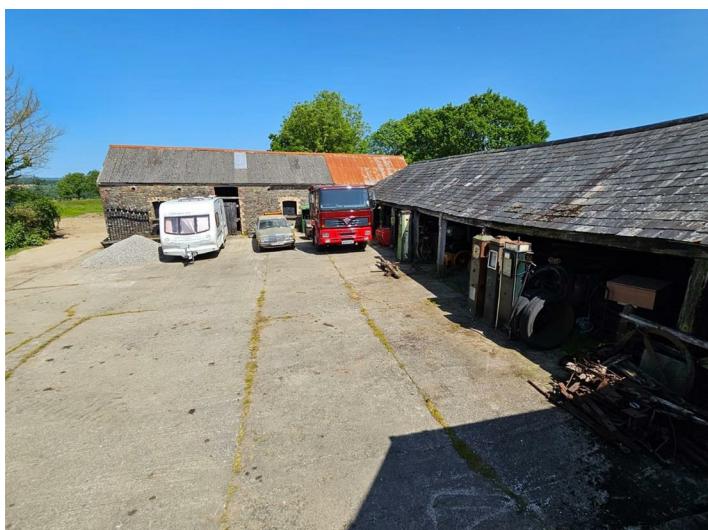
Broadband Coverage: standard likely available up to 15 mbps. You may be able to obtain broadband services from these Fixed Wireless Access providers covering your area. EE and Airband. (Ofcom)

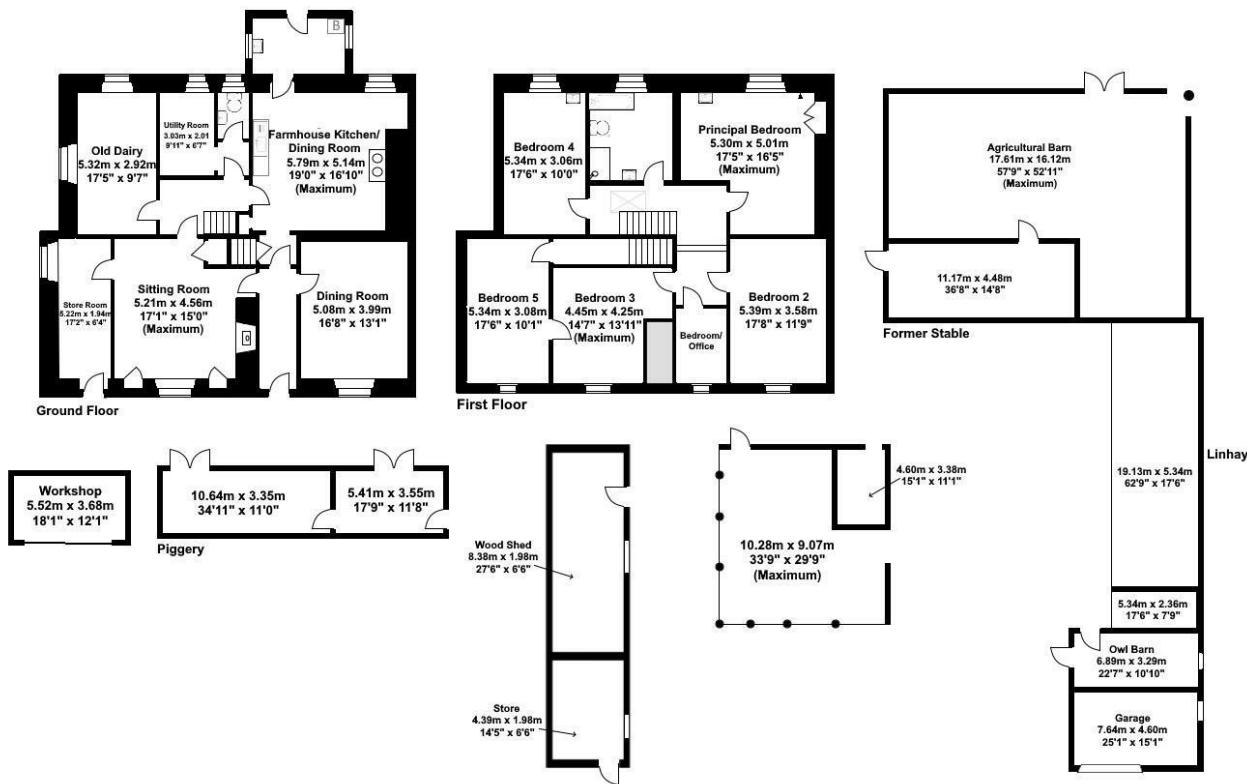
Mobile Coverage: All providers limited indoor and likely outdoors.

### DIRECTIONS

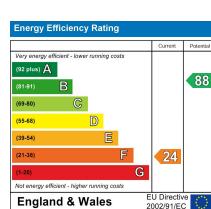
what3words carbon.documents.strongly.

From Okehampton Market Street, follow the road up out of the town towards Hatherleigh. At the T-junction turn right onto the A386 and continue to Hatherleigh. At the roundabout continue straight across towards Meeth, staying on the A386. Before Meeth, on a sharp right hand bend and after crossing the River Torridge, take the turning left towards Petrockstowe and Shebbear. Continue until Ash Cross, and the driveway to the property is found immediately afterwards on the right hand side.





**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.



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