



Down Farm





# Down Farm

Roborough, Winkleigh, Devon, EX19 8TF

A charming period stone farmhouse set in a most tranquil countryside setting, with no near neighbours and unspoilt views in all directions

- Countryside setting
- Stables & outbuildings
- Stone period cottage
- A further approximate 4 acres are available to purchase on request.
- Council Tax Band D
- Set in around 4 acres
- Equestrian use
- 'Off grid' living
- Freehold

Guide Price £850,000

## SITUATION

Tucked away at the end of its privately-owned lane, the farmhouse is set in a rural setting yet everything is close at hand. The local villages are within easy reach and major roads are easy to access, providing convenient journeys to locations such as Barnstaple and Exeter. There is also a train station close by offering a service into both Barnstaple and Exeter. The nearby villages have a good community spirit, active village hall, Church, tennis courts, play park, shop and pub. The property is surrounded by undulating countryside with lovely walks nearby. The closest town is Torrington about 5 miles away and offers a range of shopping facilities as well as doctors, dentists, supermarkets, primary and secondary schools and the Plough Arts Centre and cinema. On the outskirts of Torrington is the RHS garden at Rosemoor also easily accessible are the twin National Parks of Exmoor and Dartmoor as well as, the rugged North Devon coast line. The town of Bideford is about 13 miles also offers a wide range of amenities including various restaurants, cafes, places of worship, schooling for all ages (public and private) and 5 supermarkets. There is also access to the Tarka Trail close by, which affords superb walks and cycle rides that extend beyond Torrington and to 180 miles of North Devon countryside. and Barnstaple which is North Devon's Regional centre and is about 12 miles, and houses the area's main business, commercial, entertainment and shopping venues as well as district hospital. At Barnstaple there is access to the A361 North Devon Link Road, which leads through to Junction 27 of the M5 Motorway as well as, Tiverton Parkway Station offering a fast service of trains to London Paddington in just over 2 hours. Exeter is about 50 minutes by car.

## DESCRIPTION

A wonderful opportunity to acquire a detached 18th century stone farmhouse in a most tranquil countryside setting, with no near neighbours, countryside views in every direction and set in approximately 4 acres. This property will be of interest to those who wish to enjoy outdoor living, a smallholding and have a bias towards equestrian life. This property has stables and a yard behind the house, together with a range of other impressive outbuildings which includes a cob barn with lapsed planning to convert into a one-bedroom holiday accommodation.





**ACCOMMODATION**

The original front door leads off the formal gardens, however most people will come in via the rear entrance and hallway. The sitting room is a fine space having a magnificent imposing inglenook fireplace with a recently installed log burner. Leading off is the dining room which the current vendors double up as an office. Just beyond is a good-sized conservatory with doors opening into the side garden which itself is partly walled and leads both to the front garden, some of the paddocks and the stable yard.

The double aspect kitchen has recently been updated by the owners and includes a range of modern farmhouse style units, oven with gas hob, ceramic sink and tiled flooring. Found off the rear hall is the downstairs bathroom with WC and shower over bath, and a small laundry room. Off the hall with windows overlooking the stable yard is a work room/utility with classic plank flooring, stained glass window panel, exposed beams and a lovely old door that opens into the boot room which has flagstone flooring and room for coats, boots etc from here is direct access to the stable yard and front drive.

The first floor includes three double bedrooms with a lovely outlook across the front gardens and surrounding countryside.

All rooms within the house have recently installed double glazed windows and doors.

**OUTBUILDINGS**

The cob barn is attached to the farmhouse and could be re utilised to provide a hobbies room, home office or ancillary accommodation. Planning was passed (now lapsed) in 2019 Torridge District Council 1/1330/2018/FUL for extension and alterations to the existing dwelling together with the conversion to form one-unit holiday accommodation.

Directly opposite the farm house is the stabling formed from a former cob pole barn and comprising three stables and foaling box. The yard itself is concrete and has access to the garden, side track to the front of the property and to the paddocks.

Overlooking the paddocks is an impressive large modern timber barn/ triple garage This has power & light and has been used as a vehicle workshop with mezzanine floor. There is plenty of height within the building and attached on one side is a large car port.

There are a number of rooms off the yard, including freezer room, tack room, work shop and an open fronted log store that are adjoined directly onto the farmhouse and form a square around the yard.

To the side of the property is a shed which houses the generator, batteries and inverter for the off grid power supply.

There is also a separate cob barn within the paddocks which provides storage and homes for nesting owls.

**LAND & GARDENS**

To the front is ample parking which leads to the gardens and land. The gardens are located at the front of the farmhouse and are primarily set to lawn, with paved and gravel seating spaces, providing sufficient opportunity for outdoor dining. Planting has been maintained with formal rockery outside the kitchen and sitting room, and more mature shrubs and bushes running up to the back of the cob barn.

There are 4 paddocks of varying sizes, which all connect and have been designed for ease of moving livestock through a series of gates. An impressive mature Oak tree stands proudly providing ample shade during the sunnier days for the animals. Within the stock fenced paddocks are also found a range of field shelters. Please refer to the accompanying map for boundaries. A further approximate 4 acres are available to purchase on request.

**SERVICES**

Mains water, private drainage via septic tank and oil central heating. A completely new heating system was installed 1 year ago. The electricity is provided by an array of PV panels and battery storage. Should the battery run low there is a newly installed generator. There is no mains electricity. Ideal for anybody looking for an 'off grid' lifestyle.

**DIRECTIONS**


W3W///UPLIFTING.BRIGHT.ABUNDANCE





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.



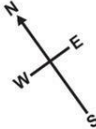
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	58		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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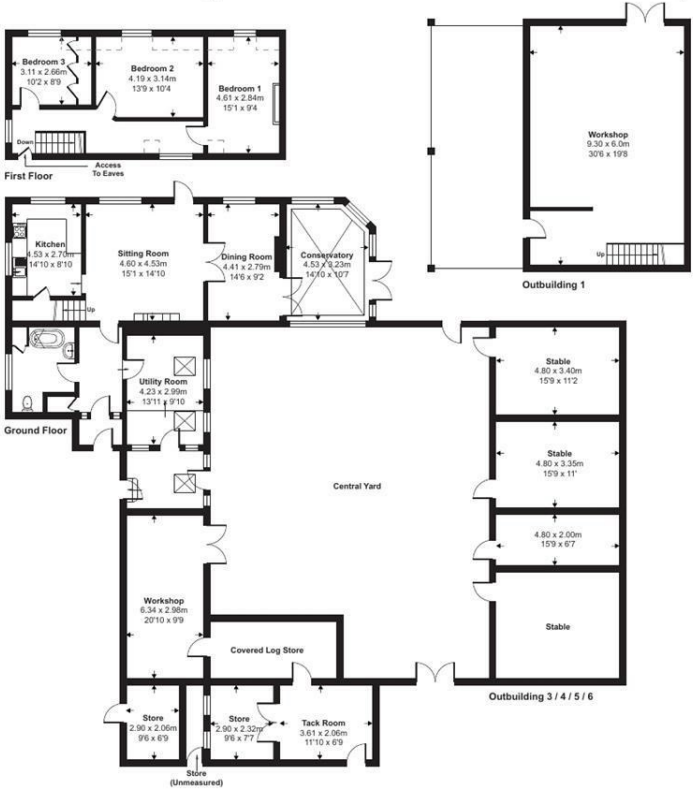
01271 322833

Denotes restricted  
head height



Approximate Area = 1568 sq ft / 145.6 sq m  
Limited Use Area(s) = 41 sq ft / 3.8 sq m  
Outbuildings = 1733 sq ft / 160.9 sq m (excludes store)  
Total = 3342 sq ft / 310.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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