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Moorgate Farm


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Moorgate Farm,

Okehampton, Devon, EX20 1QR

Okehampton 2 Miles, A30 4 Miles, Exeter 27 Miles.

A delightful detached Dartmoor Farmhouse set in 2.2 acres with no immediate neighbours.

- Delightful Dartmoor Setting
- Kitchen/Dining/Family Room And Utility Room
- Three Bedrooms, Bathroom, Shower Room and En Suite
- Garden and Paddock, Approximately 2.2 Acres
- Council Tax Band B
- No Immediate Neighbours
- Three Reception Rooms
- Detached Barn And Outbuilding
- Freehold
- EPC Band D

Guide Price £950,000

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SITUATION

Moorgate Farm occupies a unique setting high above the town of Okehampton on the open moor. The town of Okehampton offers a wide range of amenities. There are three supermarkets including a Waitrose, locally and nationally
owned shops and businesses together with a modern hospital, two primary schools, an outstanding college and leisure centre. From Okehampton there is direct access via the A30 dual carriageway to the cathedral and university city
of Exeter, some 23 miles away with its M5 motorway, main line rail and international air connections. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery with many opportunities for riding,
walking and outdoor pursuits.

DESCRIPTION

A delightfully refurbished, flexible and extended detached farmhouse, situated in this stunning Dartmoor setting with no near neighbours. The property is completely off grid with a diesel generator and solar panels (with battery storage) supplying the electricity and a moorland gravity fed spring supplying the water. There are a number of woodburners heating the house and an oil fired Rayburn in the kitchen/family room provides the cooking and giving warmth to the house. The ground floor offers three reception rooms, together with utility room and shower room. Under a certificate of lawfulness use, a certificate was granted to extend into the barn at the rear. This has created a superb kitchen/dining/family room with part vaulted ceiling and triple aspect windows and doors creating natural light and fantastic views over the gardens and Dartmoor beyond. The first floor opens to an attractive galleried style landing and serves three double bedrooms, the main bedroom having an en suite and mezzanine dressing room, together with a well fitted family bathroom. Externally there is ample areas of parking and turning, together with garaging, a workshop and large detached stone barn. There are well tended gardens and a paddock, with the total plot extending to approximately 2.2 acres. From many parts of the house and gardens, there are delightful views over adjoining farmland and moorland, together with direct access to the beautiful expanse of Dartmoor.

ACCOMMODATION

Via covered PORCH and door to ENTRANCE HALL: Wood Panelled to half wall, decorative tiled floor, opening to SNUG: Feature fireplace with timber mantle, bread oven and inset woodburning stove. Window to front with window seat. wood floor, staircase to first floor, under stairs cupboard. SITTING ROOM: A light triple aspect room with feature decorative fireplace and woodburning stove. UTILITY ROOM: Modern range of wall and base cupboards with inset sink and drainer. Fitted cupboard housing UV filters for water supply. Window to rear, glazed door to patio/garden. SHOWER ROOM: Tiled shower cubicle. Vanity wash basin with light/mirror over. WC. LIVING ROOM: Feature fireplace with timber mantle and woodburning stove, Fitted cupboard, window to garden, door to front. KITCHEN/DINING/FAMILY ROOM: A lovely triple aspect room with engineered oak floor and windows and French doors to the garden. Kitchen Area: Range of base cupboards with quartz worktops over and inset sink. Oil fired Rayburn for cooking, eye level Neff electric oven with seperate Zanussi electric hob.. Larder with shelving and plumbing and space for washing machine. Space for dining table and settee.

FIRST FLOOR LANDING. An attractive galleried style landing with exposed stone wall, timber floor and window to front aspect. Ornate cast iron fireplace, doors to, BEDROOM 3: Exposed timber, window to side aspect. BEDROOM 2: Window to front aspect with lovely views. Exposed timber. INNER LANDING; Recess area with hot water tank, doors to, FAMILY BATHROOM: Panelling to half wall. Freestanding bath with mixer shower attachment. WC, vanity wash basin. Corner shower cubicle, window to side aspect. BEDROOM 1: A light dual aspect room with vaulted ceiling. Cast iron fireplace with wood burning stove and slate hearth. Staircase to first floor dressing room with wardrobe cupboards under. DRESSING ROOM: With window to side aspect and fitted wardrobes. EN SUITE: Vanity wash basin, corner shower cubicle. WC.













OUTSIDE

The property is accessed via the moorland ring road and then across two fields via a gated track, with a right of way to the properties private driveway. A concrete and brick edged drive leads into the large front yard area, bordered by the house and outbuildings. Immediately adjoining the house is a STONE BARN: which consist of two open fronted areas used as GARAGES: An open tread staircase leads to a first floor WORKSHOP. whilst adjoining is the GENERATOR SHED. There is a door to the garden and a cupboard housing the solar controls and battery storage. Set across the yard is a large DETACHED BARN: of stone construction and currently used for storage, but with the potential, subject to the necessary consents for different uses. Adjoining the barn to the front is a stoned area with lawn below and octagonal SUMMER HOUSE. Further lawns sits above the detached barn and from may areas there are lovely views over the fields to Dartmoor. A path to the left of the house leads to the rear kitchen/family room, where there is paved patio area and STORE SHED. further lawned areas adjoin and below the patio is a former outbuilding (no roof) which is now a vegetable garden. The main garden sits to the west and is primarily laid to lawn with shrubs and mature trees, Stone LOG STORE and a further patio area taking in the lovely Dartmoor views. At the head of the drive, accessed via a five bar gate, is the PADDOCK which wraps around the west and south side of the house. Towards the rear of the plot, an old lane gives direct access to the open moor, perfect for walking or outriding.

SERVICES

Diesel powered Generator supplying electricity with 40 solar panels and battery storage. Private water (Gravity fed from moorland spring with UV filters) and Private drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.

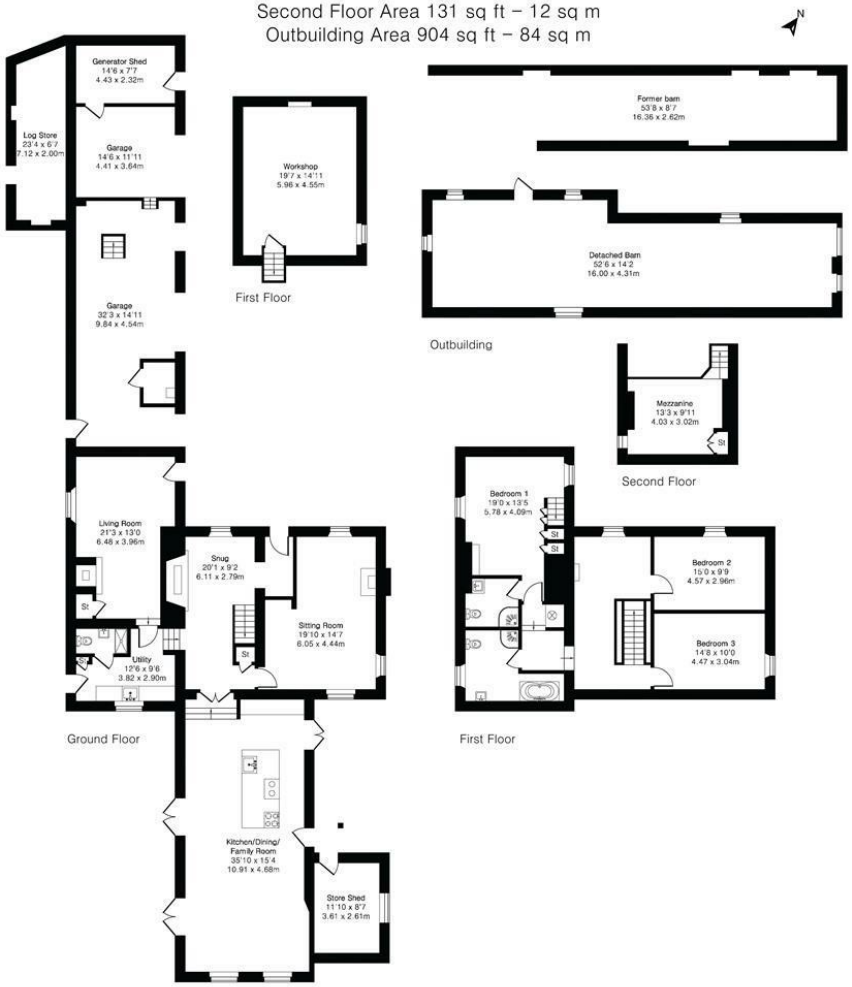
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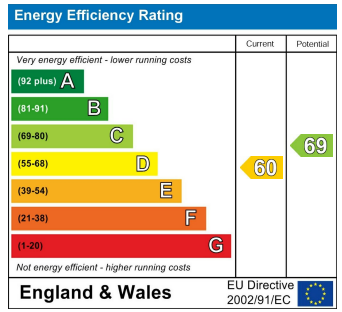
DIRECTIONS

For SAT NAV purposes the postcode is EX20 1QR.
what3words missions.scar.appoints

From Okehampton Fore Street turn left just before the White Hart Hotel into George Street. Take the second right hand turning after the Post Office into Station Road and proceed up the hill. At the top of Station Road, do not bear left towards the Station, but carry straight ahead continuing out of the town towards the Army Camp. Ignore the first right hand turning signposted Army Camp and continue until reaching the second camp access and here upon bear left across the bridge and up onto the open moor. Follow the ring road for approximately 0.5 of a mile, where upon the gate access leading to Moorgate Farm (sign displayed) will be seen upon the left hand side. Follow the track across the field until reaching a second gate, which will be the driveway to the farmhouse.

Approximate Gross Internal Area 3014 sq ft - 280 sq m
(Excluding Outbuilding)
Ground Floor Area 1646 sq ft – 153 sq m
First Floor Area 1237 sq ft – 115 sq m
Second Floor Area 131 sq ft – 12 sq m
Outbuilding Area 904 sq ft – 84 sq m





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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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