



POINT FARM
O.I.R.O £630,000

3 Bed Farmhouse with Small Paddock
LEWDOWN

MILLER TOWN & COUNTRY
Part of Smart Property Group



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Point Farm

- >> Beautifully Presented Former Farmhouse
- >> Small Paddock & Stream Borders
- >> Totally Refurbished over recent years
- >> Underfloor Heating Throughout
- >> Many original Features
- >> 2 Adjoining Barns w/ Scope for Conversion
- >> Photovoltaics



The Property

The current owner has over recent years, painstakingly renovated and sympathetically refurbished this delightful former farmhouse retaining much of its original charm and character and introducing some more contemporary elements such as the impressive wide granite spiral stair case that leads up to the first floor. One enters a pleasant porch and then onto one of the two generously proportioned reception rooms, both with inglenook fireplaces and inset woodburning stoves. At the rear of the property is a large farmhouse style Kitchen breakfast room with a modern cottage style kitchen and an inner lobby off which the stairs wind up to the first floor. From the kitchen a door leads out to a large, pretty courtyard garden and there is access to a cloakroom and utility room. On the first floor are three well proportioned bedrooms, the principle bedroom having its own En-Suite shower room and a further bathroom.

The Barns comprise of one small and one large, two storey stone barn adjacent and beyond this is a further open fronted barn, both of which have scope for further development and drainage had been connected to both with development commenced and initial sign off from building control, the vendor believes due to this planning is still live on the barns but we would recommend buyers make their own enquiries with the local planning department at West Devon. A former stone piggery is also attached.

Accommodation

One enters via a lovely porch into a large sitting room with slate floors, and a large inglenook fireplace at one end has a modern inset wood burning stove, Doors lead off to the kitchen, dining room and inner lobby. The Dining room is another generously proportioned reception room with a further inglenook fireplace and inset wood burner, both reception rooms enjoy a southerly aspect and windows to front. The Kitchen/Breakfast room sits at the rear of the property offering a wonderful hub to this home, with a wide range of cottage style units and worktops, the former inglenook makes a perfect recess for the modern range style cooker and a door leads out to a beautifully landscaped courtyard style garden with central feature well. The inner lobby is dominated by the impressive winding granite spiral staircase leading up to a good sized galleried landing, off which is a main bathroom, the principle bedroom which has it's own En-Suite facilities and two further bedrooms.





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Outside

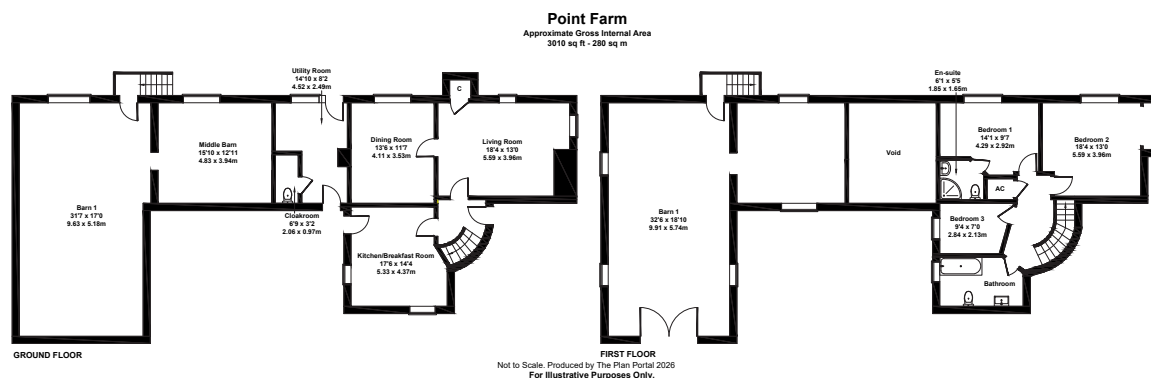
To the front of the property is a private drive providing parking for numerous vehicles and a central planted round about allowing easy access in and out. There is a screened private front garden directly in front of the house and further areas of lawn at the far side of the drive which wraps around the side and gives access to the small paddock area, which borders the river Lew on one side. The gardens wrap around to the side leading to a raised level garden primarily lawned with steps leading down to the rear courtyard garden which is bordered on three sides by stone walls. and raised beds and stone walls separate the courtyard from the rear garden area.

Location

The hamlet of Combebow sits between the villages of Lewdown and Bridestowe, offering a range of local amenities such as primary schooling, shop and public houses. The nearby towns of Launceston, Tavistock and Okehampton are all easily accessible by car offering secondary schooling, supermarkets and retail centres. Okehampton, the nearest of the three offering rail links to Exeter and beyond and the A30 Corridor is a short drive away unlocking access to Exeter as well as the A386 to Plymouth. Sitting just outside Dartmoor National Park there is also easy access to the Granite way and open moorland as well as picturesque open countryside that surrounds the area.







KEY INFORMATION

-  3 Bedrooms
-  1 Bathrooms
-  2 Reception Rooms
-  Driveway
-  Not Listed
-  Heating: Oil, Underfloor heating
-  Utilities: Mains electric and water. Private 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: TBC
-  Council Tax Band: D
-  Tenure: Freehold
-  Broadband: FTTP (*Per Ofcom)
-  Mobile Signal: Poor (*Per Ofcom)
-  Not suitable for wheelchair users

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Viewings: Strictly through the
vendor's sole agents
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UNFAIR TRADING REGULATIONS
2008:

These particulars are believed to be correct but
their accuracy is not guaranteed nor do they
form part of any contract.

