



# BURROW FARM

Zeal Monachorum, Devon



# A STYLISHLY RENOVATED AND IMMACULATELY PRESENTED PERIOD FARMHOUSE

With two cottages, paddocks and lake in a delightful rural setting with views to Dartmoor

## Summary of accommodation

**Ground Floor:** Reception hall | Sitting room | Kitchen/breakfast/family room | Dining room | Bar | Study | Cloakroom | Utility room

**Annexe:** Living room | Bedroom | Shower room

**First Floor:** Principal bedroom/dressing room/shower room suite | Three further bedrooms and bathroom

**Cottages:** Two separate self-contained three and two bedroom cottages

**Outside:** Storage sheds and workshop | Terrace and gardens | Paddocks and stable | Lake | Orchard

**In all about 9.03 acres**

**Distances:** Crediton 9 miles, Okehampton 9 miles, Exeter 17 miles

(All distances are approximate)

## SITUATION

Burrow Farm is situated in the heart of the rolling farmland of Mid Devon, between Crediton and Okehampton. Zeal Monachorum is about 2 miles away with church, village hall and The Waie Inn, a large family friendly pub and restaurant with indoor and outdoor play and leisure facilities, including swimming pool. The larger village of Bow is about 1.5 miles away with village store, primary school, health centre, garden centre and post office.

The lively nearby market town of Crediton, with its fine parish church on the site of Devon's first Saxon cathedral, provides a good selection of independent shops, supermarket, farmers' market, cafés, restaurants and secondary school. Okehampton, on the edge of Dartmoor, also has a good selection of shops, cafés, restaurants, pubs, leisure centre, hospital, Waitrose store and secondary school.

The university and cathedral city of Exeter is a little over half an hour's drive away with a comprehensive range of shopping, cultural, leisure and sporting facilities, and a choice of private schools.

There are golf courses at Crediton and Okehampton and the 9 hole Waterbridge Golf Course about 6 miles away on the A377.

Within easy reach to the south is Dartmoor National Park, renowned for its spectacular scenery and providing excellent opportunities for walking, riding etc. Also, to the north, is Exmoor National Park. Within an easy drive is the stunning coast of North Devon and North Cornwall, with its sandy surf beaches and glorious coastal walking.

There are stations at nearby Copplestone and Morchard Road with branch line connections to Barnstaple and Exeter. In Exeter there are stations with mainline connections to London (Paddington and Waterloo), access onto the M5 motorway and an airport.



# THE PROPERTY

Burrow Farm is set in a quiet, unspoiled, rural setting, off a small country lane, surrounded by the rolling farmland of Mid Devon.

The house is believed to have early Victorian origins and has the high ceilinged, well proportioned rooms typical of the architectural period. In recent years the current owners have entirely and meticulously renovated, restored and modernised the house to a very high standard, whilst taking great care to retain the period character and charm, so that it now provides immaculately presented and stylishly designed, spacious, family accommodation. A converted former outbuilding adjoining the house can be used as a separate annexe or incorporated into the house, and a separate barn has been converted to provide two self-contained, well appointed, cottages.

The reception hall has attractive patterned tiled flooring and panelling to dado height and stripped wood panelled doors open into the cosy sitting room with attractive fireplace and woodburner and the beautiful, open plan, spacious kitchen/breakfast/family room with sitting area with exposed boarded flooring and fireplace with woodburner, and handmade, bespoke, fully fitted kitchen with slate tiled flooring, island with wooden worktop and breakfast bars, fitted cupboards with slate worksurfaces, AGA, oven, induction hob, coffee maker and microwave.

A doorway opens into the lovely, light, full height dining room with slate paved flooring, exposed roof timbers, roof lights and bi-fold doors to the terrace with delightful rural views. Beside the dining room is the bar with fitted bar and French doors out to the terrace, thus creating a wonderful entertaining area connecting both indoor and outdoor spaces on the west side of the house, making full use of the glorious, rural setting.

A wide opening and steps lead down from the dining room to the study and from here a door opens into the annexe with large, full height, main room with picture window overlooking the lake and surrounding farmland, and bi-fold doors to the terrace. This room is currently used as a gym and there is also a bedroom and shower room and separate entrance from the driveway.



Off the kitchen and dining room is the utility/boot room and cloakroom and from the hall the staircase rises to the landing with stripped wood panelled doors to the delightful principal bedroom with distant views across the surrounding countryside to Dartmoor and en suite fitted dressing room and shower room with Karndean flooring, and also to a further bedroom/study, again enjoying the views to Dartmoor in the distance. Off the rear landing are two further bedrooms and family bathroom with both shower and bath and the rear staircase down to the utility room.

The driveway leads into a wide, gravel, parking and turning area in front of the house. On the opposite side of the driveway and below the house, a large stone barn has been converted into two separate cottages, Lakeview with three bedrooms and Lakeside with two, each having kitchen/dining/sitting rooms and private gardens overlooking the lake and Devon countryside.



Between the house and the cottages is an outbuilding comprising of storage sheds and workshop and, adjacent to this and the driveway, is a level, enclosed, lawned garden area incorporating potager beds and a border for vegetables and soft fruit.

On the west side of the house bi-fold doors from the dining room and annexe, and French doors from the bar, open to broad, paved terrace areas with lighting and sound system, bounded by retaining walls and plant borders, providing an idyllic spot for entertaining with lovely views across the grounds, down to the lake, and across the surrounding farmland.

Beyond this is a large field with level mown area at the top, incorporating a stable building, and an unmown area with mown paths, encouraging wildflowers, sloping gently down to the banks of the beautiful lake, attracting much wild flora and fauna. Adjoining this area is a further paddock incorporating a large orchard area with a variety of apple trees.



## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage. LPG heating to house and electric to cottages. Solar panels.

**Local Authority:** Mid Devon District Council: 01884 255255

**EPC:** E

**Council Tax:** Band G

**Directions:** EX17 6LW



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
548.6 sq m / 5905 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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