



Lake Farm







# Lake Farm

Hatherleigh, Okehampton, Devon, EX20 3LH

Hatherleigh 0.5 Miles, Okehampton 8 Miles, A30 10 Miles.

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A delightfully situated and private detached residence with 14 acres of gardens, paddocks and woodland.

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- Approximately 14 Acres
- One Bedroom Attached Annexe
- Stables and Paddocks
- Conifer Plantation
- Three Bedroom House
- Adjoining Cob Barn
- Well Established Gardens and Orchard
- No Near Neighbours

Guide Price £995,000

## Stags Okehampton

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420 | [okehampton@stags.co.uk](mailto:okehampton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

Lake Farm occupies an enviable rural location at the end of the lane (with a long established right of way over a footpath and part owned lane) on the outskirts of the popular town of Hatherleigh. Set in a private position, yet being within only 0.5 miles of the town centre. The town has a range of facilities including small supermarket, garage/supermarket, post office and public houses. The town also benefits from primary school, health centre and veterinary surgery and traditional market which takes place on a Tuesday. There is an excellent community centre together with various sporting facilities. A more comprehensive range of facilities can be found in the larger town of Okehampton with it's excellent range of shops and services, 3 supermarkets including Waitrose, and many nationally and locally owned businesses. From Okehampton there is direct access to the A30 dual carriageway providing a link to the Cathedral and University City of Exeter a further 23 miles away with it's M5 motorway, main line rail and international air connections.

## DESCRIPTION

Lake Farm occupies a delightful, private rural setting with no immediate neighbours, surrounded by attractive gardens, orchard, paddocks and woodland, extending to approximately 14 acres . The property is Grade II listed and has been significantly updated and improved both internally and externally, since the present vendors occupation. The main house offers a spacious entrance hall, with well fitted farmhouse kitchen, attractive sitting room and shower room to the ground floor, On the first there are three bedrooms, whilst there is an adjoining ground floor annexe (currently used as part of the house) which could be suitable for dual occupation, or potential for Airbnb subject to the necessary consents. Further benefits include an attached cob barn with potential again to incorporate into the main house. The gardens and grounds are a particular feature and offer a wealth of well established plants, shrubs, trees and bushes. For the equestrian minded, there is stabling and three well fenced paddocks, together with a large conifer plantation bordering the stream.

## ACCOMMODATION

Via front entrance door to spacious ENTRANCE HALL: Staircase to first floor, door to adjoining barn. Limestone floor, double doors to KITCHEN: Well fitted with extensive range of base cupboards and drawers with inset double 'Belfast' sinks. Integral fridge, dishwasher and oven. Induction hob and recessed external extraction. Beamed ceiling, limestone floor, window to front elevation. feature granite fireplace with cloam oven. SITTING ROOM: Limestone floor, dual aspect windows, Timber reveals and lintels. Former fireplace. SHOWER ROOM: Large walk in shower cubicle with mains fed shower, twin vanity wash hand basins, WC. Airing cupboard with hot water tank and linen shelving. Window to side aspect, limestone floor. Door to

ANNEXE: Inner HALLWAY: With access to loft space and door to BATHROOM: Slipper bath, WC, pedestal wash basin, corner shower cubicle with mains fed shower, heated towel rail, dual aspect windows and tiled floor. BEDROOM 4: internally partitioned with double doors open to the LOUNGE: Window to side aspect, door to FRONT PORCH: With its own independent entrance. KITCHEN: A dual aspect room with stable door to the rear. Range of base cupboards within inset sink and worktops over, space for fridge, washing machine and tumble drier.

FIRST FLOOR LANDING; Window to rear, doors to, BEDROOM 1: A large dual aspect room with exposed floorboards. BEDROOM 2:, A double room with window to side, overlooking the gardens and paddocks, exposed floorboards BEDROOM 3: Window to front elevation, access to loft space, exposed floorboards.





## OUTSIDE

Lying to the front right of the house, is a large parking and turning area for numerous vehicles. Adjacent is a useful OUTBUILDING with ADJOINING STORE, POTTING SHED and GREENHOUSE, with further GREENHOUSE adjacent. Adjoining are lawned areas, interspersed with flower beds, mature shrubs, bushes and trees, together with an area of raised vegetable beds and compost area. Formal gardens then adjoin the house and extend around to the rear again primarily lawned with mature borders and trees. To the left of the drive is a large detached stone and block built STABLES: With three internal loose boxes and giving access to the concrete yard behind and two paddocks adjacent. Adjoining the house is a COB BARN: with connecting door opening to the entrance hall and doors and windows to the front and rear. Currently partitioned with mezzanine storage space over, light and power connected. This has potential for extending into the main house, subject to the necessary consents. Lying behind the barn and sweeping around to the rear of the house are two fenced paddocks. Set above the paddock is an area of orchard offering many types of apple and plum trees. GARDEN SHED. A small stream forms the border to the adjoining woods which is largely an established conifer plantation, which can be accessed via a five bar gate from the lane. on the other side of the lane a five bar gate opens to a further fenced paddock. in total the land extends to approximately 14 acres.

## DIRECTIONS

what3words wounds.maple.cabbages

For SAT NAV purposes the postcode is EX20 3LH

## SERVICES

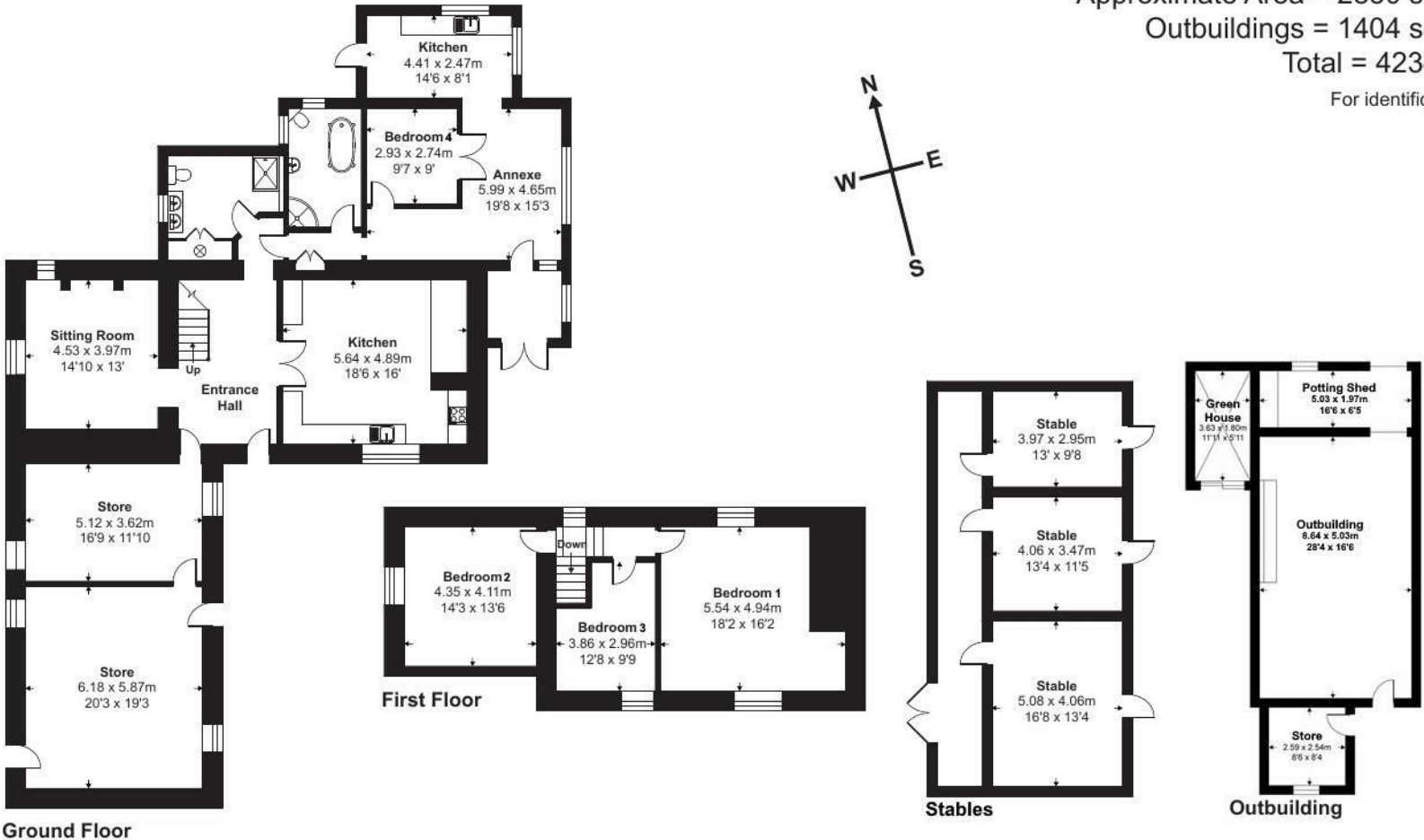
Mains Water, Electric. Biodisk drainage system drainage and Oil central heating.

Broadband Coverage: Standard available (Ofcom)

Mobile Coverage: Good indoor and outdoor (all providers, information from Ofcom)

Approximate Area = 2830 sq ft / 262.9 sq m  
 Outbuildings = 1404 sq ft / 130.4 sq m  
 Total = 4234 sq ft / 393.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1326953



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>17</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

