



KEYETHERN FARM

Hatherleigh, Devon



A DELIGHTFUL 96.7 ACRE DEVON FARM IN A BEAUTIFULLY PEACEFUL AND PRIVATE, RURAL, SETTING

With house, cottage, annexe and farmbuildings, at the end of a long private drive surrounded by extensive pastureland and woodland, with views to Dartmoor. Formerly run as a deer park.

Summary of accommodation

House

Ground Floor: Hall | Sitting room | Conservatory | Kitchen/dining room | Utility room | Wet room

First Floor: Study | Two bedrooms | Bathroom

Cottage

Ground Floor: Kitchen/sitting/dining room | Utility room | Cloakroom

First Floor: Three bedrooms | Bathroom

Annexe

Ground Floor: Hall | Games room/bedroom

First Floor: Kitchen/sitting/dining room | Bedroom | Bathroom | Large balcony with seating area

Outside

Gardens | Two general purpose farmbuildings and additional outbuildings | Extensive range of pasture paddocks and woodland

In all about 96.70 acres

Distances: Hatherleigh 2 miles, Okehampton 9 miles, Holsworthy 13 miles, Bude 22 miles

(All distances are approximate)

SITUATION

Keyethern Farm is situated in the heart of West Devon just to the north west of Hatherleigh, near to the junction of the beautiful Rivers Torridge and Lew. It is completely ring fenced and all but one field (6527) is deer fenced.

The charming market town of Hatherleigh is between Dartmoor to the south and the North Devon coast and has at its heart its historic market square hosting its traditional Tuesday market. The town has independent shops, galleries, primary school, health centre, vets' surgery, post office and supermarket/garage, as well as pubs, restaurants and cafés and a vibrant community spirit with seasonal events including the Carnival and Arts Festival. There are cricket, bowling and football clubs and tennis courts, excellent walking, being close to the 'Tarka Trail' and the 'Two Moors Way', and trout and salmon fishing on the River Torridge.

To the south is the larger town of Okehampton with supermarkets including Waitrose, leisure centre, hospital and Okehampton College. Private schools in the area include Shebbear College and Mount Kelly at Tavistock.

Within easy reach, just beyond Okehampton, is Dartmoor National Park, renowned for its spectacular scenery and providing excellent opportunities for walking, riding, fishing etc. To the north is the stunning North Devon coast with its sandy surf beaches. There are golf courses at Ashbury, Okehampton and Holsworthy.

At Okehampton there is access onto the A30 dual carriageway leading west into Cornwall or east to Exeter, where there is access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport. In Okehampton is a station with branch line services to Exeter.





THE PROPERTY

Keyethern Farm is situated in an idyllically peaceful and private, rural, setting, at the end of a half mile private entrance drive amidst rolling, partly wooded, farmland, and surrounded by its own undulating pastureland and woodland.

The current owners bought the property in 1988 when it was just the original period farm cottage and associated barns and outbuildings and, over the years, have created the separate annexe, converted the adjoining barn to comprise the main house and recently entirely renovated and extended the original cottage. Thus, the current house forms three self-contained adjoining dwellings for multi-generational living or income generation, but retaining a high degree of flexibility with connecting doors meaning it could equally be used as one single house or a combination of uses.

The dwellings are beautifully presented and stylishly designed, including features such as oak doors throughout, slate flagged flooring through much of the ground floor of the main house has under floor heating and exposed boarded flooring and timbers elsewhere.

The main house centres around the lovely open plan kitchen/dining room with fitted kitchen with four oven electric AGA (supplied predominately by renewable electric), conservatory and sitting room, both with French doors out to the terrace and woodburner with granite surround in the sitting room. There are two bedrooms, study and bathroom with both bath and shower on the first floor.

The original cottage has a delightful light and spacious sitting/dining room/kitchen with exposed beech flooring, fireplace with woodburner, fitted kitchen, connecting door to the main house and bi-fold to the terrace and gardens. The principal bedroom has a full height gable end window with stunning views over the surrounding countryside, and there are two further bedrooms and a bathroom.







Adjoining the other end of the main house is the annexe with games room/bedroom on the ground floor and stairs up to another delightful open plan sitting/dining room/kitchen with glazed sliding doors to a decked balcony with views to Dartmoor. The landing has a connecting door to the main house and there is another bedroom and bathroom.

Keyethern Farm provides opportunity for additional income streams, the annexe is currently rented out on AirB&B. There are Solar PV(8 years left of FIT) and planning exemption certificate for an off grid cabin in field 6527.



GARDENS AND GROUNDS

The long half mile entrance track provides a picturesque approach through the fields to parking, turning and garden areas in front of the house. French doors from the main house and cottage open to a broad, raised, stone paved terrace and steps descend to the lawned garden and further terrace areas with plant borders, ornamental shrubs and trees, including fruit trees, around two sides of the house.

To the west side of the house and gardens is a five bay timber framed general purpose farmbuilding, containing both the log and oil boilers, with adjoining store sheds and yard areas. Further to the west, the track leads around to another seven bay steel portal frame agricultural building with spaceboard cladding and supporting a bank of solar panels on the roof.

The house and buildings are surrounded and ring fenced by an extensive range of gently undulating pasture paddocks, divided by Devon banks and hedges and interspersed, as well as fringed, by copses and areas of delightfully unspoiled ancient broadleaf woodland of around 14 acres in all and being a haven for wild flora and fauna. All the fields have water connected and some areas are deer fenced as the owners, for many years, ran a successful family fallow deer farming business and a small herd still remain on the property.

From all around the land are gorgeous views over the surrounding, rolling, Devon countryside and, from some points, to Dartmoor in the distance. The property is also well suited for horses, with the smaller barn having 10 bays ideal for stabling, half of the larger barn was converted into a indoor sand school in the past.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Log boiler and/or oil boiler. Solar panels (42.75 kW).

Rights of Way: There is a public footpath along the entrance track and across some of the fields.

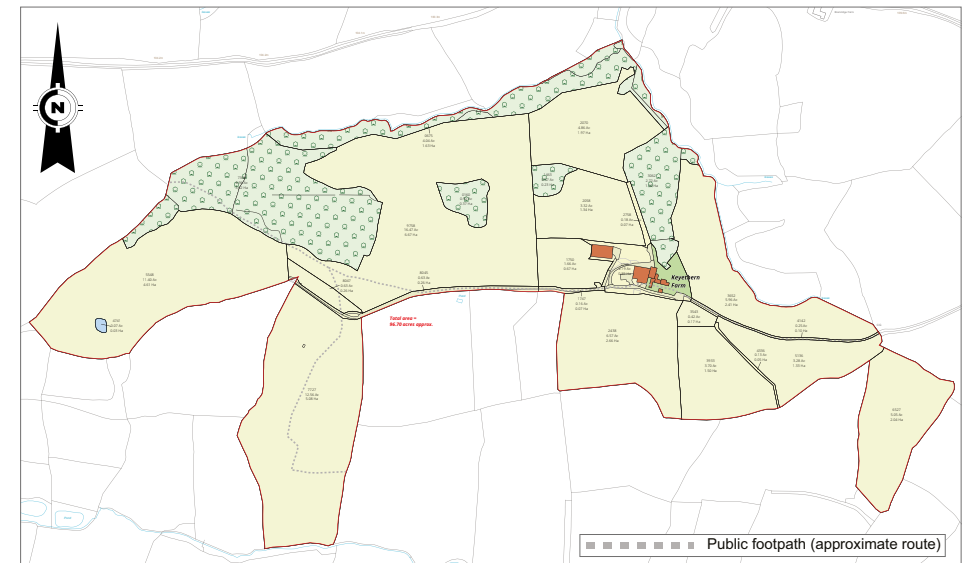
Local Authority: West Devon Borough Council: 01822 813600

EPC: B

Council Tax: B & E

Directions: EX20 3LG

Guide price: Offers in excess of £2,150,000



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Approximate Gross Internal Area = 458.1 sq m / 4931 sq ft
(excluding terrace and barn)

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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