



North Down Farm



North Down Farm

Merton, Okehampton, Devon, EX20 3DN

Merton (village/amenities) 2.4 miles. Great Torrington 4.1 miles.
Bideford 10 miles.

A detached farmhouse with gardens and land in a picturesque setting.

- Approximately 1.6 Acres
- 2 Reception Rooms
- Large Garage / Workshop
- PV Solar Array
- Council Tax Band 'D'
- 3 Double Bedrooms
- Farmhouse Kitchen
- No Neighbours
- No Onward Chain
- Freehold

Guide Price £599,000

Situation

North Down Farm is tucked away at the foot of a private lane, surrounded by open countryside, with no neighbouring properties and uninterrupted views. Situated close to the village of Merton (2.4 miles), with the 18th Century, 'Malt Scoop Inn', at its heart, parish church, primary school and village hall. There are many other popular villages, with bustling communities and amenities in the surrounding area.

Offering daily amenities/facilities, is the town of Great Torrington (4 miles), that gained both significance and historical importance in the 17th Century, but the town is possibly more affectionately known to many, as the heart of 'Tarka County' in the novel 'Tarka The Otter'. The town itself is surrounded by Commons, with over 360 acres of nature walks and offers an excellent range of daily amenities and facilities, including: Pannier market, arts centre, supermarkets, leisure facilities, a broad range of independent and artisan shops/businesses and schooling for all ages.

The port town of Bideford (10 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private) and several supermarkets. The coastal resorts of Westward Ho! Appledore and Instow (all approx. 13 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions.

Description

North Down Farmhouse has the benefit of a southerly aspect and is perfectly placed in the heart of its gardens and ground and surrounded by unspoilt countryside. The house offers well proportioned accommodation, with 3 double bedrooms, 2 reception rooms and farmhouse style kitchen/breakfast room, and has been significantly extended and improved in the recent past. Outside, the mature gardens and grounds extend to approximately 1.6 acres and include a gently sloping paddock with coppice and stream boundary and various outbuildings, including a large workshop/garage that could potentially offer development (stp). The property is available with no onward chain.



Accommodation

Set within an open porch, the front door opens into the ENTRANCE HALL with stairs leading up and door to the SNUG / DINING ROOM, with a large inglenook fireplace hosting an iron-grate open-fire set on a stone hearth. An arched doorway opens into the spacious, double-aspect LIVING ROOM, with large inglenook fireplace with inset woodburning fire at its heart. The space effortlessly accommodates seating and space for a dining table. The FARMHOUSE KITCHEN is fitted with a traditional range of wooden units with light worktop over/tiled splashbacks and matching wall units, appliances include; Rayburn (solid fuel), inset 4-ring gas hob, 1½ bowl sink, fridge and dishwasher. The UTILITY ROOM with double aspect, is fitted with a range of base units/worktop over, space/plumbing for white goods and stable door opening to the back garden. CLOAKROOM with basin & WC.

Upstairs there are 3 double bedrooms and a family bathroom. BEDROOM 1 a spacious double room with large walk-in cupboard/wardrobe/dressing room. BEDROOM 2 is fitted with a bank of wardrobes. BEDROOM 3 with pretty, exposed stone chimney breast. The FAMILY BATHROOM comprises a contemporary, 4-piece, white suite with; sumptuous, deep, freestanding oval bath, shower cubicle, basin, WC and double airing/linen cupboard.

Outside

At the front of the house, the sweeping driveway provides parking for multiple vehicles, with a detached garage beside the western gable. The main gardens take advantage of southerly and sheltered aspect and are bursting with a tremendous variety of mature and established plants and trees. Some of the gardens are currently being 'renatured' but could easily become formalised/structured, with minimal effort. There is a large (34'4"x19'7") barn/workshop/garage, that could offer potential for development (stp), secure block-built garden store and a wooden summerhouse sits beside the main lawn. Behind the house, there is a further area of lawn, with 5-bar gate opening to a gently sloping paddock with pretty coppice and stream boundary along the eastern edge, with stock fencing forming the western boundary.

Services & Additional Information

Services: Mains electricity. Private drainage (septic tank). Private water (spring).

Primary construction: Stone and cob, slate roof.

Roof Mounted PV Solar Array

Broadband: 'Standard' and 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from Bideford Quay, with the River Torridge on the left, proceed in a southerly direction on A386 for approx. 7 miles. Upon arriving in Great Torrington, turn right at the mini roundabout, signed 'Okehampton / Exeter', and follow this road for approx. 4.2 miles. At the right hand bend, turn left and continue past the gates, where the property will be found on your right.

Postcode: EX20 3DN (not to be replied upon)

What3words: ///pavement.tripling.beams



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.



Energy Efficiency Rating		
Current		Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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