



Week Farm House

Week Farm House, , North Tawton, Devon EX20 2AB



Town Centre 0.9 Miles. Exeter 25 Miles,
Okehampton 7 Miles.

An attractive five bedroom
house of traditional stone and
rendered construction sits on
the edge of North Tawton.

- 5 Bedrooms
- Farmhouse Kitchen
- Sitting Room
- Ample Parking & Private Access
- Adjoining Barn
- Grounds & Gardens
- Character Property
- EPC Band: E
- Council Tax Band: E
- Freehold

Guide Price £575,000

SITUATION

The property occupies a peaceful position on the outskirts of North Tawton. The town itself offers a comprehensive range of amenities which include supermarket, various local shops, post office, public houses, primary school, dentists, doctors and veterinary surgeries. The town is situated amidst rolling Devonshire countryside, lying with easy driving distance of the A30 and within commuting distance of Exeter. The large town of Okehampton offers a more comprehensive range of facilities having three supermarkets (including a Waitrose) and a good range of locally and nationally owned shops and businesses. There is schooling facilities to sixth form level and state of the art leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park is easily accessible with its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoors pursuits. The Cathedral and University of Exeter has an excellent shopping centre, together with M5 motorway, main line rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and scope for sporting and leisure facilities. In addition, the north and south coasts of Devon with attractive beaches and delightful coastal scenery are within easy driving distance.

DESCRIPTION

This attached farmhouse of traditional stone and rendered construction sits on the edge of North Tawton, offering five bedrooms, three reception rooms, an adjoining barn and extensive gardens with a garage and outbuildings. The ground floor comprises an L-shaped entrance hall, a lounge with a woodburning stove, a dining room with an original bread oven, a study in the former dairy, a dual-aspect kitchen with an oil-fired Aga, a utility room, a rear porch and a cloakroom. On the first floor, a split landing leads to five bedrooms including a primary room with a secondary staircase and two bath/shower rooms. The grounds feature lawned gardens, a vegetable patch, a courtyard with a summerhouse, a gravelled driveway with a garage, and an attached barn with loft space providing potential for expansion.

ACCOMMODATION

Via the timber door to ENTRANCE HALL: A spacious L-shaped hall with exposed beams, exposed stonework, two decorative wall recesses with ornate electric lamps, stairs to first floor, doors leading to the rear porch and adjoining rooms. DAIRY (STUDY): Dual aspect room featuring exposed beams, original ceiling hooks, original clay tiled flooring, with a connecting door to the ADJOINING BARN. DINING ROOM: Window to front, exposed timber beams, modern slate flagged flooring, built-in cupboard with shelving. Highlighted by a substantial original fireplace with a bread oven and integrated woodburning stove. LOUNGE: a bright dual aspect reception room with exposed beams and timber posts, four, characterful stone fireplace with slate hearth and fitted woodburning stove. REAR PORCH: Outfitted with an exterior door, fitted storage, secondary staircase access, burglar alarm controls, and electric meters. Latched pine door leads into: KITCHEN: Dual aspect room with quarry tile flooring extending from the lobby. Fitted with a range of farmhouse-style base and wall units, rolltop work surfaces, and features a high-level fireplace housing an oil-fired two-oven Aga and LPG cooker, with open access to a dedicated washing-up area: range of base units with rolltop work surface over, dual inset sink with mixer tap, space for dishwasher, dual aspect windows to side and rear. UTILITY ROOM: Window to side,

exposed beams, ceiling hooks, base units with worktops, stainless steel sink, plumbing for washing machine, space for tumble dryer, coat hooks, understairs storage, door leading to CLOAKROOM: Wall mounted Basin, W.C.

FIRST FLOOR LANDING: Accessed via a feature archway in the entrance hall to a main staircase leading to a split landing. Window to side, access to loft space, doors to: BEDROOM ONE: Generous room with exposed beams, window to side, fitted cupboard, trap door to secondary staircase. BEDROOM TWO: Window to side. BEDROOM THREE: Window to front. BEDROOM FOUR: Exposed beams, window to front, fitted wardrobe with overhead storage. BEDROOM FIVE: Window to front, built-in wardrobe with hanging rail and shelf. BATHROOM ONE: Walk in shower with tiled surround and rainfall shower head over, wash basin with shelving below. W.C, towel rail and exposed beams. BATHROOM TWO: Exposed beams, window to rear, radiator, panelled bath with mains shower over, pedestal wash basin, low-level WC, fitted storage cupboards.

OUTSIDE

A private driveway provides access to the front of Week Farmhouse and neighbouring properties, continuing around to the rear there are double five-bar wooden gates with access onto a generous gravelled parking area adjoining the gardens. Adjacent to the parking area is a timber POTTING SHED built on a concrete base, featuring double doors, lighting and power supplied by a solar panel and an adjoining timber lean-to LOG STORE. Positioned close by is a galvanized BARN/GARAGE, providing ample space for storage or vehicle parking. The principal garden features a large, undulating lawn interspersed with a variety of plants, shrubs, and mature trees, with a brick pathway leading toward the rear of the property. Adjoining the garden is a spacious enclosed vegetable patch incorporating a second modern timber POTTING SHED, alongside a block-built compost bunker. Immediately to the rear of the farmhouse lies a large concrete courtyard with a raised flower and shrub bed, a SUMMERHOUSE, and a raised stone ornamental pond. Nearby is a modern oil tank, an LPG connection for the cooker, and a stone-built lean-to boiler room housing the floor-standing oil-fired boiler and hot water tank, complemented by an outside pendant light. To the side of the external toilet, a passageway leads to a full-height pedestrian gate providing access to the front of the home. At the front entrance, steps ascend to the main front door. The ADJOINING BARN: Features dual access points via doors from the courtyard and the adjacent dairy. The space includes a Velux-style window and an open-plan layout leading into the upper area above the dairy, which also provides further access to the loft space.

SERVICES

Mains water and electricity, private drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Broadband Coverage: Ultrafast available up to 900Mbps (Information supplied by Ofcom) Mobile Coverage: EE, 3 and Vodafone: good outdoor. Information from Ofcom.

DIRECTIONS

For Sat Nav purposes, the postcode is EX20 2AB
what3words: ///handfuls.bookcases.chucked



**Approximate Gross Internal Area 3333 sq ft - 309 sq m
(Excluding Outbuilding)**

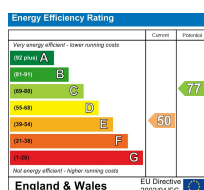
Ground Floor Area 1714 sq ft - 159 sq m

First Floor Area 1619 sq ft - 150 sq m

Outbuilding Area 498 sq ft - 46 sq m



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.



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