



West Lake Farm



West Lake Farm

East Chilla, Beaworthy, Devon, EX21 5XF

Halwill Junction 1.8 miles - Holsworthy 8.9 miles - Okehampton
12.9 miles

A delightful farmhouse and self-contained cottage, set within a superb rural position.

- Delightful Rural Setting
- 1 Bedroom Cottage
- Range of Outbuildings
- Stables
- Freehold
- 4 Bedroom Farmhouse
- Approximately 12.97 Acres
- Lake
- Off Road Parking
- Council Tax Band E

Guide Price £925,000

SITUATION

The property is situated just under 2 miles from the small self contained village of Halwill Junction with its post office/general store, pub and thriving village community spirit. A more comprehensive range of shopping facilities can be found at the market town of Holsworthy, some 8.9 miles distant, which includes a Waitrose supermarket and agricultural and equestrian based retailer, Mole Valley Farmers. Additionally, there are doctors', dentists', veterinary surgeries, educational facilities from pre-school to GCSE including the independent Shebbear College in nearby Beaworthy. Access to the A30 can be reached at Okehampton, some 12.9 miles distant, which links by rail and road to the cathedral city of Exeter with its excellent communications including main line railway station serving London Paddington and well respected international airport.

DESCRIPTION

A charming 4 bedroom farmhouse with a 1 bedroom self-contained cottage, range of outbuildings, stables and lake with an island all set in just under 13 acres.

FARMHOUSE

Front door opens into the entrance porch leading into the entrance hall, which offers access to the sitting and dining room, both with charming wood burning stoves.



The kitchen/breakfast room comprises a range of wall mounted cupboards, base units and drawers, Belfast sink, Stanley range oven (supplying hot water), space for appliances and doors to the utility room and boot room with access to the side of the property. The ground floor is completed by a shower room with, WC and a wash hand basin.

The first floor offers a landing, four bedrooms and a shower room. Bedroom one enjoys an aspect to the front and built in wardrobes.

COTTAGE

Stable door leads into an impressive open plan kitchen/living area with stairs leading up to the double bedroom which has a mezzanine effect over the entrance and sliding doors out to the decked balcony which enjoys far reaching rural views.

The kitchen has a range of wall mounted units, base units and drawers, built in cooker with a hob and extractor hood over, integrated fridge and a sink.

A shower room comprises a shower, WC and a wash hand basin.

A rear door leads out to the rear yard.

OUTSIDE

The property is approached by a private drive leading to a substantial area of parking and continuing around the "Cider Barn" into the yard with 2 stables and an open hay barn.

The property has several lawned gardens, each with a range of mature shrubs and trees, the rear garden enjoys several raised beds for those eager at embracing the good life.

There are a range of useful outbuildings which lend themselves to potential conversion should one wish and subject to the necessary consents.

The land runs to the north of the property and is made up 2 paddocks, an orchard and a fenced off area at the north boundary where you will find a lake with an island.

In all the property extends to approximately 12.97 acres.

SERVICES

Mains electricity and solar panels. Mains water. Private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS


From the village of Halwill Junction take the road signposted to Chilla and after approximately 1 mile you will pass the village sign, continue for approximately 0.6 miles and you will reach the start of the private lane on your left leading to the property and identified by a Stags For Sale board. Continue along the lane for approximately 0.2 miles and you will reach the entrance to the property.

what3words.com

///introduce.share.films





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	54	77	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

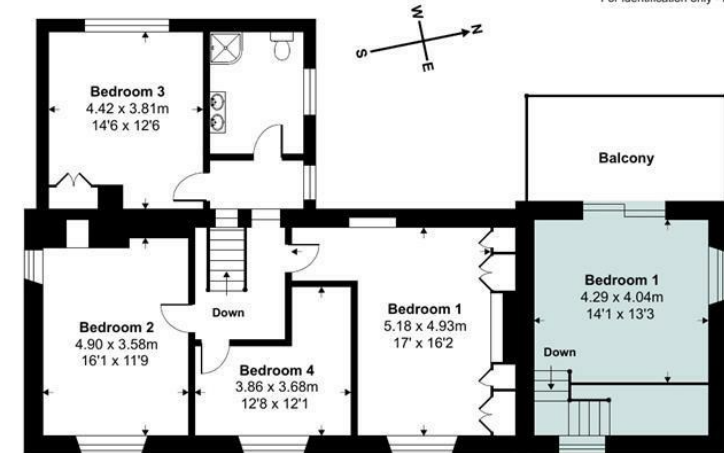
Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

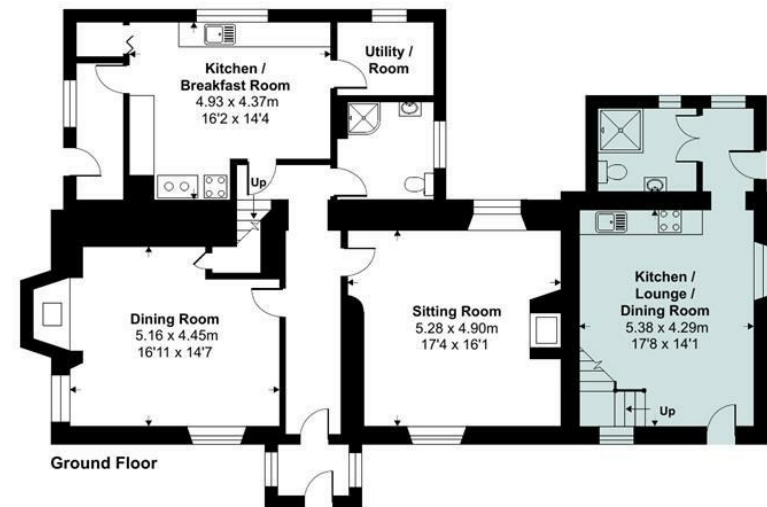
01566 774999

These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 2156 sq ft / 200.2 sq m
Annexe = 585 sq ft / 54.3 sq m
Outbuildings = 2321 sq ft / 215.6 sq m
Total = 5062 sq ft / 470.2 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecon 2022. Produced for Stags. REF: 832596



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London