



HIGHER
WESTCOTT
FARM



Higher Westcott Farm

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Doccombe, Moretonhampstead, TQ13 8SU

Dunsford (2.7 miles), Exeter (8.7 miles)

A delightful farmhouse situated in a picturesque hamlet close to a sought-after Devon village.

- Handsome family home
- Farmhouse kitchen
- Six bedrooms
- Two shower rooms
- Freehold
- Versatile accommodation of over 2,700sqft
- Spacious reception rooms
- Two bathrooms
- Gardens and outbuilding
- Council tax band: F

Guide Price £675,000

SITUATION

The property is located in the rural yet accessible hamlet of Westcott, close to Doccombe and the popular village of Dunsford, within the Dartmoor National Park. Dunsford (2.7 miles) lies in the Teign Valley and is highly regarded for its strong community, offering a primary school (Ofsted: Good), pub, post office/village store, tea rooms and garage. The university and cathedral city of Exeter (8.7 miles) provides a wide range of amenities, including excellent shopping, dining, cultural, sporting and recreational facilities, together with mainline railway stations to London Paddington and Waterloo and an international airport with daily London flights.

DESCRIPTION

Approached via a quiet country lane Higher Westcott Farm is a delightful farmhouse situated in a picturesque hamlet. This period, but unlisted, family home is well presented throughout with spacious and versatile accommodation over three storeys. On the ground floor is a large farmhouse kitchen, office/playroom, dining room and sitting room and utility. Whilst on the first floor there are five bedrooms, with with an ensuite shower room, and a further bathroom and shower room. On the top floor is an impressive principle bedroom with ensuite bathroom.

To the front of the property are mature gardens surrounded by a granite wall, whilst detached from the property is an unconverted storage building.



ACCOMMODATION

The ground floor opens via an entrance porch into a welcoming reception hallway with access to the rear courtyard. The sitting room is a generous and characterful reception space, enjoying garden views, window seats and an inglenook fireplace with a log-burning stove, granite hearth and wooden mantel. The separate dining room also overlooks the garden and rolling hills beyond and features a striking fireplace with granite hearth and mantel, along with period wood panelling. The kitchen/family room provides an excellent space for family living and entertaining, with exposed beams, a large inglenook fireplace and views over the garden and countryside. The kitchen is well equipped with a comprehensive range of wall, base and drawer units with solid wood worktops. Integrated appliances include a fan-assisted oven, grill and ceramic hob with extractor canopy, along with space and plumbing for a dishwasher and fridge/freezer. A double ceramic Belfast sink is positioned beneath a window enjoying the outlook. A useful playroom/home office overlooks the rear and leads to the utility/cloakroom, which includes a low-level WC and space and plumbing for a washing machine and tumble dryer, with a door opening to the rear courtyard. Two staircases rise to the first floor from the reception hallway and kitchen/family room. The landing benefits from rear windows and fitted storage cupboards. There are five well-proportioned bedrooms on this level. Bedroom two is a large double room with fitted wardrobes, countryside views and a modern en suite shower room. Bedroom three is another spacious double with similar views, while bedrooms four and five are comfortable doubles with window seats overlooking the countryside. The first floor also offers a family bathroom and a separate shower room. The bathroom includes a bath with shower over, wash basin and WC, while the shower room comprises a wash basin, WC and corner shower enclosure. Stairs lead to the second floor, where the impressive principal bedroom features exposed beams, a window seat and far-reaching views over the hamlet and countryside. A built-in cupboard provides storage, and the spacious en suite bathroom is fitted with twin wash basins set into an oak top, a freestanding bath, WC, exposed beams and two side windows.

GARDENS & OUTBUILDING

To the front of the house, there is a parking area and a gate opening to the delightful south facing lawned garden with a granite walled boundary perfect for outdoor dining and entertaining and enjoying the beautiful view over the countryside. There is an area of courtyard to the rear and a separate detached barn, currently used for storage/gym equipment but offers potential for garaging or perhaps could be converted into something more substantial, subject to achieving the required planning permission

SERVICES

Utilities: Mains electricity and water
Drainage: New sewage treatment plant (shared with 1 other property) installed 2021
Heating: Central heating is via a biomass boiler, installed in 2016
Cloud Wireless broadband installed
Mobile signal: Several networks currently showing as available at the property

DIRECTIONS

From the A38 take the A382 to Moretonhampstead. At Moretonhampstead take the B3212 to Dunsford and Doccombe. On leaving Doccombe carry on for approx. 1 mile and take the right turn marked Westcott. Carry on up the hill and on reaching the hamlet take the right hand fork. The farmhouse will be ahead of you with parking by the front gate.
What3words - materials.panthers.feasted



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	40
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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