



Reddaway Farm, Sticklepath



# Reddaway Farm,

, Okehampton, Devon EX20 1SG

Okehampton 3.5 Miles Exeter 24 Miles

An historic C13 Grade II listed detached farmhouse with traditional barns set in 2.3 acres.

- Three Reception Rooms
- Farmhouse Kitchen
- Further Potential
- Traditional Buildings
- Council Tax Band B
- 4/5 Bedrooms
- Period Features
- Gardens And Paddocks
- Freehold
- EPC Band G

Guide Price £625,000

## SITUATION

Reddaway occupies a peaceful and rural setting yet within easy reach of Okehampton and the A30. The property is approached via a long private lane also serving the adjoining farm and buildings. The town of Okehampton is within easy reach with an excellent range of shops and services, schooling from infant to sixth form level, modern hospital and leisure centre. The Dartmoor National Park is easily accessible with hundreds of square miles of superb unspoilt scenery. The A30 dual carriageway provides a direct link West into Cornwall and East to the Cathedral and University City of Exeter with its M5 motorway, main line rail and international air connections. The property lies within unspoilt open countryside with many opportunities for riding, walking and outdoor pursuits.

## DESCRIPTION

An historic Grade II listed detached farmhouse, documented to have been occupied by the Reddaway family in the 13th Century. The property further evolved during the 17th and 18th centuries and is of stone and cob construction beneath a part slated, part thatched roof. The present vendor has considerably renovated, updated and improved this delightful home, restoring and uncovering many original character features including superb inglenook fireplaces to the farmhouse kitchen and dining room. Throughout the property are further feature fireplaces, exposed floorboards, ceiling timbers, reveals and carved timbering. The versatile accommodation offers three reception rooms (potential 4th) and incorporates 4/5 bedrooms at present (with potential for a 6th) with further renovation required. A range of adjoining buildings flank a front courtyard area, and may have potential for conversion to further living accommodation or annexe/ancillary use subject to any necessary consents. Externally, in addition to large areas of courtyard there is an attractive rear garden area with an adjoining pasture paddock ideal for horses or general stock grazing. There is a further area across the yard which could be turned into further garden or parking if required. This is a rare opportunity to acquire a historic Grade II listed Farmhouse which has been lovingly restored with further potential and works required.



## ACCOMMODATION

ENTRANCE HALL: Formerly a cross passage hallway with exposed granite walls and stone tiled floor, doors to, LIVING ROOM: A former shippon with stone tiled floor and dual aspect windows. DINING ROOM: Feature inglenook fireplace with woodburning stove, stone tiled floor and beamed ceiling. Window to front with bench seat, stairs to first floor and door with original carved arch to KITCHEN/DINING ROOM: Superb inglenook fireplace with Electric AGA and clove oven, timber work surface with cupboards under, butler sink and drainer. Plumbing and space for washing machine. Secondary stairs to first floor, two windows to side (one with window seat). Stone tiled floor, exposed beam. UTILITY/DAIRY: Space for white goods. LPG gas central heating boiler, brick floor, slate shelving and windows to side aspect. REAR LOBBY: Large window to rear, door to rear and entrance hall. SITTING ROOM: Granite fireplace and mantel with inset woodburning stove, double aspect windows with window seat overlooking gardens, built in shelved cupboards, original decorative plaster ceiling moulding. REAR HALL: In need of renovation with incomplete part staircase to first floor, door to potential STUDY: With door to side.

FIRST FLOOR LANDING: A fantastic space (formerly a further bedroom) currently used as a family area with vaulted A frame ceiling exposed timbers and granite reveals. Exposed floorboards and window to front courtyard. Doors to, BEDROOM 1; Vaulted A frame ceiling and exposed timbers, exposed floorboards, former granite fireplace. Window overlooking garden at side. Door to FRONT LANDING: (in need of completion) built in cupboard and partially completed staircase to ground floor, through to BEDROOM 6: windows to side elevation. BEDROOM 3: Window overlooking courtyard, ornate cast iron fireplace. BEDROOM 4: Window to front overlooking courtyard. REAR LANDING: With secondary staircase from ground floor, doors to, BEDROOM 5: Window overlooking gardens. Former granite fireplace. BATHROOM: White suite comprising vanity wash basin, WC, freestanding cast iron claw and ball bath with shower attachment, tiled floor, window to side, heated towel rail.

## OUTSIDE

The farmhouse is nestled in a valley and is approached from the road via a long private lane also serving the adjoining farm and buildings in a peaceful and secluded position. The properties own driveway sweeps down past the buildings and a concrete hard standing area into a large horseshoe shaped courtyard with a cobble path to the front door and bordered on three sides by the house and barns. This area provides extensive parking for a number of vehicles and beyond to the side and rear of the barns is a further large concreted area on two levels again providing extensive parking space for vehicles, lorries, horse boxes etc. On one side of the courtyard is a large two storey traditional barn divided into three main portions ideal for stabling or storage and having immense potential for the creation of additional living accommodation, cottage/annexe, studio etc, subject to any necessary consents. Across the courtyard is a further single storey Shippon with a part cobble floor. A cobble passageway leads from the front courtyard to the rear concrete yard/patio area with granite trough fed by a spring. The rear garden is laid to lawn with mature trees and shrubs, an orchard, stream and well. From the gardens there is gated access to the pasture paddock being well enclosed by post and wire stock proof fencing. The paddock would be ideal for horses or for general stock grazing. Just across the front courtyard there is access to a further triangular area of ground, suitable for additional parking or alternatively could be cultivated into a further garden/paddock area if required. The total area of gardens, grounds and buildings is in the region of 2.2 Acres.

## SERVICES

Mains Electricity, Water, Private Drainage.

## DIRECTIONS

What3words rave.deny.speech From Okehampton town centre proceed out of the town as if towards Exeter. On the edge of town do not join the A30 dual carriageway but continue straight ahead heading for Sticklepath. Continue past the BP Service Station and at Tongue End Cross turn left signposted for Sampford Courtenay. Continue over the A30 and take the first right hand turning at Beare Cross signposted for Tav Green. Continue for a short distance where upon the entrance lane to Reddaway will be found upon the right handside. Continue to the very bottom of the lane where upon the farm house will be found upon the left handside.

## AGENTS NOTE

A private drainage system will be required to comply with current regulations. Our client has obtained a quote from a drainage surveyor in the region of £10,000, subsequently the Guide Price has been reduced to £625,000 to make an allowance for this.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	73	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area  
293.3 Sq Metres 3158 Sq Ft (Excludes Outbuilding & Store)



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