



Minehouse Farm





# Minehouse Farm

, Sourton, Okehampton, EX20 4HX

A30 (Sourton Down) 0.4 miles - Bridestowe 2 miles -  
Okehampton 4.2 miles

A newly refurbished two bedroom  
detached cottage, set in approximately  
3.79 acres with superb Dartmoor views.

- Kitchen
- Two Bedrooms
- Paddocks and Garden (3.79 acres in total)
- Newly Refurbished and Chain Free
- EPC Band C
- Sitting Room
- Shower Room
- Dartmoor Views
- Freehold
- Council Tax Band A

Guide Price £525,000

## SITUATION

The property is located within the parish of Sourton. Sourton village boasts the renowned Highwayman Inn public house and Pump and Pedal Cafe/Bike shop, together with a village hall and church. Just a short distance away, is the Granite Way, which runs between Okehampton and Lydford along the old railway line, offering extensive off road cycling, horse riding and walking within this attractive region, whilst directly beyond is the fantastic open expanse of the Dartmoor National Park with many opportunities for riding, walking and outdoor pursuits. The A30 is within very easy reach, offering direct access west into Cornwall or east to the cathedral and university city of Exeter and the M5 motorway network. The popular town of Tavistock lies to the south, whilst Okehampton is approximately 5 miles to the north.

## DESCRIPTION

A charming detached two bedroom cottage with no immediate neighbours set in approximately 3.79 acres. The property has excellent access to road links and boasts some stunning views towards Dartmoor from both the cottage and grounds. The cottage has undergone extensive works both internally and externally within the past year or so and has further potential for extension into the adjoining barn, subject to the necessary consents. There are two paddocks to the rear of the cottage, perfect for livestock or horses with excellent outlying closeby. Further benefits include a garage and store. The property is offered with no ongoing chain and viewing is recommended.





ACCOMMODATION

Via double glazed door to ENTRANCE LOBBY/BOOT ROOM; Double glazed windows to front elevation, door to KITCHEN: Modern range of base cupboards and drawers with worksurfaces over and wall mounted cupboards above. Inset butler sink with window to rear aspect. Space for electric cooker with extractor vent over. Plumbing and space for washing machine, fridge/freezer and small table, part exposed stone wall. Door to SITTING ROOM: Double glazed window to front with Dartmoor views, feature stone fireplace with multi fuel stove. timber floor. Staircase to first floor.

FIRST FLOOR LANDING: Doors to BEDROOM 1: Window to front aspect with views towards Sourton Tor. BEDROOM 2: Window to front aspect with Dartmoor views. Access to loft space. SHOWER ROOM: Newly fitted white suite comprising. Large shower cubicle with electric shower. WC, vanity wash basin, opaque window to rear.

OUTSIDE

Minehouse is reached from the public highway by an access track which forms part of the property. This opens to a concrete hardstanding area leading up to the house with parking and turning for numerous vehicles. Attached to the house is a useful HAY BARN and GARAGE: with double doors to front. Attached to the house is a STONE BARN: with new concrete floor and new roof over the barns and cottage. Suitable for a workshop or extension to the main cottage, subject to the necessary consents. Formal lawned gardens sit to the front and side of the house and there area some attractive views over the surrounding countryside towards the tors of Dartmoor. The Paddock (3.14 acres) can be accessed from the drive and has been newly fenced and is in two enclosures. A hardstanding will provide a portable 12' x12' timber FIELD SHELTER (in the process of construction). There is separate access, via a field gate from the public highway to north. The public bridleway runs down the lane and lower down past the house. Giving great access (across the road) to Dartmoor or the Granite Way suitable for walking running or horse riding.

SERVICES

Mains Water and Electricity, oil central heating. Private drainage system, type, health and compliance with General Binding Rules is unknown. Buyers to make own inspection. Telephone/broadband Standard available up to 4Mb. You may be able to obtain broadband services from these fixed wireless access providers covering your area. EE, Three and Airband (Information supplied by Ofcom). Mobile Coverage: EE, Three and Vodafone, good outdoor and variable in home (Information supplied by Ofcom).

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 4HX  
what3words: beaten.scope.inflating

DESIGNATIONS

The property lies within an area that contains Radon gas.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. A bridleway runs to the south of Minehouse and crosses the access track. Neighbouring parcels of land will benefit from an agricultural right of way over part of the access track (speak to agent for further details). The owners of the land parcels will be required to contribute to the maintenance and repair of the track, limited to being an unmade/unmetalead track, according to their use.

GRAZING RIGHTS

The land has rights to graze 4 livestock units over Bridestowe & Sourton Common CL96, Sourton Common CL97 and the Forest of Dartmoor CL164

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold. Property is situated in a known mining area. (Speak to agent for further details)



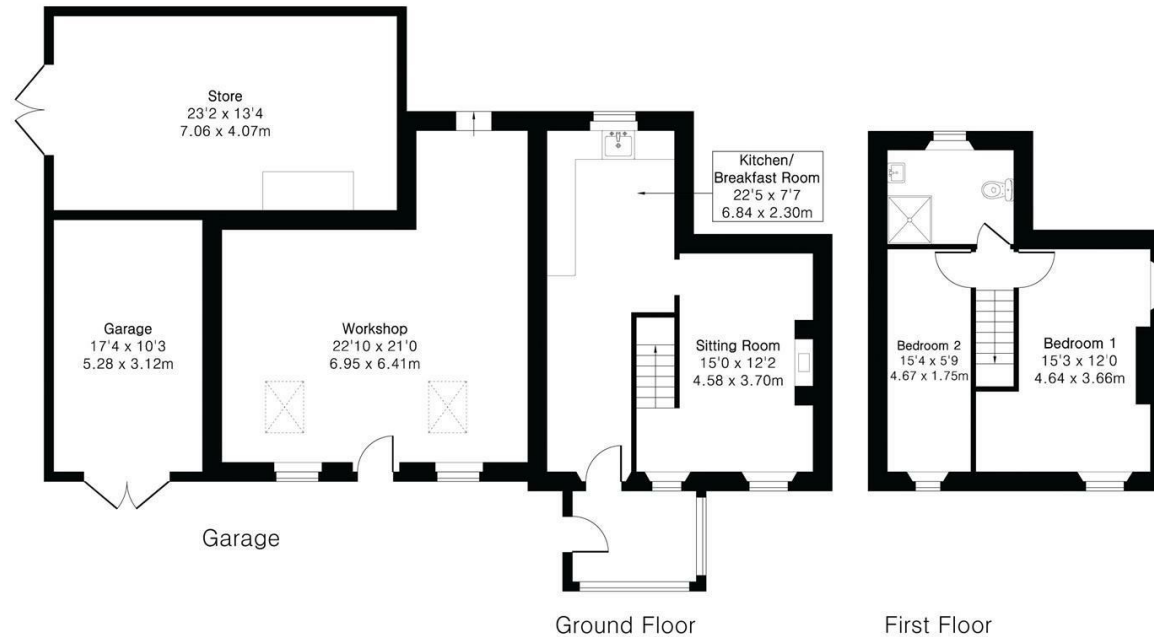


**Approximate Gross Internal Area 749 sq ft - 69 sq m  
(Excluding Garage & Workshop & Store)**

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 336 sq ft – 31 sq m

Garage Area 935 sq ft – 87 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) <b>A</b>                          |         | 95        |
| (61-81) <b>B</b>                            |         |           |
| (49-60) <b>C</b>                            |         |           |
| (35-48) <b>D</b>                            |         |           |
| (29-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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