



Blagrove Farm



Okehampton 10 Miles, Exeter 33 Miles

Attractive equestrian smallholding with excellent range of buildings, indoor arena and 8.65 Acres.

- Kitchen/Dining Room
- Sitting Room
- 6 Bedrooms
- 2 Bath/Shower Rooms
- Equestrian Facilities
- Large Range of Buildings
- 8.65 Acres
- Gardens And Land

SITUATION

The property occupies a delightful rural setting within the valley of the River Wolf. Close to the village of Germansweek, the property is within two miles of Bratton Clovelly, well known for its local inn. From the property, there is easy access to the A3079, Holswothy to Okehampton Road. The town of Okehampton, is situated on the northern fringes of the Dartmoor National Park and offers an excellent range of shops, services, educational, recreational and leisure facilities. There are three supermarkets including a Waitrose, together with schooling from infant to sixth form level. The town also has a state of the art hospital and modern leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. The property itself is within easy reach of many footpaths and bridleways and the surrounding countryside is particular unspoilt. There is also easy access to the north coasts of Devon and Cornwall with attractive beaches and delightful coastal scenery.

DESCRIPTION

Blagrove Farm is a large two storey 6 bedroom dormer bungalow built in the mid 1960's, being oil fired centrally heated and double glazed. Occupying a pleasant semi rural position, this attractive equestrian smallholding boasts an excellent range of buildings, which incorporate 6 stables and a tack room, hay store and indoor riding arena. An enclosed area to the rear also provides space for winter stabling. This main barn also incorporates a workshop, wc and mezzanine area. An adjoining outbuilding provides further areas for animals, tractors etc. Attractive gardens surround the property, whilst the land is split into several enclosures lying in front of the house and just across the quiet lane, opposite the stables. In total the land extends to 8.65 acres.

ACCOMMODATION

Via half glazed door to side Porch/Utility Room: range of base cupboards and sink unit, plumbing and space for washing machine and tumble drier, dual aspect windows, tiled floor, stable door to, Kitchen/Dining Room: Kitchen area, cream base cupboards and drawers with worksurfaces over, sink and drainer, double oven with four ring ring electric hob over, matching wall mounted cupboards, plumbing for dishwasher, four oven Aga cooking range. Seating Area: space for large table, fitted cupboards and shelving, large window to front overlooking its land. Rear Hall: window to side aspect, stairs to first floor, doors to, Sitting Room, multi fuel stove with slate hearth, window to rear, patio doors to the garden. Family Bathroom: Wood panelled bath with mixer shower over, vanity wash basin, low level Wc, fully tiled walls, opaque window to side. Bedroom 3: window to rear aspect. Bedroom 1: Double aspect windows, mirrored wardrobes to one wall, tv connection. Bedroom 2: Dual aspect windows overlooking gardens. First Floor Landing: door to eaves loft storage area, doors to. Bedroom 6: window to front aspect, wardrobe cupboard. Bedroom 5: window overlooking fields, Bedroom 4: window to front, fitted wardrobe cupboard. Shower Room: Vanity wash hand basin, tiled shower cubicle with mixer shower, low level Wc, tiling to half wall.

OUTSIDE

A gravelled driveway to the front of the house provides parking and a turning area for several vehicles. Steps from the lead to the house and gives access to the land and gardens. The gardens surround the house and are primarily laid to lawn with

established beds, shrubs and trees. Areas of patio sit to the front and side of the house, offering an attractive aspect over the pond with waterfall feature. Purpose built Koi Carp pond and filtration system. Cupboard housing oil fired central heating boiler. Garden Shed. Below the garden is a concrete hardstanding area, suitable for a lodge/log cabin etc (subject to the necessary consents). The land (approx 3 acres) in total, including the gardens sits in front of the house and consists of an all weather turnout area and two connecting pasture paddocks, with water connected. Diagonally opposite the lane as you approach Blagrove, is a larger parcel of land extending to approximately 5.25 acres, predominantly laid to pasture, with an area of hardstanding and a smaller lower paddock. The Buildings/Stables sit opposite (0.4 acres) and offer an excellent range of facilities. The main adjoining barns have light power and water connected and incorporate six large stables, together with a tack room, hay store and cloakroom. A mezzanine floor provides additional storage and there is a self contained workshop. A further benefit includes an indoor riding arena (with silica sand) or alternatively an area for winter stabling with an enclosed yard area to the rear. A concrete forecourt adjoins the front of the main barn which houses a further lean to barn, which house three former boar pens, stores/stables and a covered tractor store. A further cob barn (in need of repair) adjoins the lane.

DIRECTIONS

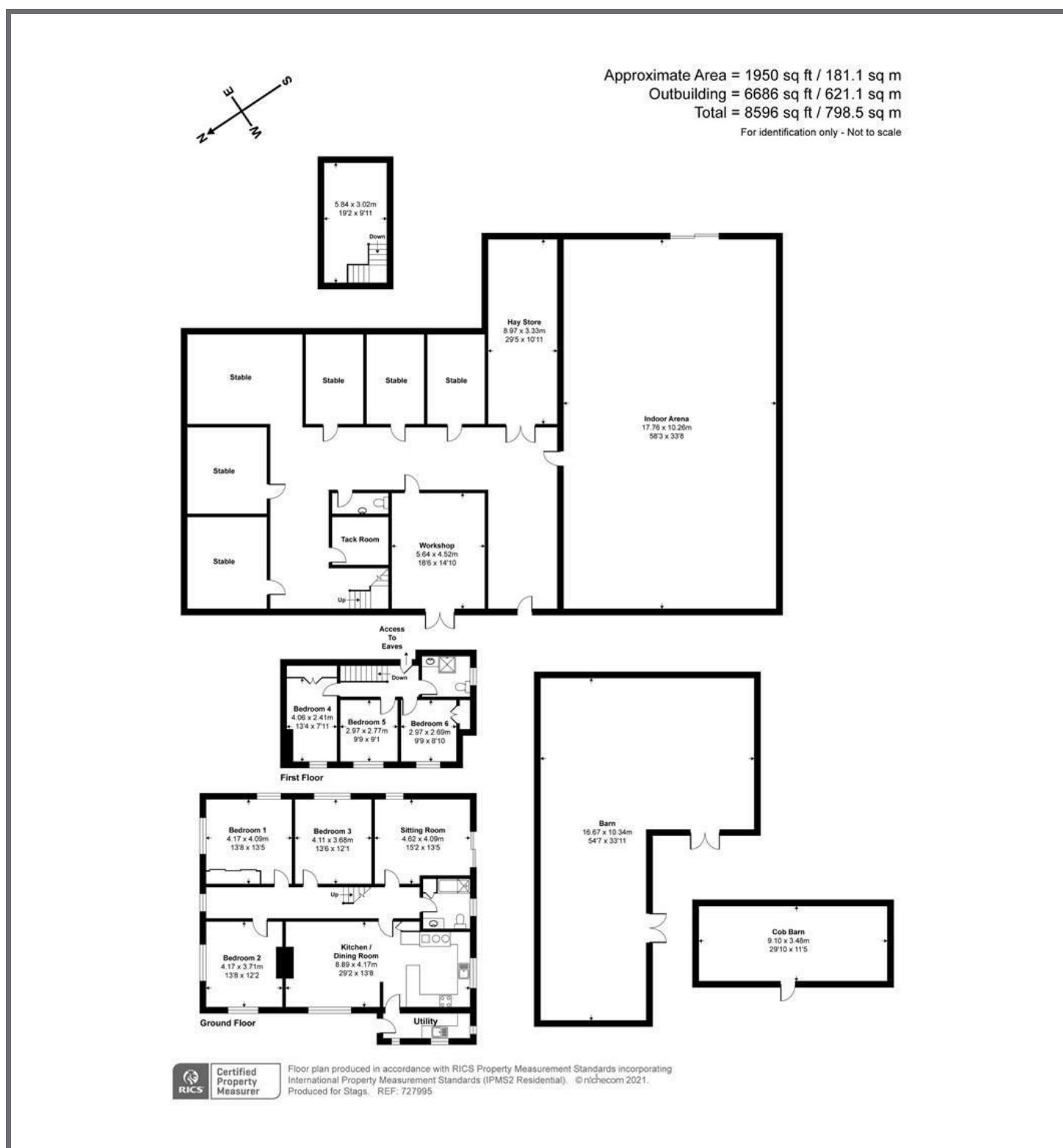
From Okehampton proceed out of the town in a westerly direction on the A3079 towards Holswothy/Bude. Upon reaching Castle Cross (large communication mast on the right hand side) turn left signposted to Bratton Clovelly. After approximately 1/2 a mile at Salt Box Cross, turn right signposted to Germansweek, continuing for a further mile before turning left signposted to Bratton Clovelly. After approximately 1/4 a mile turn right signposted to Blagrove and after a short distance the property can be found upon your right hand side.

SERVICES

Mains water, electric, private drainage. Oil fired central heating.

Guide Price £825,000





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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A) plus A		
B		
(C) (D)		
(E) (F)		
(G) (H)		
Very energy inefficient - higher running costs		
G	58	72
England & Wales	EU Directive 2002/91/EC	2013



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