



Bridge Farm







# Bridge Farm

Sheepwash, Beaworthy, Devon, EX21 5NY

Okehampton 11 Miles, Exeter 36 Miles.

A superb lifestyle opportunity, comprising a detached four bedroom residence with two holiday cottages and a detached holiday lodge, set in approximately 10 acres

- Main Four Bedroom Detached Farmhouse
- Two One Bedroom Holiday Cottages.
- Detached Lodge And Numerous Outbuildings
- Swimming Pool And Tennis Court
- Well tended Gardens and Paddocks
- Home with Income
- Approximately 10 acres
- Freehold
- EPC Band: E
- Council Tax Band: G

Guide Price £1,150,000

## Stags Okehampton

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@StagsProperty

## SITUATION

The property is situated in a semi rural location, within easy access of the attractive community of Sheepwash, the village offers a range of local services which include the well known Half Moon Inn, with country stores and places of worship. There are primary schools in the neighbouring villages of Highampton, Shebbear and Black Torrington with a doctor's surgery in the latter, with comprehensive schooling to be found in Torrington, Holsworthy and Okehampton. Independent schooling from junior through to sixth form is also available at the nearby Shebbear College. Okehampton has a wider range of shops and facilities and is situated adjacent to the A30 dual carriageway providing a direct link to the city of Exeter alongside Okehampton train station. Okehampton has a modern hospital, schooling from infant to sixth level and a range of shops and services, including a Waitrose. The Torridge Valley is renowned for its fishing and there are also many footpaths in the area, which include the well known Tarka Trail.

## DESCRIPTION

A superb four bedroom detached former farmhouse with income potential. Set in approximately 10 acres of well tended gardens and paddocks. Benefitting from well kept two semi detached holiday cottages and a newly refurbished detached lodge, all with their own independent patio/garden areas and all of which having been successfully let over many years. Further benefits include a heated covered swimming pool and detached gym with changing room, as well as a hard tennis court and conservatory garden room, together with various useful outbuildings. Th property is beautifully set, in this attractive semi rural location, amidst rolling Devon countryside with views across the valley to the rear. A viewing is highly recommended and would suit those looking for a fantastic lifestyle opportunity with home and income.

## MAIN HOUSE

Via front entrance door to ENTRANCE PORCH: (south facing front of the property). Slate floor and door to DINING ROOM: A large triple aspect room overlooking the gardens to the front and rear. Feature stone fireplace with inset multi-fuel stove. Beamed ceiling and exposed stonework A part glazed door opens to the SITTING ROOM: Beamed ceiling, windows to the front aspect overlooking the gardens, impressive slate fireplace with multi-fuel stove. Door to INNER HALL: with staircase to the first floor. Door opening off to the OFFICE: AT the rear of the property with glazed windows surrounds overlooking the well kept gardens and tennis court. KITCHEN/BREAKFAST ROOM: A lovely farmhouse style kitchen with dual aspect windows overlooking the front and side gardens. Extensive range of oak kitchen cupboards and drawers with polished granite work surfaces over, Large AGA cooking range inset in chimney breast, two further integral Neff ovens and Neff hob. Double sink unit and space for dishwasher large freestanding fridge/freezer. A fitted cupboard off the kitchen contains the oil fired boiler, providing hot water and central heating via radiators. Door to INNER LOBBY: With fitted cupboard and door to CLOAKROOM: With WC, wash basin and window to rear. UTILITY ROOM: Fitted cupboards with worktop over and inset sink, plumbing and space for washing machine, window to rear aspect. SIDE PORCH with space for coats, boots etc. French windows opening to the terrace at the side of the property.

FIRST FLOOR LANDING: With windows to the rear overlooking the gardens. Staircase to the second floor. Doors to BEDROOM ONE: A dual aspect room overlooking the front and rear. Fitted wardrobes Door to EN-SUITE BATHROOM Freestanding bath, large double shower cubicle, WC, wash hand basin, window to rear overlooking the garden BEDROOM TWO: With window to front aspect and opening to DRESSING AREA. Fitted cupboard, secondary door to bathroom. FAMILY BATHROOM: Freestanding bath, large double shower cubicle, WC, wash hand basin, window to rear overlooking the garden BEDROOM THREE: A further double bedroom with window to front overlooking the gardens and drive. Door to EN-SUITE: Shower cubicle, wash basin and WC. BEDROOM FOUR: A further front facing room with Door to EN-SUITE: With panelled bath, WC and wash basin.

A separate staircase from the landing, rises to the LOFT ROOM A generous space with multiple Velux windows, suitable for a hobbies room, office, storage etc.





### HARMONY AND SERENITY

Located just across the circular driveway, are a pair of semi detached stone built and part rendered, one bedroom barn conversions, currently successfully let for holiday use. Being nicely screened from the main house and benefitting from their own parking area and small patio gardens areas.

A shared ENTRANCE LOBBY gives access to both cottages which open to open plan KITCHEN/LIVING/DINING ROOMS: Being dual aspect and attractively fitted out to one end with L-shaped KITCHENS: With a range of wall and base cupboards and drawers with inset sink. Integral electric oven and hob. Space for washing machine and fridge. LIVING/DINING AREAS: With space for dining table and chairs and sofas etc. Stairs rise to the FIRST FLOORS: Both of which comprise a DOUBLE BEDROOM: With dual aspect Velux windows and doors to EN SUITES: Both of which comprise a panelled bath, WC and wash basin.

### THE LODGE

Located away from the main house, is a detached, timber clad single storey lodge with its own enclosed garden and decked area, accessed off the main bedroom. Having been newly refurbished over recent years and again successfully let for holiday purposes.

Double doors open to an open plan KITCHEN/LIVING/DINING ROOM: KITCHEN/DINING AREA: Modern range of wall and base cupboards and drawers with worktops over and inset sink. Integral electric oven and hob. Space for dishwasher and fridge. Matching breakfast bar and windows to rear aspect, LIVING AREA: With dual aspect windows and wood burning stove with slate hearth. HALLWAY: Serving THREE BEDROOMS: with the main bedroom having French doors to the decking. BATHROOM: Comprising panelled bath, WC and vanity wash basin. Opaque windows to rear.

### OUTSIDE

As you enter the property from the country lane, a gravelled drive sweeps left to the holiday cottages, and straight on to the main driveway. Adjacent is a timber CARPORT with double doors to the rear opening to a WORKSHOP: With light and power connected. Adjacent to the holiday cottages, is a lovely covered STONE BARN, With pathway leading to a heated covered SWIMMING POOL, set close to the house with a decked terrace and paved surrounds. Adjacent to the right is a large detached CONSERVATORY GARDEN ROOM, whilst to the left is a separate GYM with door to a CHANGING ROOM with shower, WC and wash basin. Attached to the holiday cottages are two further STORES, one being two storey. The property is surrounded by attractive well tended gardens with pathways, box hedges and extensive paved terraces, flanked by well stocked flowerbeds and borders. Extensive lawns extend around the house, featuring many mature trees and bushes and lead down to the hardcourt TENNIS COURT. There is a further paved terrace with delightful covered arbor and stainless steel ball water feature. To the side of the house there is a productive orchard area. At the head of the drive is an enclosed paddock, with a large wildlife pond surrounded by specimen trees and shrubs, with timber SUMMERHOUSE overlooking. The principal pasture land lies immediately across the lane and extends to 6.87 acres of pasture, running down to the river with a wooded fringe.

### SERVICES

Mains electricity, metered water, oil central heating to main house. LPG gas central heating to the lodge. Independent electric heaters to Harmony and Serenity holiday cottages, Air source pump heating for Swimming Pool

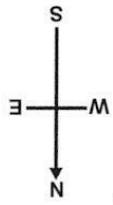
Drainage via two biodisk klargesters. One for the house and cottages and one for the lodge, Solar panels with feed in tariff.

Broadband Coverage: Superfast available

Mobile Coverage: EE. 02 and Vodafone limited indoors. All providers likely outdoors.

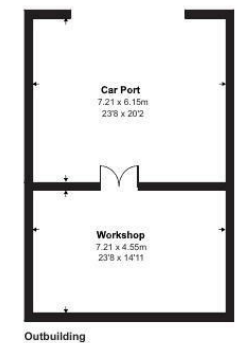
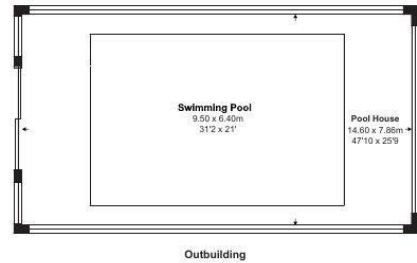
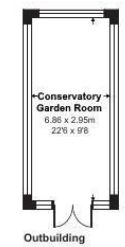
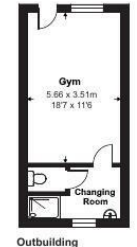
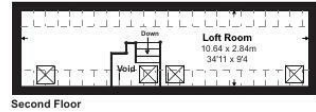
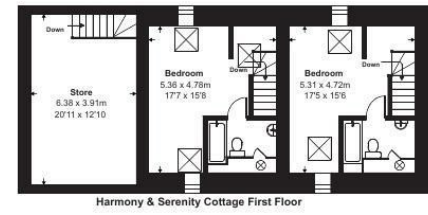
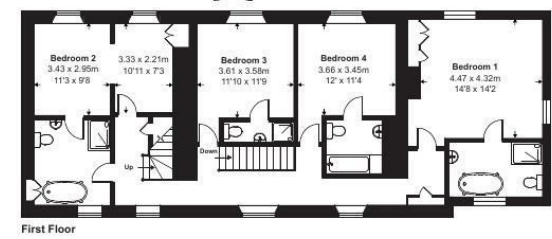
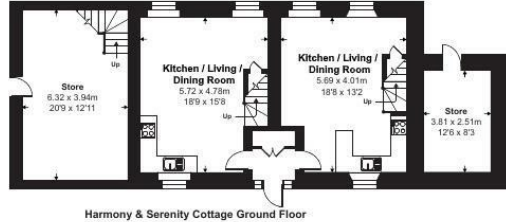
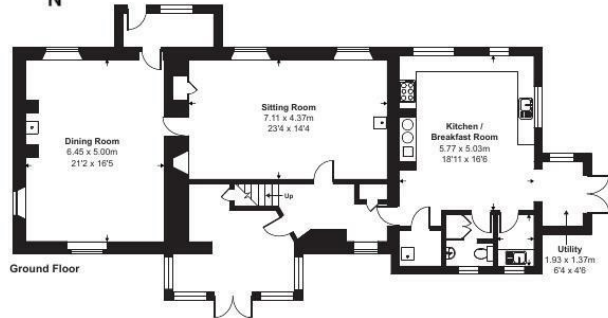
### DIRECTIONS

For Sat Nav purposes, the postcode is EX21 5NY. If your SatNav takes you to Sheepwash Bridge, follow road up towards Highampton and take first turning on the right, after about 150 yards and follow this road for 1/2 mile with Bridge Farm on the right  
what3words: apricot.folks.bespoke



Approximate Area = 3204 sq ft / 297.7 sq m  
 Limited Use Area(s) = 140 sq ft / 13 sq m  
 The Lodge = 673 sq ft / 62.5 sq m  
 Harmony Cottage = 602 sq ft / 55.9 sq m  
 Serenity Cottage = 557 sq ft / 51.7 sq m  
 Outbuildings = 3248 sq ft / 301.7 sq m  
 Total = 8424 sq ft / 782.5 sq m

Denotes restricted head height



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



