

Ottery Park Farm







Ottery Park Farm,

Ottery, Tavistock, Devon, PL19 8NS

Pub/Farm Shop 0.6 miles • Fuel Station/Mini-market 2 miles • Tavistock 3 miles • Dartmoor National Park (Whitchurch Down) 4 miles • A30 Access (Sourton) 15.5 miles • Plymouth (via A386) 17 miles

A highly desirable, light-filled and spacious farmhouse with traditional character, a self-contained annexe and substantial outbuildings, set within extensive south-facing gardens in a peaceful and unspoilt hamlet close to Tavistock.

- Handsome Country Farmhouse
- 4-bedroom Principal Accommodation
- Multi-generational or Income Opportunity
- Substantial Stone Outbuilding
- Council Tax Band: F
- Bright and Spacious Interior
- Self-Contained 1-bedroom Annexe
- Wonderful South-facing Gardens
- Quiet, Unspoilt Hamlet near Tavistock
- Freehold

Guide Price £625,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

Ottery Park Farm occupies a wonderfully peaceful position within the small and unspoilt hamlet of Ottery, just outside the historic market town of Tavistock. From the rear, the house enjoys an open outlook with far-reaching southerly and easterly views towards Dartmoor, lending the property a strong sense of space, light and connection to the surrounding countryside. The area is ideal for those who enjoy an outdoor lifestyle, with numerous walks and trails directly from the doorstep and easy access to the region's rich natural and industrial heritage. The Devon Great Consols woods lie approximately two miles away. Despite its rural setting, the house is well placed for local amenities, including a welcoming pub and excellent farm shop just over half a mile away, along with a general store and fuel station at Lamerton, around two miles distant.

Tavistock itself is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square. Plymouth, 15 miles to the south, provides extensive amenities, while Exeter, 40 miles to the northeast, offers rail and motorway connections to London and the wider UK, as well as an international airport.

DESCRIPTION

This appealing country farmhouse comes to the market for the first time in 53 years, during which time it has been clearly cherished, carefully maintained and enjoyed as a much-loved family home. The principal accommodation is bright, generous and well balanced, with four bedrooms complemented by an attached, self-contained annexe. The annexe has more recently been used as a holiday let, but offers excellent flexibility, whether for multi-generational living, guest accommodation or income generation. An internal connection could easily be reinstated between the study and the annexe kitchen, should a more integrated layout be preferred. Outside, the house sits comfortably within its gardens, which have been thoughtfully landscaped to create a variety of usable and attractive spaces. A large gated driveway, double carport and substantial stone outbuilding further enhance the property's practicality and potential. With its combination of character, space, setting and adaptability, Ottery Park Farm will appeal to buyers seeking a relaxed country lifestyle without isolation.

ACCOMMODATION

The original front entrance of the house now opens onto the rear garden, with everyday access typically gained from the large parking area via a covered storm porch and inner lobby, leading directly into the welcoming L-shaped kitchen. The kitchen forms the heart of the house and is fitted with an excellent range of cupboards and cabinets with composite worktops over, a four-ring electric hob, Heritage range cooker, freestanding fridge/freezer and space for a dishwasher beneath the counter. A separate utility room provides practical space for laundry appliances.













Beyond the kitchen lies an attractive sitting room centred around a log-burning stove, alongside a formal dining room with an impressive surround and wood/multi-fuel burner. An inner hallway leads to the staircase and a useful study or home office. Both reception rooms are generously proportioned and enjoy a pleasant outlook over the gardens, with good natural light through attractive windows. On the first floor are four well-sized bedrooms. Two are served by a Jack and Jill en-suite, alongside an airing cupboard and the family bathroom.

ANNEXE

The annexe enjoys both front and rear access and comprises an open-plan kitchen and living space with a breakfast room extension, a double bedroom and a separate shower room. The accommodation is tastefully finished and well presented throughout. With unrestricted occupancy, the annexe is well suited for dependent relatives, guests or income generation through either holiday or residential letting. Electric heating is installed.

OUTSIDE

The extensive south-facing gardens are a particular highlight of the property, offering a pleasing blend of spaces for relaxation, recreation and gardening, together with plenty of room for families to spread out and enjoy the outdoors.

The gardens include areas of lawn, gravelled and paved terraces, a variety of mature specimen trees and shrubs, a productive vegetable garden with greenhouse and a newly built timber summerhouse. The whole is attractively enclosed by traditional stone walling and established hedging, creating a sense of privacy and enclosure. To the front of the house is a large gated driveway providing ample parking for multiple vehicles, together with a double carport. To one side stands a substantial attached stone outbuilding extending to over 1,100 sq. ft. Formerly a shippon and farm office, it is currently used as a workshop and machinery store, and offers potential for a variety of alternative uses or even residential conversion, subject to the necessary consents.

SERVICES

Mains water (on a sub-meter) and electricity are connected. 16x roof-mounted PV panels on a feed-in tariff. Private drainage (we understand a stone-built cesspit). Oil-fired central heating throughout. Standard broadband is available via Airband. Limited mobile voice/data services are available via O2, Three and EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

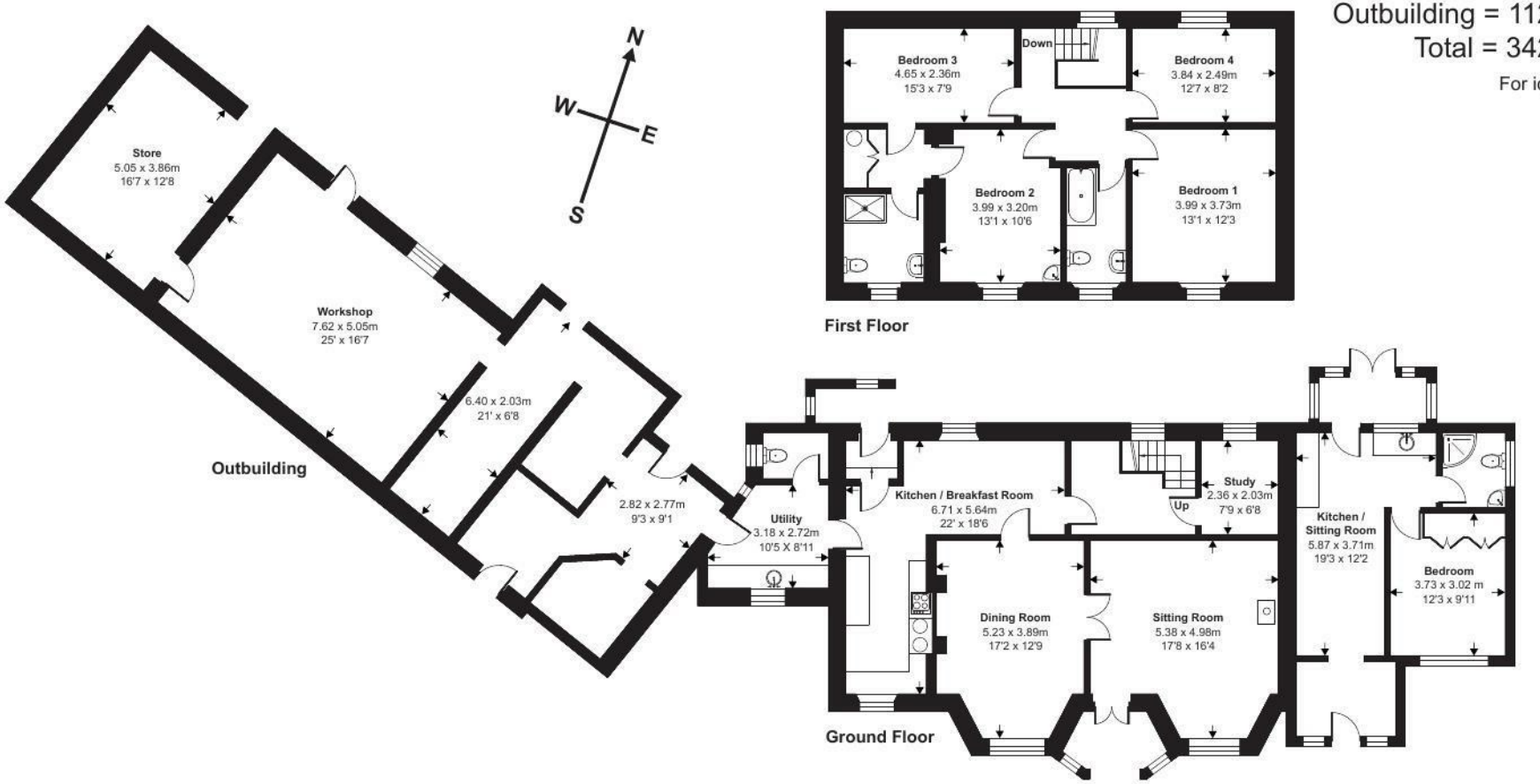
AGENT'S NOTES

1. The adjacent property benefits from a small right-of-way over the initial part of the property's entranceway, outside of the pillared gateway which leads into the property's parking area.
2. We understand that some of the ceilings may be asbestos panelling.
3. We understand that some land could be made available for rental to the purchaser of the house, by separate enquiry.

VIEWINGS AND DIRECTIONS

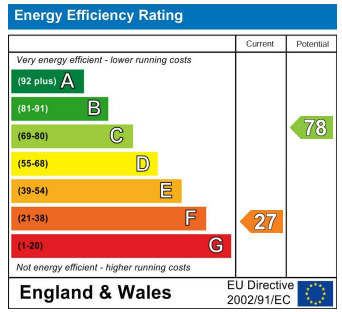
Viewings are strictly by appointment with the vendor's sole agents, Stags. The What3words reference is ///glimmers.mixed.miss. For detailed directions, please contact the office.

Approximate Area = 1837 sq ft / 170.6 sq m
Annexe = 457 sq ft / 42.4 sq m
Outbuilding = 1129 sq ft / 104.8 sq m
Total = 3423 sq ft / 317.8 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1145673



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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.










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