STAGS



Spears Fishleigh

Spears Fishleigh, Hatherleigh, Okehampton, EX20 3LH







Hatherleigh 1 mile, Okehampton 8.5 Miles.

A Grade II listed four bedroom Farmhouse with good range of outbuildings, set in approximately 3.78 acres.

- Kitchen/Breakfast Room and Utility Room
- Sitting And Living Room
- Four Bedrooms (Two En Suite)
- Bathroom And Cloakroom
- Large Agricultural Building And Stables
- Gardens And Paddock
- 3.78 Acres
- Freehold
- Council Tax Band E
- EPC Band E

Guide Price £650,000

SITUATION

The property is situated on the outskirts of the popular town of Hatherleigh. The town has a range of facilities which include a small supermarket, garage/supermarket, post office and public houses. Further benefits include a primary school, Health Centre and veterinary surgery and traditional market which takes place on a Tuesday. There is an excellent Community Centre together with various sporting facilities. A more comprehensive range of facilities can be found in the larger town of Okehampton with it's excellent range of shops and services, 3 supermarkets including Waitrose, and many nationally and locally owned businesses. From Okehampton there is direct access via train to Exeter and beyond or via road to the A30 dual carriageway providing a link to the Cathedral and University City of Exeter a further 23 miles away with it's M5 motorway, main line rail and international air connections.

DESCRIPTION

A chain free Grade II listed farmhouse located on the edge of Hatherleigh. The property offers well proportioned accommodation which briefly comprises to the ground floor, two reception rooms, a kitchen/breakfast room, utility room and cloakroom. Whilst on the first floor are four bedrooms (two with en suite) and a family bathroom. The property will particularly appeal to those looking for outdoor space for animals or horses, there is a large agricultural building, stabling and additional outbuildings, whilst there are two enclosed paddocks. Additionally there are front and rear gardens and ample parking. The total plot extends to approximately 3.78 acres and is offered with no ongoing chain.

ACCOMMODATION

Front entrance door to: ENTRANCE HALL: Exposed beams, staircase to first floor, window to rear, doors to, KITCHEN/BREAKFAST ROOM A dual aspect room with range of wall and base cupboards with work surfaces over and inset sink and drainer. Oil fired Rayburn (not in use), Space and point for electric cooker with extractor vent over. Space and plumbing for dishwasher. Vinyl flooring. Window to front and rear, radiator, door to UTILITY ROOM: Fitted worktop with space and plumbing for washing machine and tumble dryer. Vinyl flooring, built in storage cupboard/pantry, door to front. CLOAKROOM: WC, wash hand basin, opaque window to side
LIVING ROOM Wood burner inset in fireplace with original cloam oven, window to front and rear, Under stair storage cupboard, window seats, steps up to: SITTING ROOM: Windows to front and side. French doors to rear garden, fireplace (not in use).

FIRST FLOOR LANDING: Airing cupboard housing hot water tank. Doors to, BEDROOM 1: Window to rear with countryside views, door to: Dressing room with hanging rail. EN SUITE BATHROOM: White suite comprising: bath with shower attachment, wash hand basin & WC, heated towel rail, window to the side, radiator. BEDROOM 2: Window to side aspect. Door to: EN SUITE SHOWER ROOM: Corner cubicle, WC, wash hand basin, window to rear overlooking garden, heated towel rail. BEDROOM 3 Window to front elevation. BEDROOM 4: Window to front elevation. BATHROOM White suite comprising of bath with shower attachment, wash hand basin & WC, window to rear. Vinyl floor and part tiled walls, heated electric towel rail.

OUTSIDE

The property is approached from the road via a a five bar gate to a gravelled parking area for several vehicles. The front garden is primarily laid to lawn with shrub borders. Fronting the road is an OUTBUILDING: Which has light, power and water connected, currently divided into two STABLES and a WORKSHOP Adjacent to the house is a further STORE, divided into two and housing the oil central heating boiler. Light and power connected. The rear garden is largely laid to lawn with established trees.

To the right is a large LIVESTOCK BUILDING: Of steel portal frame with concrete block and timber clad elevations under corrugated roof, fitted with pens and feed trough. A concrete yard surrounds the farm building to both the front and rear. with a gate from the rear yard leading to a small PADDOCK set above the house. The main PADDOCK is set below the barn on the northern side and again has access from the front and rear of the concrete yard and via a five bar gate from the road. POLE BARN (12.0m x 8.80m) Of timber frame with corrugated elevations and roof. The total plot extends to approximately 3.78 acres.

SERVICES

Mains water and electricity. Private drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.
Oil central heating

Mobile Coverage: EE, 3, 02 and Vodafone, good outdoor, variable in-home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Broadband Coverage: Ultrafast in area upto 1800 Mbps. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 3LH.
what3words swimmer.chariots.puns

AGENTS NOTE

The vendor is currently in the process of applying for retrospective listed building consent for the re installation of the chimney.



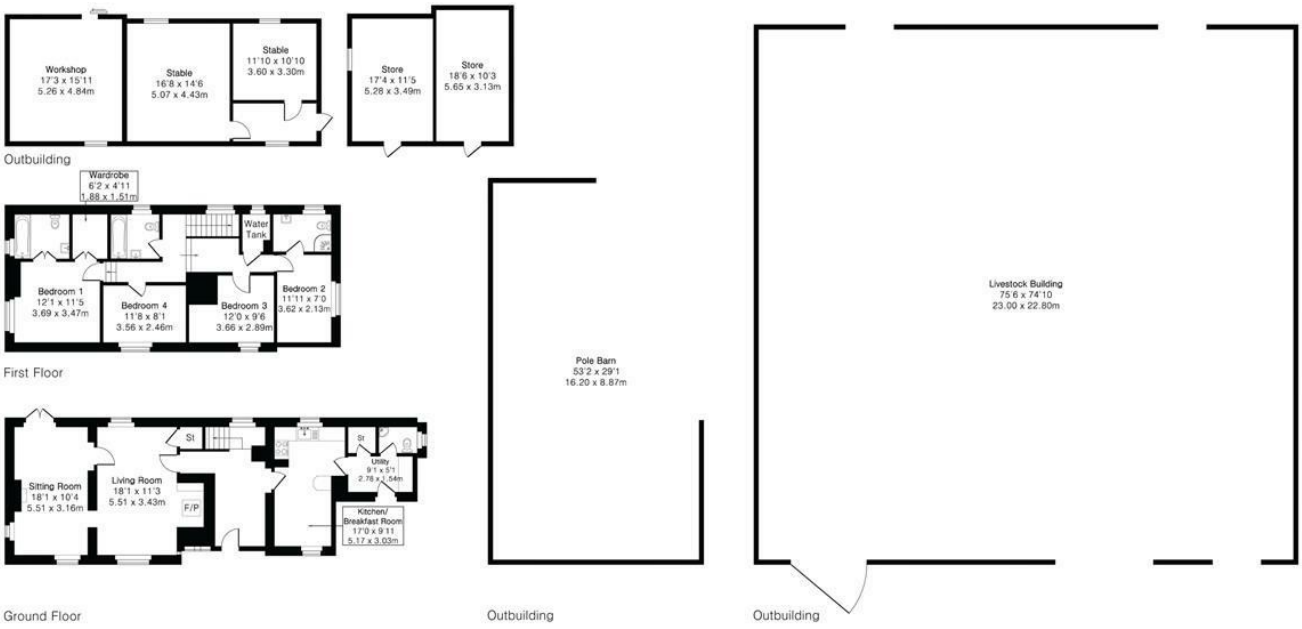








Approximate Gross Internal Area 1695 sq ft - 157 sq m
(Excluding Outbuilding)
Ground Floor Area 887 sq ft – 82 sq m
First Floor Area 808 sq ft – 75 sq m
Outbuilding Area 8307 sq ft – 772 sq m



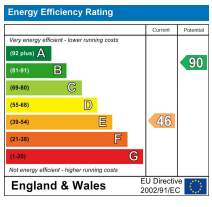
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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