



Little Incott Farm, Sampford Courtenay, EX20 2SW

Guide Price **£695,000**

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Little Incott Farm

Sampford Courtenay, Okehampton

- 6.75 acre plot
- Detached Bungalow
- 4 Double Bedrooms
- 3 Bathrooms
- Scenic pond and woodland
- Large parking area
- Double Garage
- Newly refurbished
- No onward chain

Little Incott has recently been completely renovated to a high standard and offers a wonderful countryside smallholding set in 6.75 acres of garden, pasture and woodland. Within the parish of the historic village of Sampford Courtenay, there is easy access to Okehampton with all of the amenities a market town offers along with rail links to Exeter and beyond.

A spacious and light entrance hall welcomes you into the property with sitting room to the right, there are large patio doors to the side with views of the pond and field, there is a large open fireplace which would be easy to re-instate with an open fire or woodburner if desired.

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The Kitchen/diner has brand new shaker style units with a large island and includes a double eye level oven, 4 ring induction hob along with integrated dishwasher & fridge/freezer, there are lovely views from the sink across the garden and field to the woodland beyond. There is plenty of versatility and space in the kitchen for a family dining table or seating area. A utility room is found off of the kitchen where there is a sink, further units and space for a washer/drier, a door from here leads out to the decking area and garden.

From the inner hallway there is a family bathroom with shower over bath, master bedroom with ensuite, three further double bedrooms and another shower room offering a wonderful amount of space and opportunity.

The house has been completely re-plumbed along with a new oil fired boiler, newly upgraded electrics, loft insulation, everything is brand new and waiting for a new owner to enjoy, there is uPVC double glazing throughout.



Outside there is a large drive for 10 plus cars and plenty of turning space with room for a caravan, camper or boat, there's a double garage with electrics. The garden area is laid to lawn, a decking area has been made to enjoy outdoor dining and the garden is surrounded by a new fence, a large paddock lies behind the bungalow with a picturesque pond with heron and an abundance of wildlife. At the end of the paddock is approximately 1 acre of woodland.

Agents Note: The seller of this property is a relation to a member of Helmores staff. Please note some photos have virtual staging to give an example of how the property could look if furnished. Any landplans included are for rough identification purposes only and not to be used for conveyancing purposes.

Please see the floorplan for room sizes.

Current Council Tax: Band E – West Devon 2023/24 – £2796.50

Utilities: Mains electric, oil, water, telephone

Drainage: Private drainage

Heating: Oil fired central heating

Listed: No

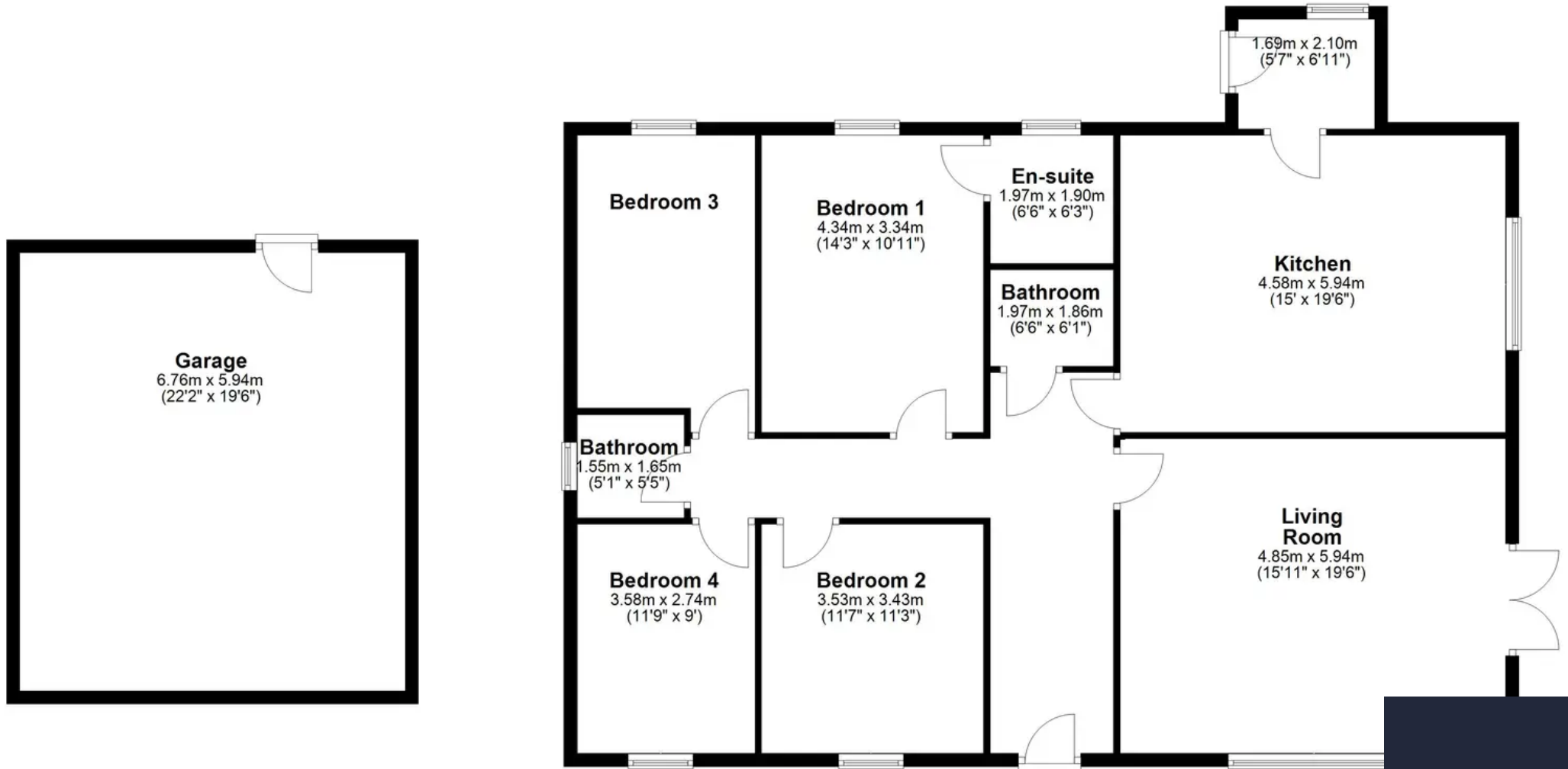
Tenure: Freehold

DIRECTIONS : From Crediton follow the A377 to Coplestone and after the traffic lights turn left onto the A3072, continue past the turning for North Tawton and stay on the main road towards Okehampton on the B3215. At Belstone Corner and just before Sampford Courtenay Railway Station, turn right towards Sampford Courtenay and Little Incott can be found on the right hand side after approximately half a mile.

What3Words: [///saving.guru.hairstyle](https://www.what3words.com/saving.guru.hairstyle)



Ground Floor





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.