

West Hill House

Sampford Courtenay, Okehampton, Devon



Jackson-Stops
& Staff



People **Property** Places



A traditional, listed, Devon farmhouse with potential annexe, barn, pastureland and woodland.

Summary

- Reception hall
- Cloakroom
- Kitchen/Breakfast room
- Dining room/drawing room
- Sitting room
- Utility/boot room
- 5 bedrooms
- Hobby/Playroom
- 3 bathrooms
- Occasional bedroom/study
- Large gardens
- Stone barn and outbuildings
- Pastureland
- Woodland and stream.
- About 23 acres





Location

West Hill House is situated about 2.5 miles to the north east of Okehampton, just outside the northern edge of Dartmoor National Park, in the heart of the rolling farmland and woodland of West Devon. The town provides a full selection of local facilities including a Waitrose store, leisure centre, state secondary school and hospital as well as shops and restaurants, sports clubs including rugby, tennis and a golf club. Private schools include Kelly College at Tavistock, St. Joseph's at Launceston and Shebbear College. To the south is Dartmoor National Park, renowned for its spectacular scenery and providing many and varied opportunities locally for walking, riding and fishing and cycling on the Sustrans Granite Way.

Communications

There is very easy access onto the A30 dual carriageway, leading west into Cornwall and east to the university and cathedral city of Exeter, where there are mainline connections to London (Paddington and Waterloo), access onto the M5 motorway and an international airport.

Distances

- Okehampton 2½ miles
 - A30 3 miles
 - Exeter 25 miles
- (distances approximate)



The Property

- Substantial traditional Devon farmhouse in an attractive rural location
- Listed as being of architectural or historical interest, Grade II and stated as being early 17th century and modernised in late 20th century
- Spacious family accommodation including large, open plan dining room/drawing room
- Wing suitable for self-contained annexe, subject to necessary approvals
- Traditional stone former threshing barn and additional outbuildings
- Situated at the end of a long, private entrance drive within large gardens
- Range of pasture paddocks
- Extensive area of mature woodland and Waterish Moor, a conservation area, with stream, being a haven for wild flora and fauna
- Easy access to Okehampton, A30, Dartmoor, etc.

From the parking and turning area beside the house, a path leads to the entrance door to



Ground Floor

Entrance Porch slate flagged floor, entrance door to

Reception Hall (N) a full height room overlooked by galleried landing, Yorkshire stone paved floor, doors to

Cloakroom wash basin, WC, heated towel rail.

Kitchen/Breakfast room (W&N) Chinese slate floor, range of fitted base cupboards and worktops, double sink and drainer, plumbing for dishwasher, gas fired Rayburn, double oven, fitted shelved cupboards, downlighting, back door.

Dining room/drawing room (S) a large open plan room with exposed wood strip floor, exposed beams and ceiling joists, sitting area with

French doors to terrace and gardens, Victorian brick fireplace with granite jambs and lintel, woodburner, plank and muntin screen with door to

Sitting room (S&N) wood strip floor, inglenook fireplace with bread oven, granite jambs and lintel and woodburner on slate hearth, exposed beam, door to second kitchen. From the drawing room a further door leads to

Hobby/Playroom (N) fitted worktops, door to

Utility room/boot room (N) fitted cupboards and worktops, sink and drainer, plumbing for washing machine, back door to outside.

From the reception hall the staircase rises to

First Floor

Landing gallery overlooking hall, exposed roof timbers including cruck beam, airing cupboard with hot water tank, doors to

Bedroom 1 (S&N) built in cupboards.

Bathroom wash basin, bath and shower fitment, WC, heated towel rail, linen cupboard.

Bedroom 2 (S) built in cupboard, exposed roof timbers.

Bedroom 3 (S) built in cupboard.

Bathroom bath with electric shower, wash basin, WC, heated towel rail.

Bedroom 4 (W&N)

Bedroom 5 (W) exposed roof timbers

From the garden a door leads in to

Potential Annexe

Kitchen/breakfast room (S&N) Chinese slate floor, kitchen area with fitted base cupboards and worktops, sink and drainer, 4 ring hob, oven, plumbing for washing machine and dishwasher, gas fired boiler, door to main house and stairs to **Study/Occasional bedroom** (S) exposed roof timbers. Door to

Bathroom bath with electric shower, wash basin, WC, connecting door to bedroom 1 and main house.



The Gardens

On the south side of the house French doors from the drawing room open to a gravel and paved terrace, fringed by plant borders and beyond which is a large garden with gently sloping lawn, edged by shrub and plant borders. A trellis fence separates this area from the **swimming pool** with paved surrounds.

The entrance drive leads to the tarmac turning and parking areas beside the house and adjacent to which is a further garden area with fruit trees, productive vegetable beds, timber storage building and polytunnel.

The Outbuildings

The rear driveway leads into a yard area beside which is the stone **former threshing barn** with large McCardle loose box, with water, power and lighting connected and doors opening to the gardens. Adjoining is a workshop with loft over and small covered yard also incorporating block built store room with electricity connected.

On the opposite side of the house, within the gardens, is a stone built log store with tiled roof.

The Land

Adjoining the gardens and entrance driveway are a range of **pasture paddocks**, including a large pond and field shelter. The fields, which the owners have grazed with sheep, cattle and

horses, slope down to a delightful **stream** beyond which is an extensive area of unspoiled ancient **woodland** known as Waterish Brake, mostly of oak and being a haven for wild flora and fauna. Beyond the woodland is Waterish Moor, being an open area of "Culm grassland", encouraging a wide variety of wild flowers, plants, butterflies, insects etc.

Property Information

Services: Mains water, electricity and gas. Private drainage. Gas fired heating.

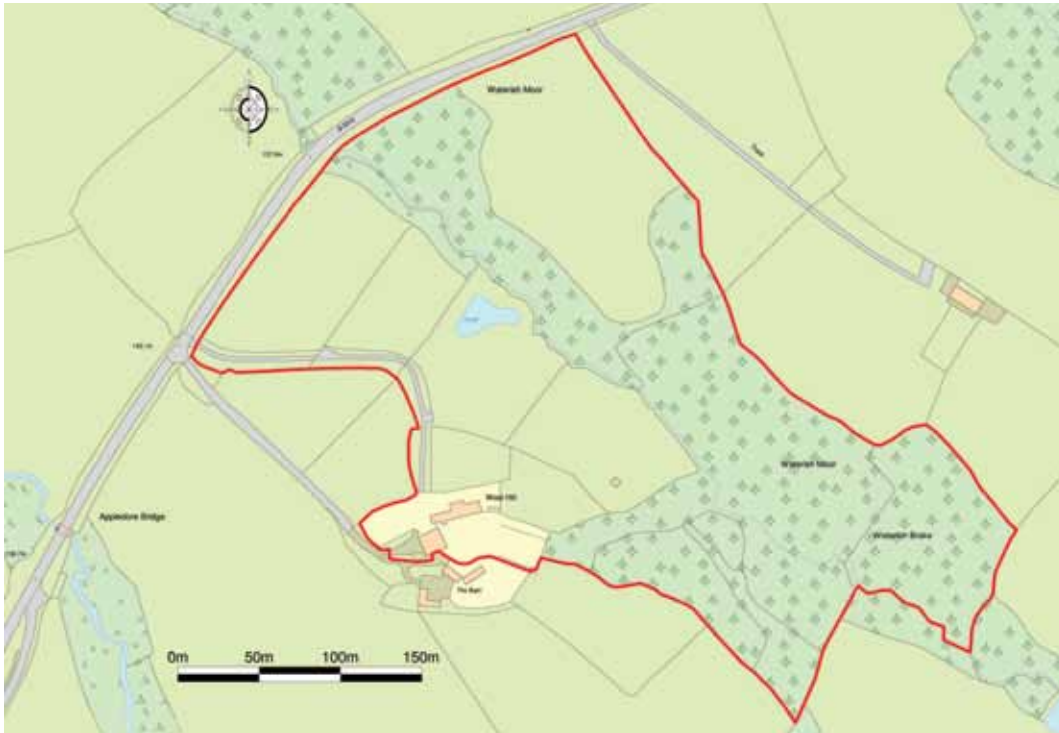
Local Authorities: Devon County Council, County Hall, Topsham Road, Exeter EX1 3QQ. Tel. 01392 382 000 and West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ. Tel. 01822 813 600.

Contents, fixtures and fittings: Only those mentioned in this brochure are included in the sale. All others such as carpets, curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

Viewing: Only by appointment through Jackson-Stops & Staff's Exeter office: 01392 214 222. exeter@jackson-stops.co.uk

For sale by private treaty with vacant possession upon completion.





Directions

From Exeter take first sliproad for Okehampton on East side of town. Turn right. At Mole Avon and garage take lane on right. Follow lane to Gipsy Corner signpost, marked Glendon and Chidacott. Turn left and continue to junction with B3215 Crediton road. Turn right, down hill past St. Brelades on right and Appledore on left. Drop down into dip and up other side. Immediately on right, take second of two entrances.

From Cornwall, take second exit for Okehampton. Turn left continue to Mole Avon and at garage turn



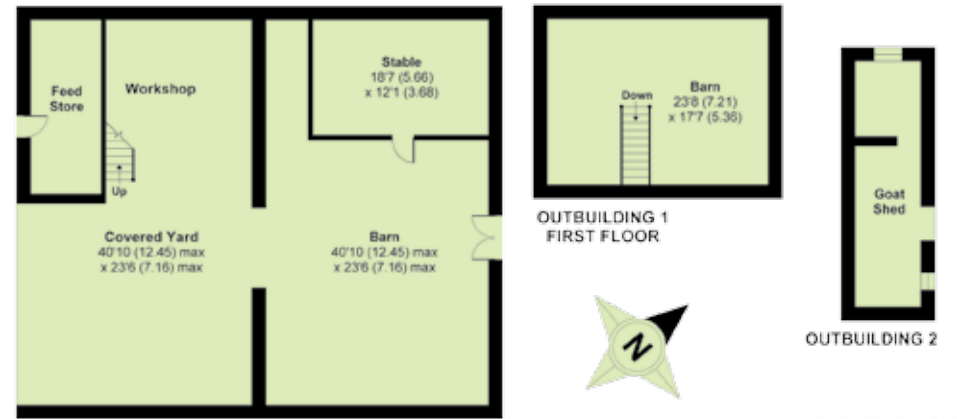
right and follow lane to Gipsy Corner, left, right at Junction with B3215 and as above.

Important Notice

Jackson-Stops & Staff and their clients and joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do

not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate.

APPROX. GROSS INTERNAL FLOOR AREA 3807 SQ FT 353.6 SQ METRES
(EXCLUDES OUTBUILDINGS & RESTRICTED HEAD HEIGHT)



OUTBUILDING 1
GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or

other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Exeter 01392 214 222 exeter@jackson-stops.co.uk
10 Southernhay West Exeter EX1 1JG

jackson-stops.co.uk



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