



Lower Luckworthy
Farm

Lower Luckworthy Farm

Ashwater, Beaworthy, EX21 5UR

Okehampton 14 Miles Holsworthy 6 Miles

- Superb Former Farmhouse
- Peaceful Rural Setting
- Spacious Accommodation
- One Bed Annexe
- Gardens & Grounds Approximately 5 Acres
- Large One Acre Lake
- Barn, Garaging & Stabling
- Delightful Rural Views

Guide price £795,000

SITUATION

Lower Luckworthy Farm is situated in a quiet rural setting, between the Dartmoor National Park and the north coasts of Devon and Cornwall. Surrounded by rolling typically Devonshire countryside, the property also has easy access to Cookbury Moor and Halwill Forest, with miles of tracks and paths, ideal for walking and riding (by permit). The nearby town of Holsworthy has a good range of local shops and services, whilst the larger town of Okehampton, again has a good range of shops and services, three supermarkets, modern hospital and leisure centre. There is primary schooling at nearby Halwill with secondary schools in Holsworthy and Okehampton. There is also private schooling at nearby Shebbear. Other local amenities include sailing at Roadford Lake, whilst the nearby coast offers fine sandy beaches and rugged coastal scenery.

DESCRIPTION

The property is believed to date from the 17th century and has been the subject of much modernisation and improvement within recent years, yet retaining many original character features. The spacious accommodation benefits from double glazing and propane gas central heating. In addition to the main accommodation, there is a separate annexe, known as The Linhay, which may have potential for holiday letting, subject to any necessary consents. The property stands within approximately 5 acres of land, incorporating a large 1 acre lake, which is well stocked and ideal for the keen fisherman. There are areas of woodland and paddock and outbuildings include a good sized traditional barn, large double garage and a stable block. The gardens and grounds attract a variety of wildlife and there are attractive views over adjoining countryside.

ACCOMMODATION

ENTRANCE LOBBY: With massive period oak front door. Tiled floor. Small panelled glazed door to entrance hall with oak floor boards and stairs to first floor. **LIVING/DINING ROOM:** Superbly spacious with two windows to front garden and window to rear. Massive stone inglenook fireplace with cloam oven recess and slate hearth. Villager woodburning stove. A large timber door gives access to lobby with a massive timber door to lane. Oak flooring, two large recesses. **KITCHEN/BREAKFAST ROOM:** Extensive range of units in cream with black granite worksurfaces, range of cupboards and drawer units, inset twin bowl porcelain sink with mixer tap, integrated dishwasher. Range of wall cupboards, fireplace recess with propane gas fired woodburner effect stove on slate hearth. Triple aspect windows, space and point for propane gas cooker, oak floor boarding, recess for fridge/freezer. **UTILITY ROOM:** Belfast sink with porcelain drainer and mixer tap. Black granite worksurface with space and plumbing beneath for automatic washing machine, space for fridge/freezer and other appliances. **REAR PORCH:** with slate floor and door to outside.



Superb farmhouse with annexe, large lake and approx 5 acres.





Coat hooks. REAR BOOTROOM: Handbasin with mixer tap, cabinet beneath, Ariston propane gas fired central heating boiler. Slate floor, coat hooks, door to rear. CLOAKROOM: Low level WC. Slate floor, vent.

FIRST FLOOR LANDING: With galleried balustrade around stairs. Window to rear. Large built in airing cupboard housing factory lagged hot water tank with immersion heater and linen shelving. Access to insulated roof space. BEDROOM 3: With window to side with views over the lake and surrounding countryside. BATHROOM: Panelled bath with mixer shower fitment and shower screen. Pedestal wash basin with low level WC, bidet, window to front, radiator, heated towel rack, extractor vent. SHOWER ROOM: Large shower cubicle with mixer shower fitment, pedestal wash basin with mixer tap, low level WC, Heated towel rack, window to front, extractor vent. INNER LANDING: With window to rear. BEDROOM 1: Window overlooking front gardens, ornate carved period timber door. BEDROOM 2: Window overlooking front gardens, extensive range of fitted wardrobes to one wall, ornate carved period timber door.

THE LINHAY

The Linhay is accessed from the rear courtyard area. This detached former barn has been converted into a separate unit which could be ideal for holiday letting subject to any necessary consent, or is ideal as ancillary bedroom or office accommodation. Double glazing and central heating from the main house. BEDROOM: Window to side with views over gardens and lake and surrounding countryside. Further window to front. Part timber panelling to walls. High ceiling with part exposed A-frame timbering and oak floor boarding. BATHROOM: Panelled bath with panelled splash backing, mixer shower fitment and shower screen. Pedestal wash basin, low level WC. Heated towel rack, extractor vent, tiled floor. Window to front.

OUTSIDE

The house stands within good sized areas of garden. Surrounding the house are areas of lawn with a variety of trees and shrubs and a delightful aspect over the lake and surrounding countryside. The front garden is laid to lawn with a central path to the entrance door with outside light. The garden is bordered by a stone wall and hedging and enjoys a good degree of peace and seclusion. Immediately to the rear of the house is a slate paved courtyard with outside lights and access to the Linhay. This courtyard also gives an attractive sitting out area for the Linhay, again with lake and countryside views. Outside tap. Off the courtyard is a path leading to a further paved sitting out area giving good views of the garden, lake and surrounding countryside.

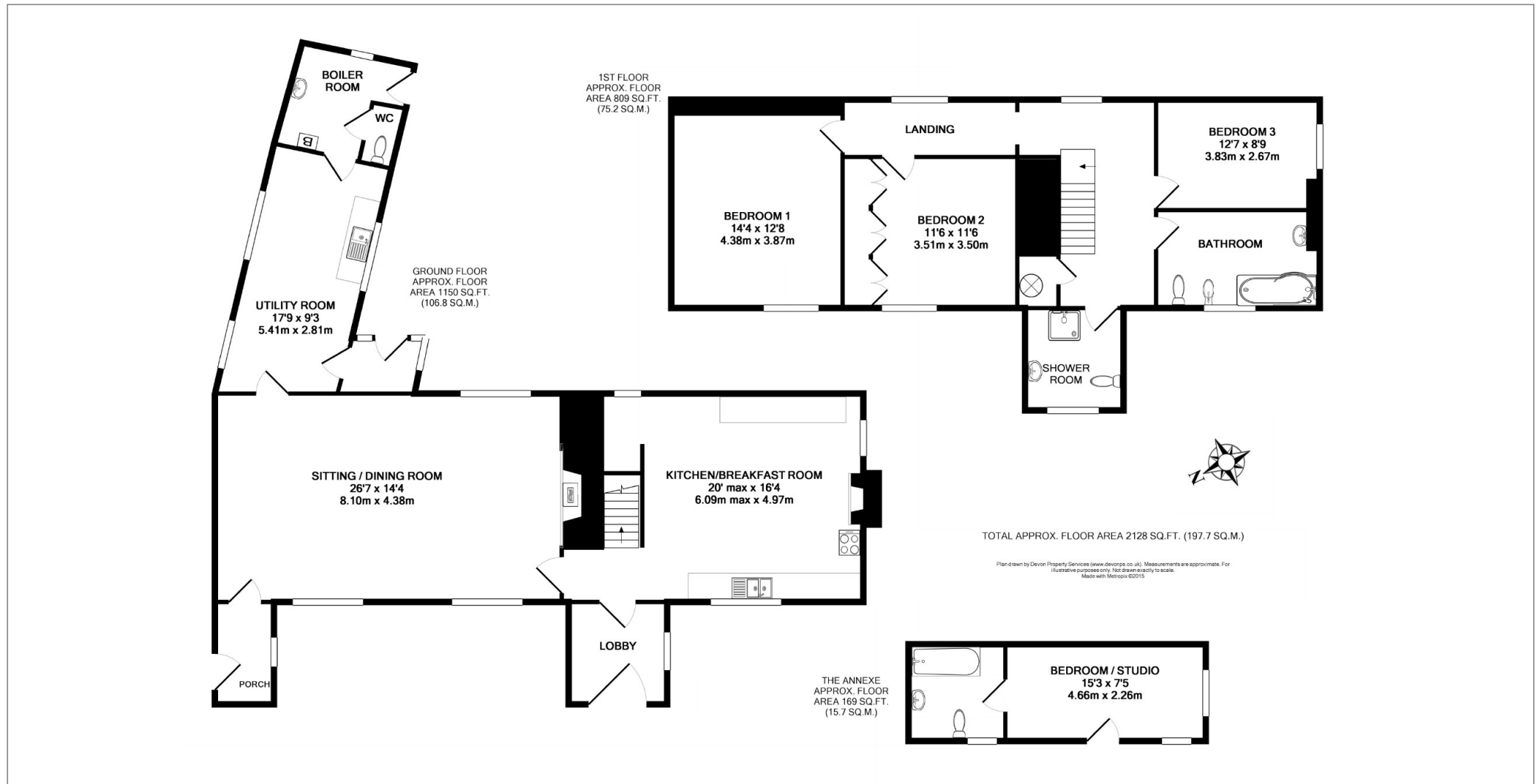
From the lane, a five bar gate gives access to a gravelled parking area for a number of vehicles, adjoining vegetable garden. DOUBLE GARAGE: 24'2" x 24'9". With two sets of timber doors. Power and light connected. An extensive range of units having worksurfaces, cupboards and drawers. Cupboard housing filtration unit for water supplies. Outside tap. Adjoining the Garage is a BARN of stone and cob construction beneath a slate roof. 34'10" x 16'2" with two doors to front. Concrete floor. Light connected. This Barn may have potential for conversion to further accommodation, holiday cottage, studio etc. (subject to necessary consents). Two doors to adjoining LOOSEBOX 13' x 10'9" with connecting door to garage. A gravelled path leads around the barn to a gravelled patio area, again with open views over the garden, lake and countryside. To the rear of the barn is a concrete yard area with two further LOOSE BOXES 24'7" x 13'4" overall. Outside tap. Adjoining the concrete yard area is a paddock, bordered by mature trees. Below the paddock is the STABLE BLOCK of timber construction under a corrugated green roof. Power, light and water connected. Adjoining concrete yard area, TWO BOXES 12' x 12', STORE 24' x 11'6" with double timber doors and further STORE 17'8" x 11'6" with two sets of double timber doors. The stables are accessed via a separate track leading from the lane, which gives vehicular access to the outbuildings, paddock and lake.

The lake is a particular feature of the property, extending to approximately 1 acre, with a central island and a timber jetty. The lake is stocked with carp and rudd and attracts a variety of wildlife and wildfowl including heron and kingfisher. There are mown paths around the lake, which is also bordered by woodland. The lower area of the grounds beyond the lake are bordered by a natural stream and paths lead back up to the gardens and main house, again bordered by recently planted trees.

To the rear of the house and Linhay, is a further large parking area, with a hedge screened propane tank, which leads into the vehicular track to the outbuildings. The gardens and grounds total approximately 5 acres and enjoy a delightful aspect across immediately adjoining farmland and woodland.

SERVICES

Private water supply, private drainage, mains electricity.



These particulars are a guide only and should not be relied upon for any purpose.



Stags
 11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN
 Tel: 01837 659420
 okehampton@stags.co.uk

