Waterhouse Farm
**Waterhouse Farm**  
Inwardleigh, Okehampton, Devon, EX20 3BE

Secluded former hall house with 11 acres, outbuildings in stunning rural setting.

- Grade II Listed Thatched House
- 5 Bedrooms
- Spacious Versatile Accommodation
- Pasture Paddocks
- River Frontage with Fishing
- Adaptable, Modern and Traditional Outbuildings
- Long Private Driveway Approach
- In All 11 Acres

Guide price £835,000

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**SITUATION**

Waterhouse farm is situated in a secluded rural setting amidst farmland and woodland and bordered by the Medland Brook, a tributary of the River Lew. The market town of Okehampton is easily accessible with an excellent range of shops and services, three supermarkets including a Waitrose. There is schooling from infant to sixth form level, modern hospital and state of the art leisure centre. From Okehampton there is direct access to the A30 dual carriageway providing link west into Cornwall, or east to the cathedral and university city of Exeter. The Dartmoor National Park is accessible at Okehampton with hundreds of square miles of superb unspoilt scenery, ideal for riding, walking and outdoor pursuits. In addition the north and south coasts of Devon are easily accessible with attractive beaches and delightful coastal scenery. The area is well known for its leisure and sporting opportunities with fishing on the Taw and Torridge and excellent opportunities for riding and walking on the Tarka trail. A bridleway adjoins the property providing excellent outlying.

**DESCRIPTION**

Waterhouse farm comprises a Grade II Listed thatched former hall house, offering exceptionally spacious and versatile accommodation. Retaining a wealth of character features, the house is ideal for family living with potential for the creation of an annex, subject to any necessary consents. Approached via a long private lane, the property stands within its own grounds, which extend to approximately 11 acres. There is a number of excellent pasture paddocks and an extensive range of modern and traditional outbuildings including livestock building, hay barn, visitors barn, cob barn and a stable yard. There may be the potential to develop the original cob barn to a holiday cottage, annexe etc, subject to any necessary consents. The property would particularly appeal to those with equestrian interest and the land is also excellent for general stock grazing. There is approximately 200 yards of single bank fishing on the Medland Brook.

**ACCOMMODATION**

**ENTRANCE HALL:** With tiled floor, part timber paneling to two walls, exposed ceiling timbers. **FRONT HALL:** With tiled floor, door to gardens. Stairs to first floor. **LIVING ROOM:** Triple aspect with exposed ceiling timbers. Stone fireplace with exposed chimney breast and fitted solid fuel stove.

**DINING ROOM:** Massive stone inglenook fireplace with granite inglenook beetle, diamond beamed stone fireplace and granite hearth, beam above with cast iron door and fitted oil fuel stove, window to front, exposed ceiling timbers. **SITTING ROOM:** Stone fireplace with granite inglenook and fitted woodburning stove, window to front, exposed ceiling timbers. **KITCHEN/BREAKFAST ROOM:** Kitchen Area having bevelled sink with tiled splashback, granite worktops with pine cupboards and drawers under, four burner propane gas range cooker with two ovens. Double aspect windows and slate floor. **BEDROOM 1:** Spacious room having stone fireplace facing the room with exposed stone chimney breast and fitted solid fuel stove. **BEDROOM 2:** Window to front. **BEDROOM 3:** Window to front, high ceiling with fitted bookshelves, access to roof space. **BEDROOM 4:** Double aspect windows, exposed A-frame timbers and vaulted ceiling. **BEDROOM 5:** Window overlooking gardens and paddocks. **SHOWER ROOM:** Tiled shower cubicle with electric shower unit, pedestal wash basin, low level WC, heated towel rail.

**OUTSIDE**

The property is approached from the road via a long private track, shared with a local farmer and a neighbouring property. A concrete drive flanked by mature trees gives access to the paddocks and sweeps down to the rear of the house, where there is an extensive concrete yard area with parking/fuming space for a number of vehicles. **GARAGE/WORKSHOP:** 38’ x 17’4” with large timber doors, concrete floor, power and light connected, space for four vehicles. Areas of lawn and garden surround the house with a variety of shrubs and trees, apple tree and climbing rose. **THATCHED OUTBUILDING:** Housing water filtration system, aluminium framed GREENHOUSE 8’ x 6’.

From the gardens a timber footbridge leads over small stream to a further yard area with its own separate driveway access. Traditional CCB BARN 33’ x 16’9”, two storey with mezzanine storage area, concrete floor. This building may have potential for conversion to a holiday cottage, studio/nannie etc, subject to consent. Power and light connected. High double doors at the rear of the building give access to a further GARAGE/STORE 20’7” x 13’ with double doors from yard. Adjoining WORKSHOP 19’ x 15’ with power and light connected. Excellent STOCK BUILDING 60’ x 30’ of timber framed construction with timber cladding. This adaptable building could be converted to stabling if required.**

MAYBURY 45’ x 20’, open fronted timber clad sides and rear, concrete STABLES/STOCK YARD, having five BOXES and TACK ROOM and further SECONDARY STABLE YARD, having two boxes and large STORE/STOCK BUILDING.

**THE LAND**

The land extends to approximately 10 acres of excellent pasture, divided into four main enclosures with access from the lane, or yard. The land is stock fenced and bordered along the northern boundary by the Medland Brook, which the property enjoys single bank fishing rights on. The property including land, buildings, gardens and paddocks, totals in the region of 11 acres.

**SERVICES**

Main Electricity. Private Water and Drainage.

**DIRECTIONS**

From Okehampton Town Centre at the main traffic lights turn between Lloyds Bank (on your left) and the town hall as if for Torrington, after approximately 1.5 miles turn right on the A386 towards Hatherleigh, continue through the village of Folly Gate proceeding out of the village passing the Jacobstowe/Creddon turning on the right hand side, before taking the next left signposted to Inwardleigh. Proceed into the village and at the T-junction, bear right following the road out of the village signposted to Northwood and Hatherleigh. Continue for just over a mile, before reaching Norleigh Cross and here turn right into a ‘No Through’ road following this lane for approximately ½ mile. At the end of the tarmac road, continue straight ahead on the bridleway, an unmade track. Continue straight ahead for approximately ½ a mile and where the track bears right, continue left into the track and driveway to Waterhouse Farm.
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These particulars are a guide only and should not be relied upon for any purpose.