





West Upcott Farm, Dowland, Winkleigh, Devon, EX19 8PG

GUIDE PRICE £625,000

- QUIET HAMLET LOCATION
- VIEWS TO DARTMOOR
- SOUTH FACING
- RECENTLY RENOVATED
- 2 ACRE PADDOCK
- LARGE PRIVATE FRONT GARDEN
- STONE OUTBUILDING
- 3 GARAGES



SITUATED MID WAY BETWEEN EXMOOR AND DARTMOOR LOCATED IN A QUIET HAMLET SURROUNDED BY UNSPOILT ROLLING DEVON COUNTRYSIDE THIS IS A COMPLETELY RENOVATED SOUTH FACING 5 BED DETACHED FARMHOUSE WITH A LARGE PRIVATE GARDEN BEYOND WHICH LIES A 2 ACRE PADDOCK WITH WONDERFUL VIEWS TO DARTMOOR. TO THE REAR OF THE PROPERTY IS A SINGLE STOREY STONE BARN, RANGE OF GARAGES, AND TO THE SIDE A FUTHER SMALL PADDOCK IDEAL FOR GROWING YOUR OWN. TORRINGTON 8 MILES OKEHAMPTON 10 MILES.

SITUATION

This is a pleasantly situated South facing renovated farmhouse with lovely Southerly views to Dartmoor within easy drive of Okehampton and the A30 as well as Barnstaple and Exmoor to the North and the A361. The property has the added benefit of a large private garden , adj small paddock and a well fenced larger Paddock the whole extending to approx 2 acres. The village of Dolton is only 2 miles North with Village shop Church and Pub whilst Torrington, Hatherleigh, Okehampton and Bideford are all within easy driving distance. Dartmoor is within Site whilst Exmoor and the North Devon coast are again within easy driving distance.

THE PROPERTY

This is a substantial Stone and Slate renovated house with the accommodation laid out on three floors with a wealth of retained character features offering spacious well laid out family accommodation. There are lovely views of Dartmoor from the front of the property across the 2 acre paddock and a good sized single storey Stone and Slate Outbuilding to the rear with ample off road parking and a range of garaging. The property has the added benefit of a large private garden , adj small paddock and a the well fenced larger Paddock.

DIRECTIONS

From DOLTON take Stafford road South out of the village and drive for approx 1 mile to Furse Park Cross go straight across and drive for another mile entering the village of Upcott where the property will be found on the left hand side just as you begin to leave the Hamlet.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**LOCAL AUTHORITY**

Torrige District Council - Riverbank House, Bideford, Devon EX39 2QG Tel: 01237 428700 Email: customer.services@torridge.gov.uk

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

SERVICES

Mains electricity, mains water supply, private septic tank drainage.

METHOD OF SALE

The property will be offered for sale by private treaty. The property is empty and there is no on going chain.

TENURE

The property is freehold and will be offered for sale with vacant possession.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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, measurement or distances 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 regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.









West Upcott, Dowland, Winkleigh, EX19

Approximate Area = 2565 sq ft / 238.2 sq m (Excludes Void)

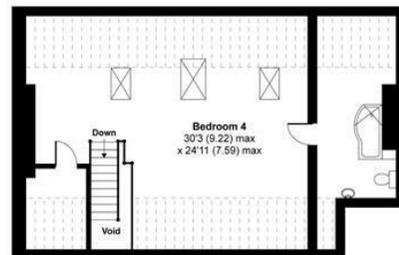
Limited Use Area(s) = 374 sq ft / 34.7 sq m

Garage = 735 sq ft / 68.2 sq m

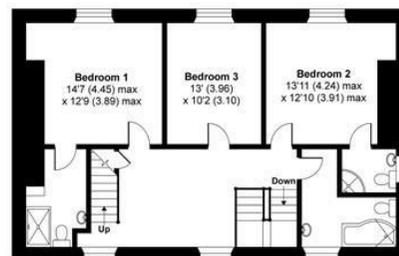
Barn = 496 sq ft / 46 sq m

Total = 4170 sq ft / 387.3 sq m

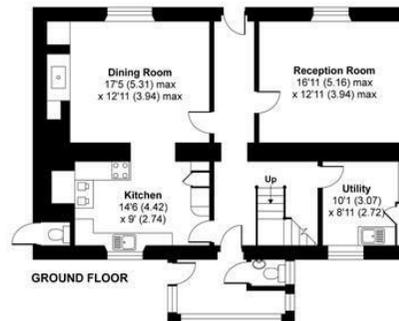
For identification only - Not to scale



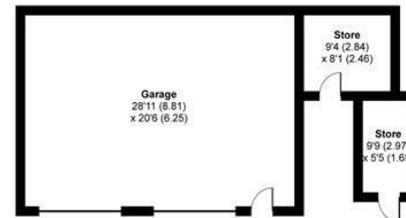
SECOND FLOOR



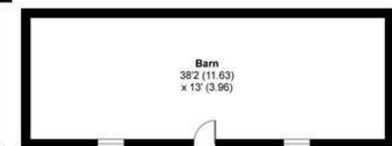
FIRST FLOOR



GROUND FLOOR



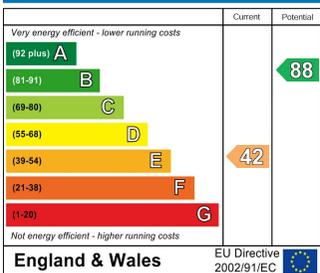
OUTBUILDING



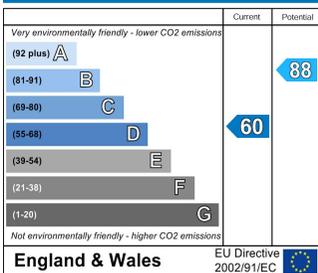
Denotes restricted head height

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2021. Produced for Nancekivell & Co. REF: 717551

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.