



SAMPFORD COURTENAY

Versatile & Immaculate Farmhouse & Cottage in ~4.1 Acres

Offers Over **£850,000**

 4 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating: E-53 (Farmhouse)  
D-56 (Cottage)

**MILLER**  
TOWN & COUNTRY



- » Grade II Listed 2-Bed Farmhouse with 2-Bed Detached Cottage
- » Just over 4 Acres of Formal Gardens & Pasture
- » Flexibility for Dual Occupancy, Holiday Lets or Similar
- » Suitable for Equestrian or Smallholding use
- » Modern Barn (16'7" x 30'4") with Potential for Stabling
- » Triple Carport, Parking for Numerous Cars, Shed & Workshop

## The Property

Located in the rolling Devon countryside just to the north of Dartmoor, North Town Farm is believed to date back as early as the 16th Century and may have housed early workers for the nearby village church, and character features showcasing the home's history can be found throughout both the farmhouse and adjacent cottage. Offering an exceptional lifestyle opportunity to lucky new owners, this postcard-perfect property set in beautiful formal gardens combines a farmhouse including spectacular beamed double-height shippon with a detached thatched cottage, currently run as a successful holiday let. The cottage could equally offer the potential for dual occupation or space for visiting friends and family. The Farmhouse and Cottage have the potential to be connected via glass enclosure to create a single linked dwelling, subject to the necessary consents.



The adjacent paddock and modern agricultural building suitable for stabling permit equestrian use or could equally suit smallholding purposes. Further stone outbuildings around the courtyard provide workshop space and garaging, perfect for hobbies and storage.

## Location

Sampford Courtenay has a vibrant and active community in addition to beautiful traditional architecture and a popular 17th century inn which is within walking distance. The village is approximately 6 miles from the town of Okehampton which offers a great range of independent shops and cafes, a fantastic public park with direct access to Dartmoor, primary and secondary schooling and convenient road and rail links to Exeter and on to London.



## Accommodation

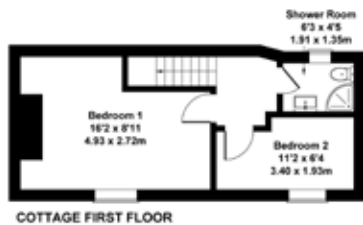
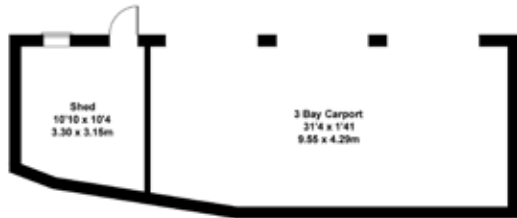
The farmhouse has generous space for entertaining, including a large lounge with inglenook fireplace, and the former shippon, which is now a grand second reception room with double height vaulted ceilings and oversized french doors leading to the rear patio. Also on the ground floor of the farmhouse is a beautiful and bright modern kitchen, a large utility, and a shower room. The charm continues on the first floor where you will find two spacious double bedrooms with lovely views of the extensive gardens, along with a recently fitted shower room.

Similar to the farmhouse, the stunning detached cottage is beautifully decorated and fitted with high-end finishes throughout. On the ground floor is a large open plan kitchen / diner / lounge with stone fireplace and exposed beams. To the first floor are bright double and single bedrooms overlooking the courtyard along with a shower room.



## North Town Farm

Approximate Gross Internal Area  
 Cottage - 961 sq ft - 89 sq m  
 Farmhouse - 1319 sq ft - 123 sq m  
 Outbuilding - 571 sq ft - 53 sq m  
 Total - 2851 sq ft - 265 sq m



## Farmhouse - Ground Floor

Shiplon 24'4" x 14'1"  
 Living Room 19'2" x 14'2"  
 Kitchen 10'8" x 14'0"  
 Shower Room 6'5" x 4'6"  
 Utility 5'9" x 11'8"

## Farmhouse - First Floor

Bedroom 1 10'8" x 13'11"  
 Bedroom 2 11'3" x 14'2"  
 Shower Room 7'7" x 8'3"

## Cottage - Ground Floor

Kitchen/Living/Diner 11'4" x 28'1"

## Cottage - First Floor

Bedroom 1 8'11" x 16'2"  
 Bedroom 2 6'4" x 11'2"  
 Shower Room 4'5" x 6'3"

## Outside

Courtyard with ample parking  
 3-bay carport 31'4" x 14'5"  
 Workshop 19'10" x 14'1"  
 Shed 10'4" x 10'10" (irreg. shape)  
 Mature gardens of approx. 1.3 acres  
 Approx. 2.8 acre paddock  
 Modern agricultural building 30'4" x 16'7"  
 Barnyard with additional parking

## Services:

Mains electricity and unmetered water. Private drainage with treatment plant  
 Oil-fired central heating. Farmhouse boiler new March 2022, cottage has combi boiler.  
 Separate tanks supply farmhouse and cottage.  
 Fibre optic broadband connected to farmhouse and cottage

## Council Tax Band: D

Tenure: Freehold

## Agent's Notes:

- Cottage and cottage garden is on separate deed to farmhouse, farmhouse gardens and paddock
- A reservation agreement is available with this property to provide security once your offer has been accepted. Please ask us for more details
- Hot tub excluded from sale



Gardens in summer



## Outside

North Town Farm and Cottage are set in beautiful and extensive gardens, comprising areas of lawn, flower and shrub borders, and paved patio areas for outdoor dining. An attractive stream, a tributary to the River Taw, runs through the garden and a timber bridge leads over the stream to the adjacent mature orchard which contains a variety of fruit trees. A seating area next to the stream provides a peaceful area for reflection and relaxation.

Ample parking is present at the property, both in the three-bay carport as well as within the central courtyard and upper barnyard. Attached to the carport is the former dairy which is currently used for storage. Adjoining the cottage is a generously-sized workshop - this could be used as a home office, as a hobby space, or potentially converted to additional accommodation, subject to the necessary consents.

The property has an electric gated entrance and a modern security system is in place with cameras and floodlights surrounding the property and covering the main entrance. The gardens are securely fenced on all sides, so are dog and child-friendly.

A modern concrete-floored barn suitable for animals or stabling sits beyond the gardens. This has doors to two sides and is power, light and water connected.

# The Cottage





Paddocks in summer



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

