

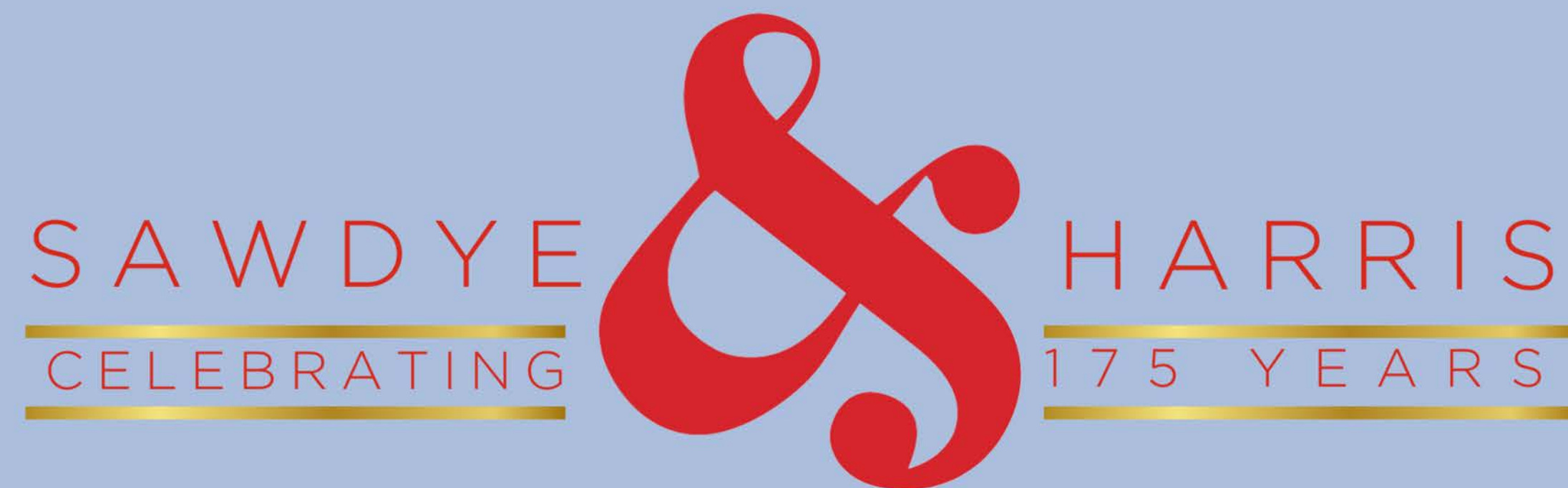


Adams Hele Farmhouse

ADAMS HELE FARM HOUSE
ASHBURTON
TQ13 7NW

Adams Hele Farmhouse is a Grade II listed building which, according to the English Heritage listing record, dates from the early seventeenth century. Owned by the current sellers for nearly 30 years, this property is bursting with character with period touches. Large barns and traditional stone outbuildings sit on just under 1.7 acres of organic wild meadow land. Graced with stunning views this property is ready to be modernised and ready for its new journey. Being sold with no onwards chain.

Just under 2 acres | Wild Meadow Land | Various Outbuildings | 5 Bedrooms | Private Drive | Annexe | Stunning Views | Family Bathroom



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Welcome



An outstanding opportunity to secure a rare and unique property of original construction, enjoying some far-reaching views across the countryside. Adams Hele Farmhouse is perfectly positioned to take full advantage of the excellent riding and walking that the area has to offer, right on your doorstep.

Step inside...

A timber and glazed door from the driveway leads to the ENTRANCE HALL with a focal large solid oak inner door, which leads to the HALLWAY. Stairs to the first floor, and doors to:

RECEPTION ROOM ONE- A spacious entertaining room with large focal granite fireplace with solid fuel range (currently not working). Window to rear, stainless steel sink and cupboards along one wall. Doors to rear porch and inner hall. Glazed door to a small hall with glazed door to the drive. Doors to:

RECEPTION ROOM TWO - Exposed beams, windows to front. Focal fireplace with wood burner (not working at present).

STUDY- With window to the front elevation.

INNER HALLWAY - With stairs to the first floor, door to:

GROUND FLOOR BATHROOM - Fitted with a modern white suite of bath with shower over sink with vanity unit below, low level WC and bidet. Cupboard housing hot water tank. Window to rear.





REAR PORCH - Door to outside, under stair storage cupboard. Doors to...

KITCHEN - Fitted with stainless steel sink, cupboards, drawers and gas cooker along two walls. Window to rear. Plumbing for washing machine and dishwasher.

The GROUND FLOOR ANNEXE comprises three separate rooms, with windows overlooking the driveway. Inner hallway giving access to the shower room and the drive.





On the first floor...

Approached via the main staircase from the hall, there is a window overlooking the outbuildings. A narrow staircase to a large walk-in loft/roof space. Doors to BEDROOM 1 with window overlooking the courtyard buildings. Fireplace with cast iron grate. Wash basin, door to shower cubicle. Connecting door to BEDROOM 3, with windows to two aspects. Fireplace with cast-iron grate. Wash handbasin. Door to the landing at the top of the second staircase with a door to the outside and a door to bedroom 4.

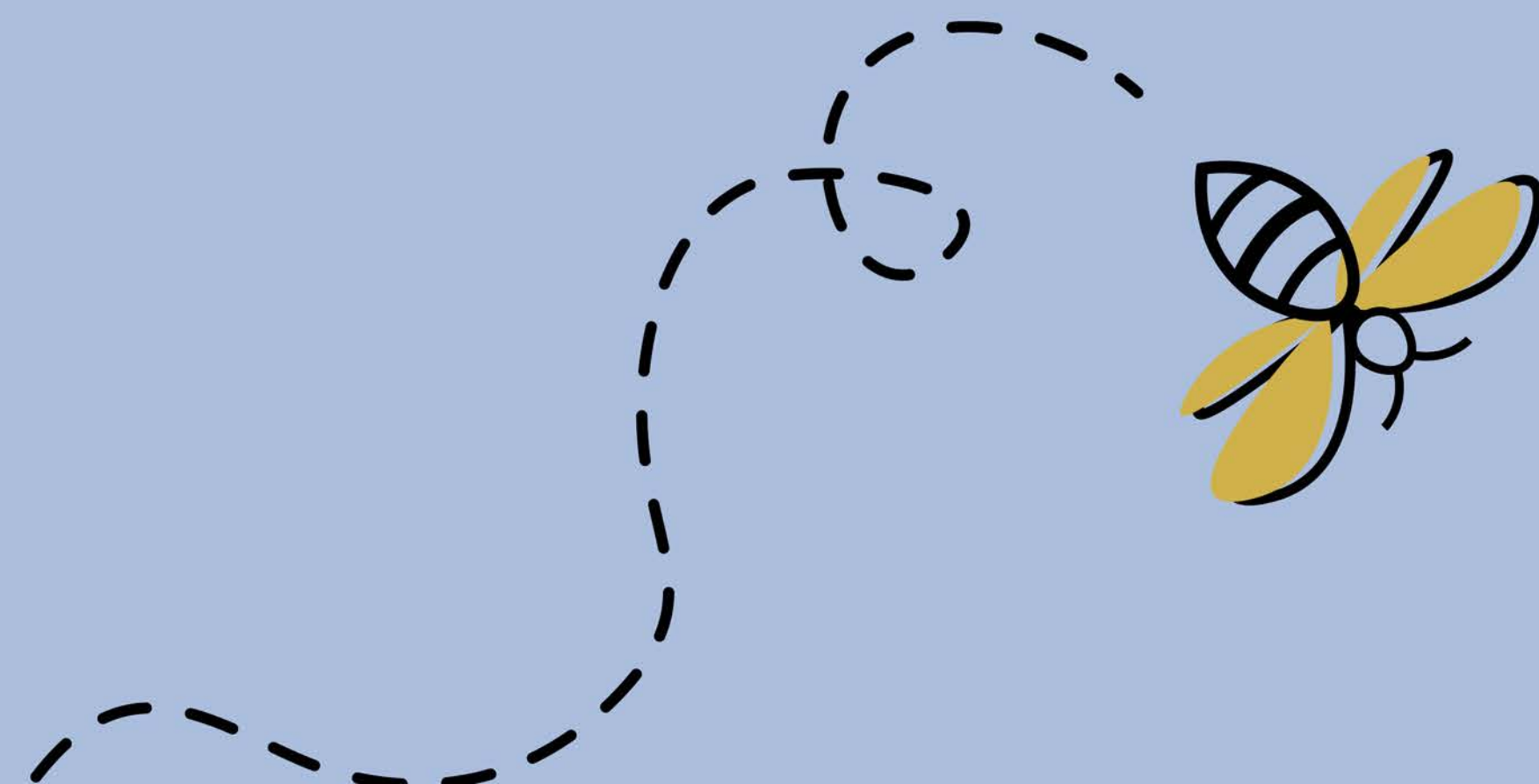


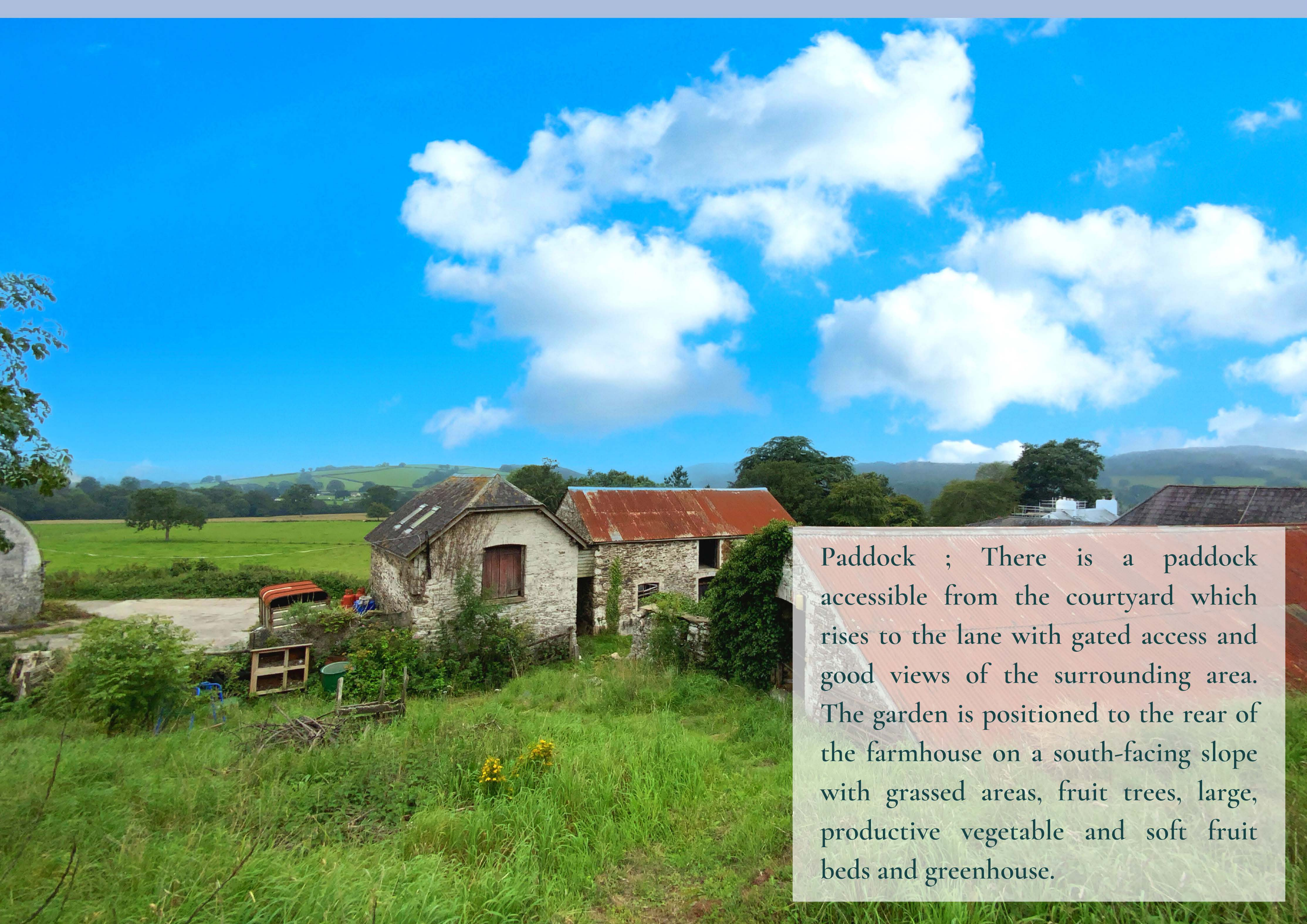


BEDROOM Two has a window to the driveway aspect. Tiled fireplace. Built-in Storage cupboard. BEDROOM Four has a window to the drive aspect. Full ceiling height with exposed roof support beams. There is a good sized shower room, with the potential as a bathroom and separate WC.

More to explore outside...

Adjacent to the farmhouse is a yard with traditional stone farm buildings which may lend themselves to adaption to alternative uses such as ancillary accommodation, studio/work space or holiday letting units, subject to the required consents. There is a productive south-facing vegetable patch and various fruit trees behind the farmhouse and an adjoining paddock, ideal for grazing animals, with gated access from the lane and stunning countryside views. The owners have managed the land organically throughout their time here, and have a wide selection of herbs and wild flowers, with increasing regard for nature, which has resulted in considerable growth in diversity and quantity of wildlife. Such as the Jersey Tiger Moth, day-flying moth, in the UK found only in Devon and Hairy Footed Flowerbees, to name a few. They also have nesting birds each year, Jackdaws, Robins and House Sparrows. Blackbirds nest in the greenhouse.





Paddock ; There is a paddock accessible from the courtyard which rises to the lane with gated access and good views of the surrounding area. The garden is positioned to the rear of the farmhouse on a south-facing slope with grassed areas, fruit trees, large, productive vegetable and soft fruit beds and greenhouse.

A driveway drops down from the lane to the property with a parking/turning area by the main entrance and continues to an inner courtyard by the outbuildings with further parking.

Outbuilding 1 - DETACHED STONE BANK-BARN Ground Floor: 39'6" x 19' divided into two areas with three window openings. Adjoining Lean-To Greenhouse Upper Floor: 57' x 19' with access points at either end and five window openings along one side.

Outbuilding 2- Stable Building of Stone Construction with Hayloft over- 36' x 16' divided internally into several stables/ stalls. Cobbled brick floor. Two window openings.



A photograph of a rural courtyard. In the foreground, a large greenhouse with a glass roof is partially visible. To the left is a long, open-fronted stone building with a red corrugated metal roof. In the center, a blue van and a silver car are parked on a gravel area. To the right is a smaller stone building with a dark grey slate roof. The background shows more stone buildings and green hills under a cloudy sky.

Open Fronted Store , 18' x 7'6"

Block Built Small Stable Building - 27'6" x 15'8" divided internally into three stables/stalls.

Block-Built Garage - 15'4" x 8'10" Metal up and over entry door.



The Finer Details

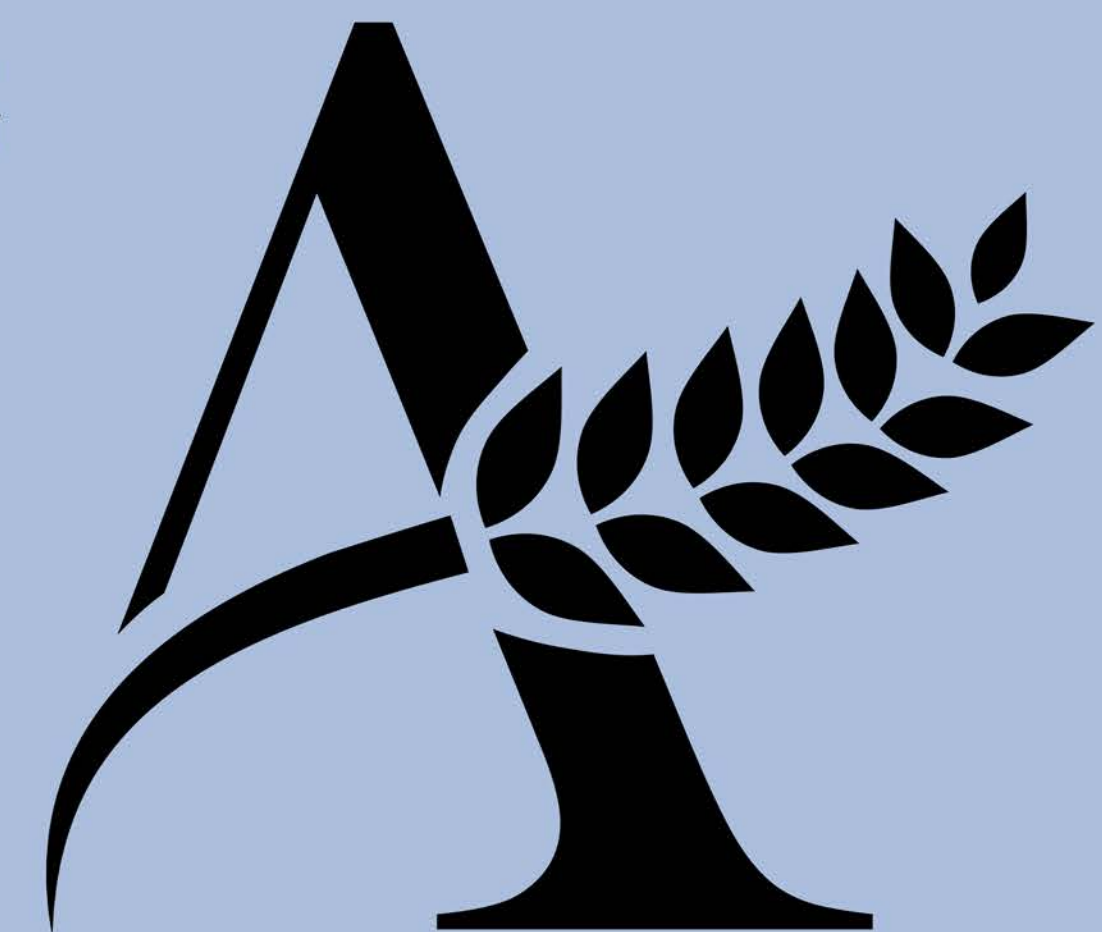
Services

Mains water and electricity. Private drainage shared with neighbouring property. We are advised by the seller that the current drainage system requires upgrading and replacement.

Tenure - Freehold.

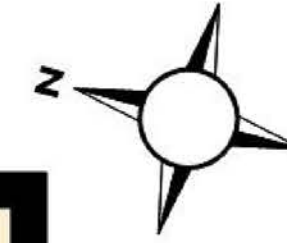
EPC - G

Council Tax - G



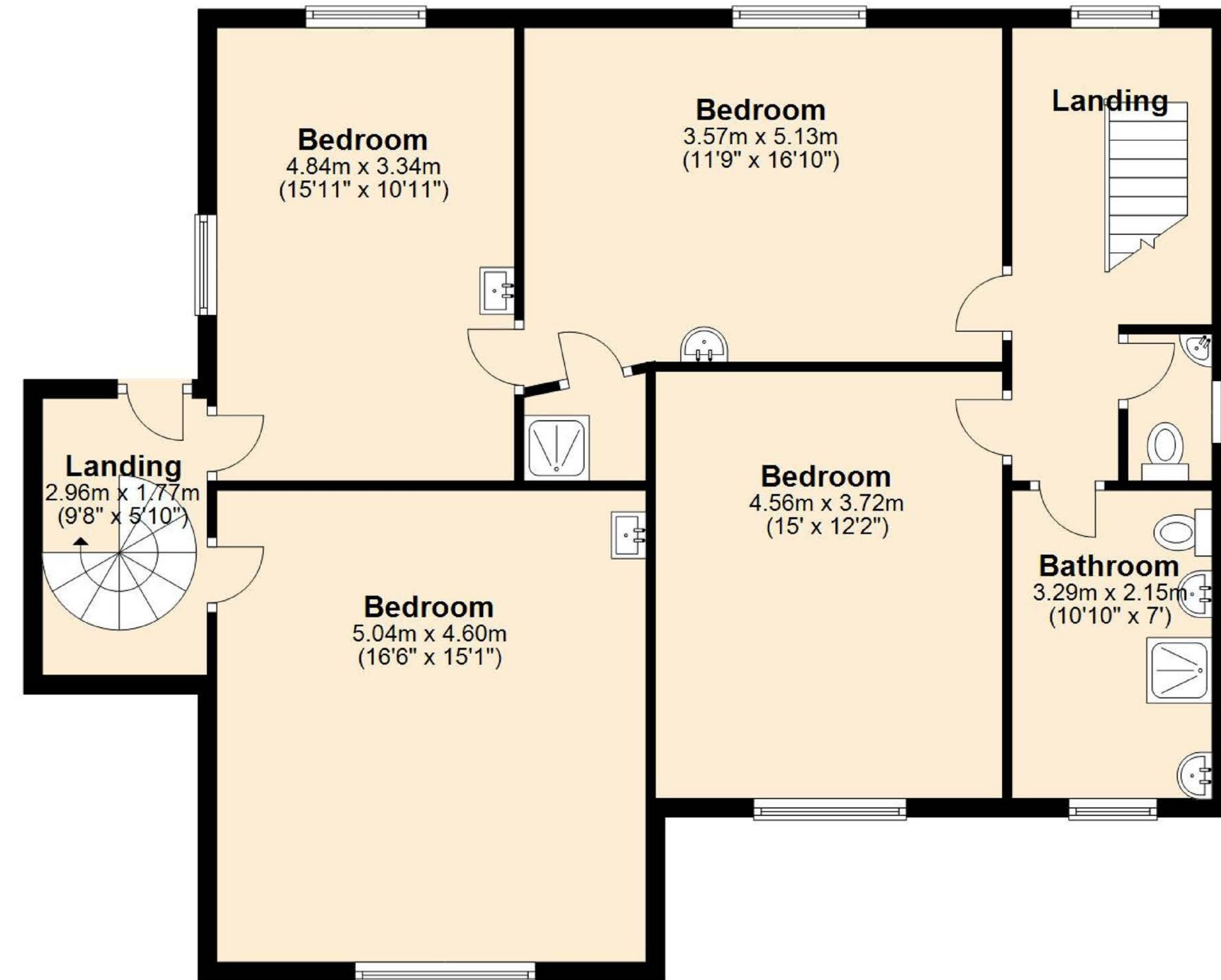
Ground Floor

Approx. 164.0 sq. metres (1765.7 sq. feet)



First Floor

Approx. 101.3 sq. metres (1090.1 sq. feet)



Total area: approx. 265.3 sq. metres (2855.8 sq. feet)

Ashburton



Situated on a quiet country lane, Adams Hele Farmhouse is a Grade II listed building located on the outskirts of Ashburton. The grounds benefit from far reaching views of the River Dart and beyond. Ashburton is a thriving Dartmoor town noted for its fine period properties and interesting shops. Local shops include butchers, artisan bakers, fish deli, post office with public library, pharmacy and there are numerous cafes/restaurants.

History

The exact age of the property is difficult to determine though it is understood that it dates back Early C17 however, we believe that it may be earlier.

PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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