



FORD WOOD

Exciting Refurbishment Opportunity Set in Approx 3.25 Acres

O.I.R.O £390,000 STICKLEPATH

MILLER TOWN & COUNTRY

Part of Smart Property Group



- » Refurbishment/Redevelopment Opportunity
- » 3 Bedroom Detached Property and Garage
- » Approximately 3.25 Acres
- » Paddock, Garden and Woodland
- » Set Down a Quiet Country Lane
- » Close to Village Amenities

The Property

Ford Wood is an exciting refurbishment project with direct bridleway access to Dartmoor, a perfect opportunity to create a dream home on the fringes of the largest wild area in the South of England. This is a versatile property requiring complete refurbishment & modernisation, comprising a two storey cottage and adjoining 20th Century bungalow style extension, with cellars below, which have restrictive head height. The roof has been recently replaced & lead water pipes replaced with plastic. The current configuration has 3 bedrooms and 2 reception rooms, kitchen, bathroom & beautiful rural views from the side of the property. There is also the possibility of redeveloping the site to suit, subject to the necessary consents of course.



Outside

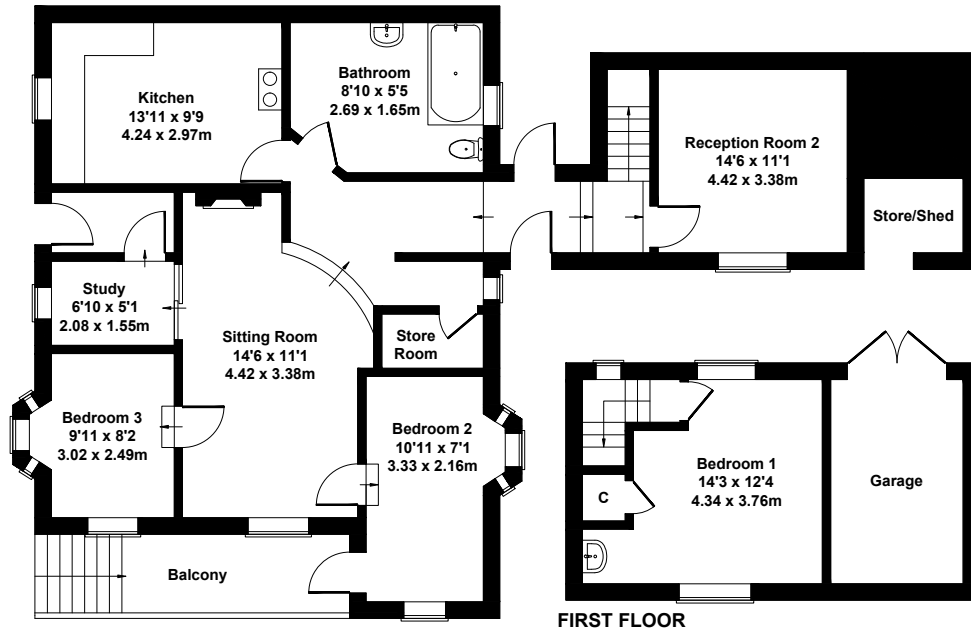
The property is set in a plot of approx 3.25 acres, comprising a paddock, gardens & woodland. A gated entrance leads to the paddock, & to the driveway. Large gardens sit to the side & rear of the house & could extend the paddock area if required. On the opposite side of the lane is an area of woodland approaching approx 1.25 acres. A bridleway runs alongside the property boundary & provides direct access to Dartmoor and spectacular outriding and walking.





Ford Wood

Approximate Gross Internal Area
1197 sq ft - 111 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Location

The location of Ford Wood gives you the best of both worlds. The property is between the sought-after villages of Sticklepath and South Zeal giving you easy access to a range of local amenities including primary schooling, local stores and public houses, however is set back from the road along a quiet unmade track meaning you are away from the hustle and bustle with direct access to open moorland. The nearby town of Okehampton is just 10 minutes away and offers a range of retail and services including primary and secondary schooling and three supermarkets including Waitrose and Lidl. The station in town provides a rail connection to Exeter and on to London. Exeter is also an easy drive of around 30 minutes via the A30.

KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Ample parking for numerous vehicles
- Not Listed
- Heating: Open Fires
- Utilities: Mains electric and water. Private drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Historic mining area, we are informed the disused shaft is present in the woodlands but is also fenced.
- Planning Permission / Proposed Developments: None known
- EPC Rating: G (1)
- Council Tax Band: E
- Tenure: Freehold
- Broadband: FTTC
*Per Ofcom
- Mobile Signal: Good
*Per Ofcom
- Not suitable for wheelchair users

Miller Town & Country

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VIEWING: Strictly through the vendor's sole agents

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