



WEBBER HILL FARM
O.I.R.O £1,200,000

Substantial Period Farmhouse, Annexe & 2 Letting Units
SAMPFORD COURTENAY

MILLER TOWN & COUNTRY
exp UK



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Webber Hill Farm

- » Superb Period Farmhouse
- » Annex + Two Further Letting Barns
- » Paddock and Outbuildings
- » Formal Landscaped Gardens
- » Country Views Yet Close to Town.
- » Sympathetically Modernised and Converted
- » Ample Parking + 4 Car Carport.



The Property

Set down a private track, the property feels rural but far from isolated, with two neighbours also sharing the track. The town and the A30 corridor both within a few minutes drive. The annex offers a spacious one bedroom two storey barn conversion, which could also be a third letting unit if required. All of the properties have pleasant outlooks and their own private bodies of garden.

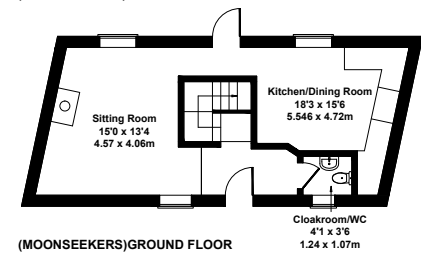
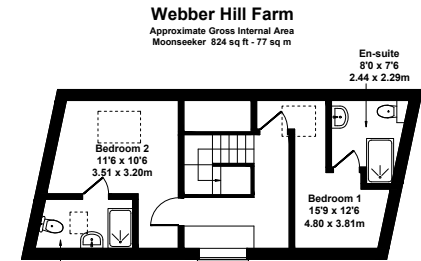


Main House and Annexe (Rhapsody)

Beautifully presented farmhouse which has been sympathetically renovated and updated with photovoltaic panels, solar for hot water and a mix of underfloor heating and radiators. Much of the original charm and character has been retained, such as exposed beams and large inglenook Fireplaces and slate and tiled floors. These wonderful features blend with a mix of modern functionality. From entering the spacious reception hall with glass floor panel looking down into an illuminated well, to the three spacious reception rooms along with a large traditional Farmhouse kitchen/breakfast room, one gets a sense of space and versatility. The first floor boasts four generously proportioned bedrooms and two beautifully presented bathrooms. The Annexe offers a spacious 1 bedroom, 2 storey barn conversion with open plan kitchen/dining/living room. Modern cottage style kitchen, tiled floors and underfloor heating and the carpeted living area. There is a useful utility room with space for a washing machine, WC and sink. On the first floor is a generous double bedroom with partially vaulted ceilings and en-suite.

Moonseeker

A lovely semi-open plan, 2 storey, converted barn with entrance vestibule with cloakroom/WC off. There is a large well equipped kitchen/dining room and door to the rear garden. A central oak stair case divides the kitchen and the living room, which has a woodburner and is dual aspect. On the first floor are two double bedrooms both with their own en-suite facilities and the property has underfloor heating.



Not to Scale. Produced by The Plan Portal 2025
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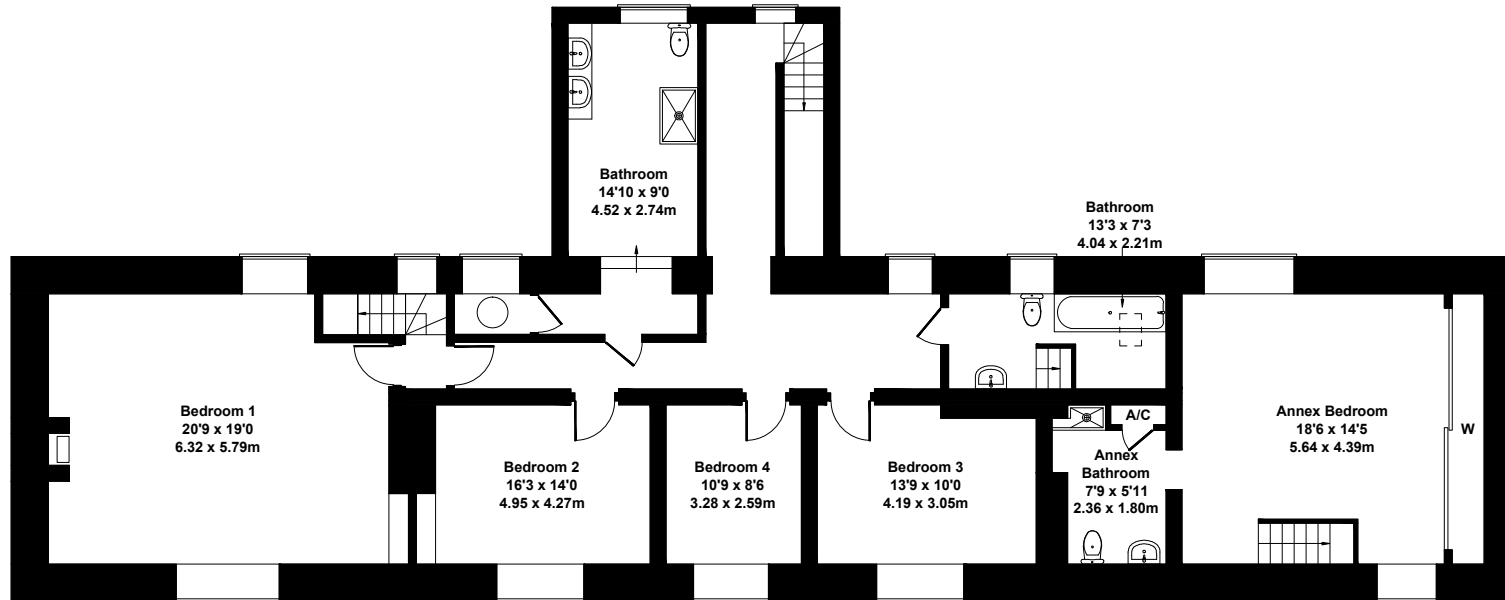
Outside

The property is set in just over 4.5 acres with a useful level paddock to the rear approaching 4 acres and the remainder of the grounds are laid out as formal gardens, and parking along with a useful and versatile range of buildings. Off the driveway is a useful open fronted lincay averaging 43'1" X 18' utilised as a large 4 vehicle car port. The gardens have been tastefully landscaped to create paved and gravel seating areas, lawns and a central feature wildlife pond. To the side of the property is a further area of lawn, small orchard and a range of sheds along with a substantial workshop measuring 43'3" X 16'9" off which is a useful gym 16'9" X 9'1". Behind this is a private zen garden, further large lawn with polytunnel and a fruit cage. A gate for here leads into the paddock and a further gate offers access over the neighbours field should anyone need to access the field with any machinery.

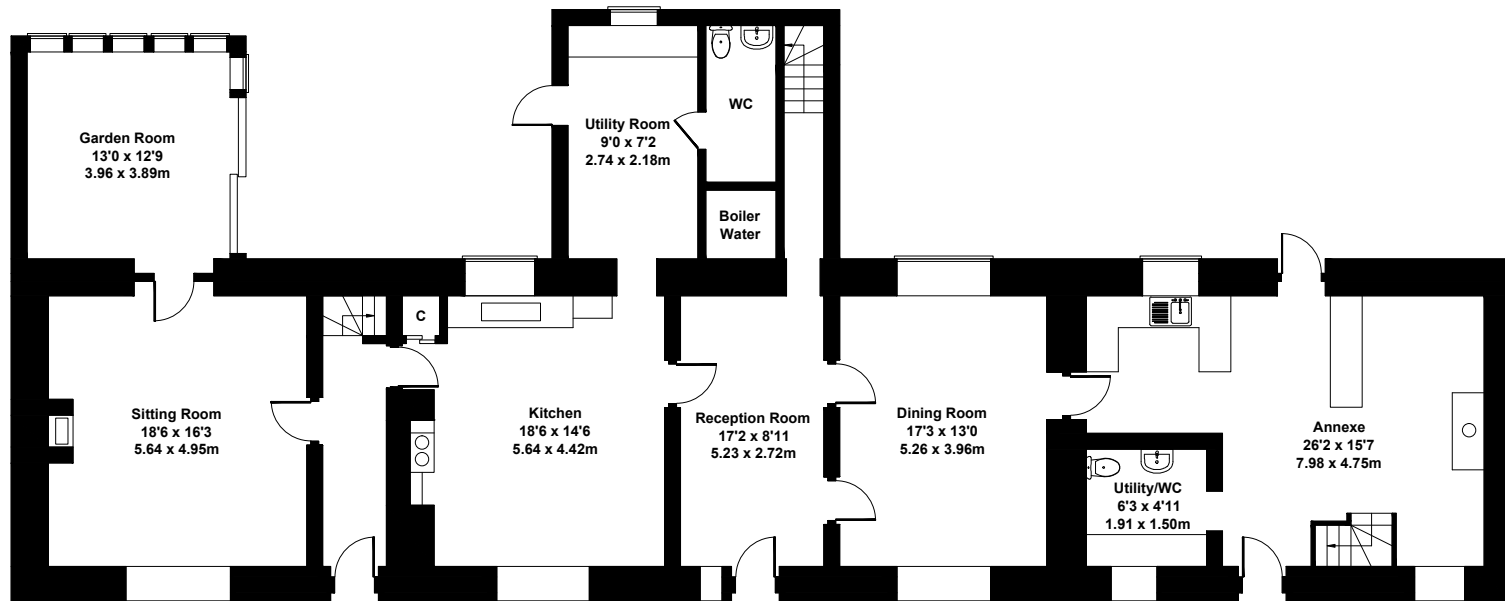


Webber Hill Farm

Approximate Gross Internal Area
Main Webber Hill Farm 3808 sq ft - 354 sq m
Dreamcatcher 1050 sq ft - 97 sq m
Moonseeker 824 sq ft - 77 sq m
Total 5682 sq ft - 528 sq m



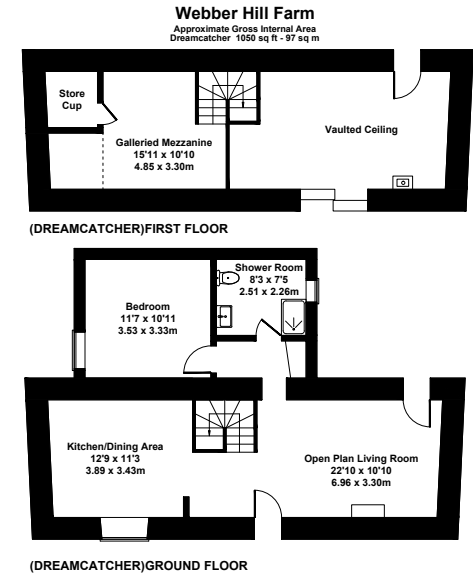
FIRST FLOOR



GROUND FLOOR

Dreamcatcher

This is a delightful detached single storey converted barn offering underfloor heating and a woodburning stove in the spacious sitting room, and beyond is a well equipped kitchen/dining room and a double bedroom and shower room/WC. A staircase leads off the living room to a level Mezzanine area ideal for somewhere to chill out or for additional sleeping space.



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Location

Set down a private drive off which two neighbouring properties also have access, a gated and private drive leads up to the main house and the barns. Located approximately 1.9 miles from Okehampton and approximately 1.5 miles from the A30, putting the city of Exeter some 24 miles away. Dartmoor is easily accessible for those looking for 368 square miles of unspoilt open countryside. The North and South coasts are both approximately 40 - 45 minutes drive away.

Council Tax: Main House & Annexe (Rhapsody) E, Moonseeker and Dreamcatcher: Business Rates (Full relief currently)

EPC Rating: Main House B (82), Annexe: B (84), Moonseeker: B (86), Dreamcatcher: C (77)

KEY INFORMATION

-  8 Bedrooms
-  6 Bathrooms
-  5 Reception Rooms
-  Parking for numerous vehicles, 4 by carport
-  Not Listed
-  Heating: Gas, oil and partial underfloor heating
-  Utilities: Mains electric, water and gas
-  Restrictions: Yes - but not noted on title restrictions
-  Easements, Wayleaves: Yes
-  Public Rights of Way: None known
-  Flooding: None known
-  Notable Construction Materials: None Known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: See below left
-  Council Tax Band: See below left
-  Tenure: Freehold
-  Broadband: ADSL *Per Ofcom
-  Variable to good *Per Ofcom
-  Lateral living

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VIEWING:

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