



**ALCHEYDOWN FARM**  
O.I.R.O £725,000

Rural House w/ Approx 13 acres of Woodland & Pasture  
**BROADWOODKELLY**

**MILLER** TOWN & COUNTRY  
exp UK



- » Set Down a Private Drive
- » No Immediate Neighbours
- » In Approximately 13 acres
- » Detached House
- » Wide Range of Outbuildings
- » Large Agricultural Barn & Stables
- » Mix of Woodland, Gardens and Paddocks

## The Property

Situated down a private drive, surrounded by its own land and no immediate neighbours this perfect rural idyll is both charming and quiet. However, it is far from remote with easy access to nearby village and town amenities and schooling. There is a stable block and large agricultural building along with various other outbuildings and the large gardens and orchard allow light to flood the house. There is a mix of woodland and pasture and the current owners have loved the peace and tranquillity. One enters through the front porch which in turn leads to an entrance hall. There are two reception rooms and a generous kitchen/ breakfast room and to the rear is a large boot / utility / laundry room with a cloakroom/WC off. On the first floor are three bedrooms, the principal bedroom with en-suite shower room and a further family bathroom.

## Outside

The property sits in a private rural setting, down a private drive with a mixture of pasture woodland, gardens and an established orchard. There is a large modern agricultural building plus block built stables with solar panels and a small hay barn. Off the gardens is a further useful outbuilding ideal for a games room, or workshop and behind this is a run of smaller storage sheds for garden tools and implements. The property and land enjoy a southerly aspect.





## Location

Set down a private drive off a quiet country lane, the property is very much on its own. However, the nearby village of Winkleigh offers a wide range of amenities including post Office, shop, butchers, schooling as well as a doctors surgery. There is a choice of public houses and church and chapel. The nearby towns of Hatherleigh, North Tawton and Okehampton are also only a short drive away.

## KEY INFORMATION

-  3 Bedrooms
-  2 Bathrooms and a WC
-  2 Reception Rooms
-  Large barn & ample parking for numerous vehicles
-  Not Listed
-  Heating: Oil
-  Utilities: Main electric. Septic tank + well water
-  Restrictions: None known
-  Easements, Wayleaves: Easements for utility services
-  Public Rights of Way: Yes
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: Neighbour is currently partway through building an extension.
-  EPC Rating: E (41)
-  Council Tax Band: D
-  Tenure: Freehold
-  Broadband: ADSL \*Per Ofcom
-  Mobile Signal: Variable \*Per Ofcom
-  Not suitable for wheelchair users

Miller Town & Country powered by eXp

01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

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



### 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.

