



**HIGHER SHUTESLADE** Character Period Farmhouse with 3.15 Acres  
O.I.R.O £700,000 MEETH

**MILLER** TOWN & COUNTRY  
exp UK



- » Detached 4 Bedroom Character Farmhouse
- » Tucked Away Rural Location
- » Plot Extends to 3.15 Acres
- » Biomass Boiler & Solar PV
- » Large Outbuilding & Parking
- » Excellent Presentation Throughout

## The Property

Set about half a mile down a farm track in an attractive rural location nestled within the River Torridge Valley is this mid 17th century farmhouse and smallholding sitting within attractive grounds of about 3.15 acres including extensive gardens, fruit and vegetable growing areas and a modern fully enclosed farm building. This lifestyle property is offered in excellent internal condition, having been improved by the current owners, and offers great potential to immerse yourself in a wonderful country home but with business potential from the good sized detached farm building. With environmental principles in mind a biomass boiler has been installed for the central heating and hot water, as well as Solar PV panels to reduce electricity consumption and provide extra income. Internally it offers a wealth of character features including exposed stonework, and exposed beams but has been modernised and benefits from double glazing amongst other things. A great feature is the galleried loft room over the main bedroom offering a vaulted ceiling and further storage.

## Outside

The plot extends to approximately 3.15 acres in total divided by the access track. Adjacent to the house itself are a number of seating areas and terraces as well as the fabulous gardens including a stream fed pond, a small orchard with a wealth of spring flowers and a Well. There are also a number of useful buildings including the Dog Kennels and a number of sheds and greenhouses. The garden has been used to encourage a wealth of local wildlife alongside the more formal areas. Beyond these areas is a fenced area formerly used for a vegetable garden and polytunnel adjoining neighbouring woodland. There is also a substantial steel frame Farm Building (approx 44ft x 29ft) with Solar Panels providing extensive storage and an office/workshop all with potential subject to any necessary permissions.







Total area: approx. 198.5 sq. metres (2136.2 sq. feet)

### Location

The property is located in a wonderful rural site just a few miles north of Meeth, a quintessential village in the heart of the Devon countryside. There is a popular public house and a wide variety of walks nearby including the Tarka Trail long distance path heading up to the North Devon coast approx 20 miles distant. There is primary schooling in the village of Merton and the small town of Hatherleigh. Secondary schooling is available in Great Torrington, Okehampton and Chulmleigh. The property is equidistant from Great Torrington and Okehampton, both of which have a variety of amenities.

**Agents Note:** Has Solar PV 13 panels (vendor unsure of what FIT is payable)

### KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Off street parking
- Not Listed
- Heating: Biomass Boiler
- Utilities: Mains electric. Private water. Shared septic tank
- Restrictions: Yes - check with agent
- Easements, Wayleaves: Yes - details available from the agent
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: Stone and some cob
- Building Safety Concerns: None Known
- Mining Area: Potential non coal mining risk identified
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (61)
- Council Tax Band: E
- Tenure: Freehold
- Broadband: ADSL \*Per Ofcom
- Mobile Signal: Variable to good \*Per Ofcom
- Suitable or Not Suitable?

## Miller Town & Country powered by eXp

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### VIEWING:

Strictly through the vendor's sole agents  
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