



Marshford Farm, Hatherleigh, Devon

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Marshford Farm, Hatherleigh, Okehampton, Devon EX20 3LX

An excellent 84-acre livestock/amenity farm with a 4-bedroom farmhouse and extensive outbuildings, in an idyllic rural setting

Hatherleigh 2.7 miles, Okehampton 7.4 miles,
A30 7.8 miles, Exeter 32 miles, M5 (Jct 31) 34 miles

Entrance hall | Sitting room | Dining room
Kitchen | Utility | Dog room | Cloakroom
Principal bedroom with en suite shower room
Three further bedrooms | Family bathroom
Outbuilding with a games room, workshop and stores | Outer barn | Inner barn | Cow shed with adjoining open barn and hay barn | Gardens
Pastureland | Woodland | Flight ponds | Fishing rights | Approximately 84 acres | EPC rating G

The property

Marshford Farm is a delightful amenity/livestock farm with an unlisted farmhouse that offers almost 2, 000 sq. ft of characterful accommodation. Outside the farmhouse has attractive rendered elevations while inside the property is configured over two floors and features exposed timber beams and impressive original fireplaces. Marshford Farm has extensive outbuildings providing a variety of uses as well as conversion potential subject to obtaining the necessary consents. The farm benefits from a peaceful and secluded position within its 84 acres of pasture farmland and productive woodland. On the ground floor there are two well-presented reception rooms which include a comfortable sitting room and an adjoining dining room which provides space for family dining as well as a seating area. Both rooms benefit from a dual aspect allowing for a wealth of natural light as well as impressive inglenook fireplaces fitted with woodburning stoves. Also on the ground floor is a useful study which

provides access to the adjoining outbuilding which would make an excellent conversion and extension to the farmhouse (subject to planning), fronting onto the gravel courtyard & garden at the rear. The kitchen has wooden units, an oil-fired Aga and space for a breakfast table, with the utility room providing further space for storage and appliances. A cloakroom completes the accommodation on this floor. Upstairs there are four bedrooms, including the principal bedroom which has an en suite shower room and a feature fireplace with an electric powered heater. There is also a family bathroom on this floor with a freestanding, roll-top bathtub. First floor windows offer enticing views of the farm, in particular the principle bedroom en suite bathroom which has far reaching views over the fields

Outside

The farm is accessed via a half-mile single-track lane, which leads to the farmhouse and provides access to the outbuildings. The farm buildings include an inner and outer barn that are attached to the farmhouse providing excellent conversion potential into further accommodation subject to obtaining the necessary planning consents. There is also a stone outbuilding opposite the property that currently houses a games room, workshop and two stores and there is a 3,970 sq ft cow shed and hay barn at the farmyard, around the corner from the house. The garden at the rear of the house includes paved and gravel terracing, colourful border flowerbeds, a variety of mature specimen trees and a large area of level lawn providing numerous peaceful seating areas. Beyond the garden are the property's extensive grounds which include pasture farmland and paddocks with two flight ponds attracting a variety of wildlife and fauna as well as a productive woodland. The northern boundary of the farm enjoys direct river frontage on the River Lew and also benefits from a mile and a half of mostly double bank fishing. No footpaths or bridleways cross any part of the property's boundary which hugely benefits the privacy of the farm.









Location

The property is set in a rural location surrounded by beautiful Devon countryside, close to the town of Hatherleigh and seven miles north of the town of Okehampton. Hatherleigh has several useful shops including a supermarket, newsagents with post office, and a number of agricultural suppliers and engineers. There is also a doctors surgery, vet and two garages. It is a thriving community, based around its primary school, two churches, community centre, and also regular events such as a weekly market and annual carnival. It also has two pubs, a cafe, art gallery and pottery. Sports facilities include football, cricket, bowls and tennis. Okehampton offers a choice of shops, supermarkets (including Waitrose, Lidl, Co-op) and leisure facilities, while further schooling in the area includes an outstanding primary at nearby Highampton and the outstanding-rated secondary, Okehampton College together with a number of noted independent schools, including Shebbear

College, Mount Kelly, West Buckland, Exeter School and Stover. The opportunities for outdoor pursuits in the area are endless. There is good walking, riding and cycling direct from the property, whilst the National Parks of Dartmoor and Exmoor are both within easy reach. A short distance from the property is also Meeth Quarry Nature Reserve (150 hectares) which also joins up with the Tarka Trail where you can cycle, walk and ride. By road, the A30 provides fast and efficient connections to Exeter, and the M5. The nearest train station is at Okehampton (only seven miles), recently reopened and with hourly trains to Exeter.

Basic Payment

The de-linked payments relating to the Basic Payment Scheme are not included in the sale.

Sporting, timber and mineral rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.





Floorplans

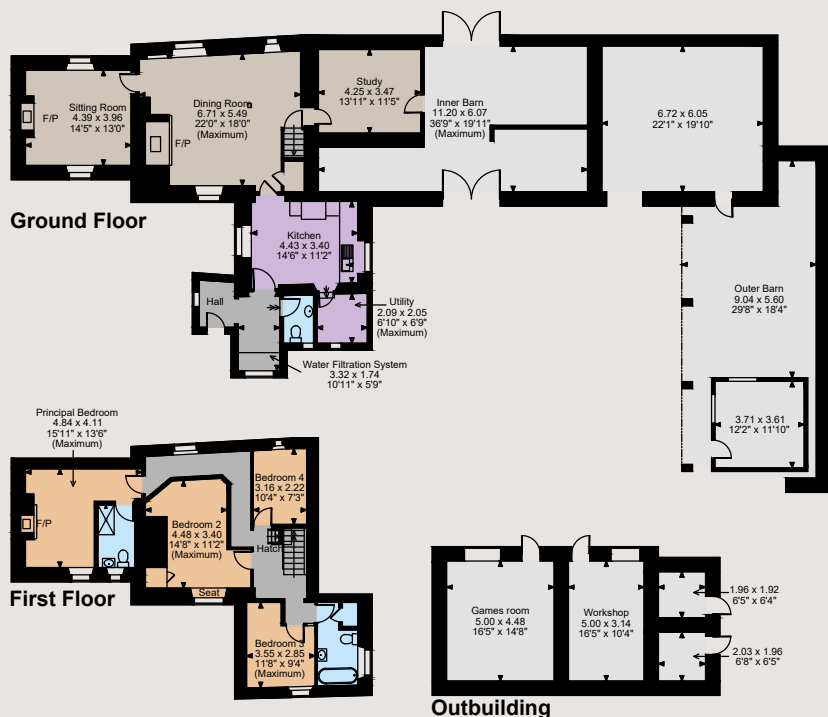
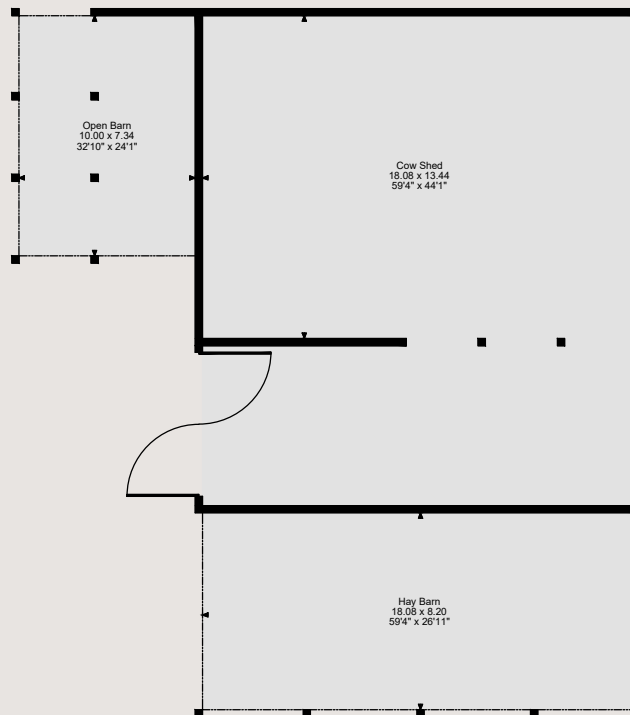
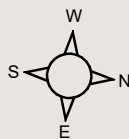
House internal area 1,962 sq ft (182 sq m)

Barns internal area 4,138 sq ft (384 sq m)

Outbuilding internal area 568 sq ft (53 sq m)

Cow shed/Hay barn/ Open barn internal area 3,970 sq ft (369 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Exeter, take the A30 west towards Okehampton and leave at the exit for the B3260/Okehampton. Turn right at the junction and head into Okehampton. Take the right hand turning at the traffic lights by The White Hart, signposted Hatherleigh. At the top of the hill take a right turn at the T junction onto the A386 signposted Hatherleigh. At the roundabout in Hatherleigh, take the first exit signposted Holsworthy (A3072). Just after the cricket club, take a left turn signposted Northlew. After two miles cross over Gribbleford Bridge and then take an immediate left off the public road in front of Gribbleford and Narracott Cottages. You will arrive at the farm after 0.5 miles.

What3Words///builders.venue.modifies

General

Local Authority: West Devon District Council

Services: Mains electricity and private water.

Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil-fired Aga.

Council Tax: Band F **Restrictions:** There may be restrictions listed on the Land Registry Title deeds, further information is available from the vendor's agent. **Wayleaves and Easements:**

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold **Guide Price:** £1,500,000

Exeter

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