



Higher Broadpark

Iddesleigh, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An impressive detached family home with five bedrooms, in a rural position overlooking three moors

An attractive home in a pretty Devon setting, with picturesque views across the surrounding countryside. The property offers light, airy and flexible accommodation with neutral décor, while outside the garden backs onto rolling fields. Located within easy reach of the charming village of Winkleigh and well-positioned for both Dartmoor and the North Devon coastline.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



95 ACRES



FREEHOLD



RURAL



2,748 SQ FT



**GUIDE PRICE
£1,520,000**



The property

Higher Broadpark is a splendid five bedroom detached farmhouse set in an idyllic Devon rural setting. The home provides three comfortable, flexible reception rooms, each of which feature understated, neutral styling and take advantage of far-reaching views across the three moors: Dartmoor, Exmoor and Bodmin Moor.

The main reception is the well-proportioned sitting room, which has a woodburning stove and sliding doors opening onto the west-facing garden room, with its panoramic windows and French doors. The dining room has ample space for family meals and entertaining, whilst the kitchen features built-in storage units to base and wall level, a range cooker and integrated appliances. The adjoining utility room provides further useful space for appliances and home storage. This space also leads to a w/c and cloakroom. There is a further cloakroom near the entrance of the property.

Upstairs there are five well-presented bedrooms, the smallest of which is ideal for use as a study, dressing room or nursery. The double bedrooms benefit from built-in cabinets, whilst each room has views across the surrounding countryside. The principal bedroom is dual aspect with an en suite shower room and has its own dressing area with built-in storage. The first floor has a family bathroom with an over-bath shower.

The farmhouse is subject to an Agricultural Occupancy Condition (AOC).

Outside

At the entrance of the property, five-bar wooden gates open onto a tarmac driveway, which leads to a parking area and provides access to the two integrated garages. The wrap-around garden features extensive lawns and various shrubs and trees, bordered by post and rail fencing. There is a patio area, providing plenty of space for al fresco dining.









The Land

The productive pasture farmland has incredible views, measuring an approximate 94.84 acres (39.99 ha). It is a versatile block of farmland offering excellent grazing or mowing with two access points to the road.

The land is subdivided into twelve field parcels and is bordered by mature hedgerows, as well as being part bordered by a pretty stream.

The land is available as a whole or in two lots. The whole includes the house and 95 acres.

Guide price - £1,520,000

Lot 1 includes the house and 15 acres.

Guide price - £800,000

Lot 2 includes the remaining 80.68 acres of farmland.

Guide price - £720,000

Location

Higher Broadpark is set in a secluded rural position in the heart of Devon, three miles from the village of Winkleigh. Winkleigh has an excellent range of facilities including a village store, post office, butchers, two public houses and a petrol station. A wider range

of services and facilities are available in the nearby market town of Hatherleigh. Okehampton, only 12 miles away, is known as the Gateway to Dartmoor and has three supermarkets and numerous interesting boutiques and restaurants. The village of Iddesleigh (1.5 miles away) is well known for its popular public house 'The Duke of York', while the surrounding countryside is well known for its association with Michael Morpurgo's book and subsequent film 'War Horse'. RHS Rosemoor Gardens is an approximate 20 minute drive from the property.

The area offers superb walking, cycling and riding in the nearby Dartmoor National Park, while to the north, Bideford and the North Devon coast are approximately 20 miles away. The vibrant and historic city of Exeter is located 26 miles to the southeast.



Distances

- Winkleigh 3.5 miles
- Hatherleigh 5.3 miles
- Okehampton 11.2 miles
- Exeter 26 miles

Nearby Stations

- Eggesford
- Lapford
- Morchard Road
- Okehampton

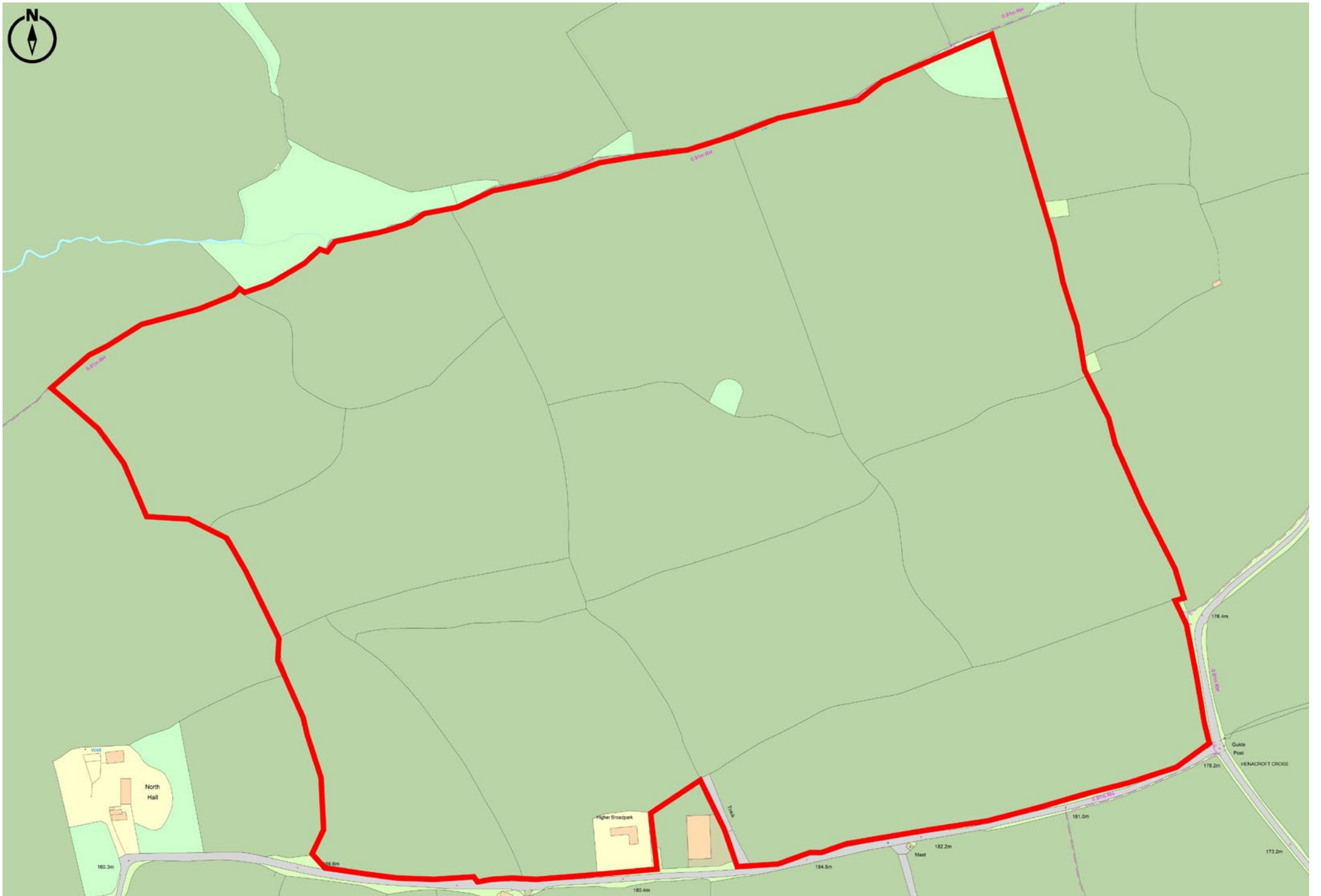
Key Locations

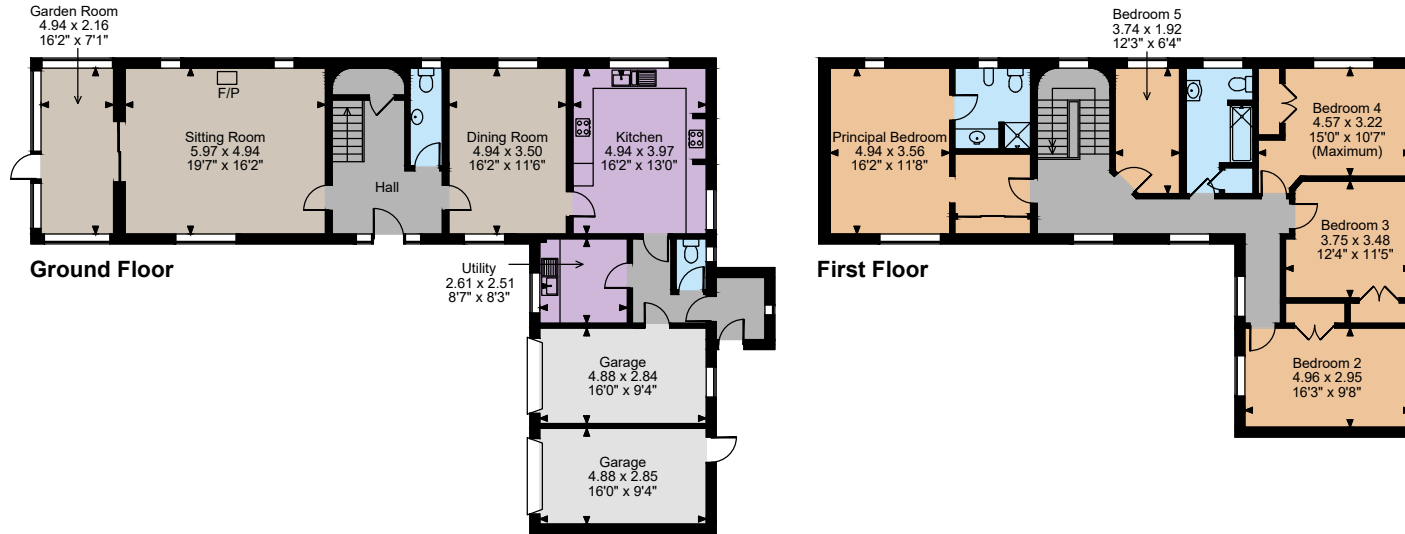
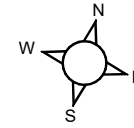
- Dartmoor National Park
- Okehampton
- Hartland Devon Heritage Coast
- Tavistock Abbey Ruins
- Buckland Abbey

Nearby Schools

- Dolton CofE Primary School
- Winkleigh Primary School
- Hatherleigh Primary School
- The Clinton CofE primary School
- Beaford Primary School & Nursery
- Highampton Primary School
- North Tawton Primary School & Nursery
- High Bickington CofE Primary Academy
- Chulmleigh Community College







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

Total internal area 2,748 sq ft (255 sq m)
For identification purposes only.

Directions

EX19 8BN

///What3words: beats.slice.haystack - brings you to the driveway

General

Local Authority: West Devon Council

Services: Mains electricity and water. Private drainage which we understand to be compliant with current regulations. Oil-fired central heating.

Council Tax: Band D (Business rate)

EPC Rating: D

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

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.

Guide Price: £1,520,000.

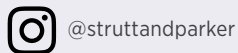
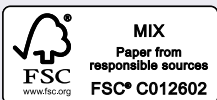
Exeter

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