



OVERLAKE FARM

Impressive 5 Bed Georgian Style Farmhouse in Nearly 7 Acres

OFFERS OVER £800,000

 5 Bedrooms

 2 Bathrooms

 3 Reception Rooms

 EPC Rating:TBD

  
MILLER  
TOWN & COUNTRY



- » Tastefully Renovated 5 Bedroom Farmhouse
- » Recently Energy Efficiency Upgrades
- » High Ceilings and Spacious Rooms Throughout
- » Stylish Dual Aspect Kitchen / Diner
- » Two Lounges with Woodburners
- » Barn w/ Potential for Conversion Subject to PP
- » Approximately 6.8 Acres in Total

## The Property

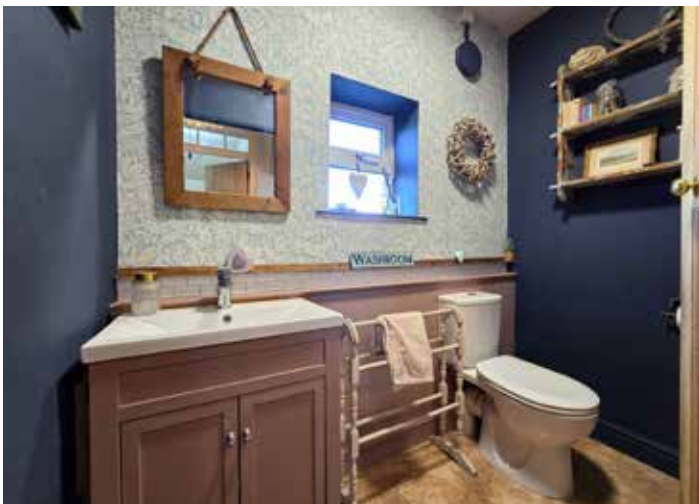
Within the past year, this beautifully restored Georgian style farmhouse has undergone a comprehensive energy efficiency upgrade, including photovoltaic system, Wetherby internal wall insulation system, air source heat pump, modern heating controls and an extensive ventilation system. The property is believed to have been built in the early 1900s and is situated in an idyllic rural location with no passing traffic. There is a large agricultural barn with potential for conversion to residential use subject to the necessary consents and ample parking for cars and equestrian / livestock vehicles. Gardens surround the house, and the approximately 6.8 acres of ground is gently sloping and suitable for grazing, equestrian use, etc.

## Location

The picturesque village of Northlew with its village square and thatched cottages is just over 1 mile from the property, and it has a well-regarded pub, primary school and church. The bustling former market town of Okehampton is just over 8 miles distant. Okehampton sits on the Northern fringe of Dartmoor National Park with easy access to the A30 Corridor and the nearby city of Exeter which is approximately 25 to 30 minutes' drive away. There is also a rail link to Exeter and from there one can access the main Penzance to Paddington line.

## Accommodation

Dating back to the early 1900s, this unlisted property has been sympathetically renovated to retain many original features while still permitting the enjoyment of all the benefits of modern living within this truly unique and beautiful home. The spacious rooms with their high ceilings and oversized windows throughout are particular features. The home is entered through a large porch that opens to a grand hallway with staircase leading to the first floor. Off the hallway is the fantastic open plan kitchen / diner with modern units, large central island, attractive lighting and plenty of space to feed a large family or entertain guests. On the opposite side of the hallway are a lounge with woodburner and a separate living room with impressive inglenook and woodburner. Also on the ground floor are a recently fitted utility room with tons of space to handle the family laundry, a cloak room and a boot room that provides a practical transition between outdoors and indoors - perfect to contain the muddy wellies and dogs! Upstairs are four large double bedrooms and a fifth double bedroom. The main bedroom is dual aspect and has an en-suite bathroom with clawfoot bathtub and separate shower, and off the landing is a large family bathroom.



## Accommodation

### Ground Floor

Porch 9'6" x 4'7"

Entrance Hall 27'0" x 6'10"

Kitchen Area 15'8" x 13'4"

Dining Area 15'8" x 14'0"

Living Room 22'3" x 17'11"

Family Room 19'5" x 13'2"

Inner Hall 10'5" x 5'1"

Cloakroom 7'2" x 4'5"

Utility 9'7" x 8'4"

Boot Room 11'11" x 9'7"



Total area: approx. 275.2 sq. metres (2962.5 sq. feet)

Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.

### First Floor

Bedroom 1 17'3" x 11'11"

En Suite 9'7" x 9'6"

Bedroom 2 15'8" x 14'1"

Bedroom 3 15'8" x 13'3"

Bedroom 4 15'5" x 13'5"

Bedroom 5 12'10" x 12'0" (Max)

Bathroom 8'11" x 9'9"

**Services:** Mains electricity, mains and borehole water, Air source heat pump, private drainage.

**Council Tax Band:** D

**Tenure:** Freehold





## Outside

The property is at the end of a country lane and is accessed via a private gravel drive leading to a parking area with space for 6+ cars. There are lovely wraparound gardens mostly laid to lawn and on the side of the house is a gorgeous monkey puzzle tree. The property enjoys panoramic views and both Dartmoor and Exmoor are visible on a clear day.

Adjacent to the house is a small outbuilding housing the borehole, and just beyond is a large agricultural barn with two 12 ft x 12 ft stables, a pony stable and extensive unused space. Of the approximately 6.8 acres of land, nearly 6 acres is gently sloping pasture and is currently used for grazing horses. The pasture would make an ideal equestrian facility with the addition of a sand school, and bridleways and country lanes offer enviable hacking out opportunities.





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
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These particulars are believed to be correct  
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