



Bond  
Oxborough  
Phillips

*The key to moving home*

# The Olive Ranch

## Lewdown

### EX20 4QY



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

SILVER WINNER

ESTATE AGENT  
IN SOUTH WEST  
(CORNWALL & DEVON)



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



## Guide Price - £860,000



Changing Lifestyles

01837 500600

# The Olive Ranch, Lewdown, EX20 4QY

Set in the heart of the Devon countryside, this exceptional five-bedroom house in Lewdown offers a rare combination of space, versatility, and superb lifestyle facilities, all set within approximately 10.91 acres of beautiful grounds.



- Five Bedroom House
- 10.91 Acres
- Equestrian Setup
- Stables And Arena
- Outbuildings
- Workshop
- Pool And Sauna
- Annexe Potential
- Spacious Layout
- Multiple Receptions
- Rural Location
- Council Tax Band - G
- EPC - G



Set in the heart of the Devon countryside, this exceptional five-bedroom house in Lewdown offers a rare combination of space, versatility, and superb lifestyle facilities, all set within approximately 10.91 acres of beautiful grounds.

The property provides generous and flexible accommodation, ideal for modern family living as well as multi-generational use. Upon entering, you are welcomed into a spacious entrance hall which leads through to a range of well-proportioned reception rooms, perfectly suited for both everyday living and entertaining. The main living areas enjoy plenty of natural light and lovely outlooks over the surrounding land, creating a warm and inviting atmosphere throughout. The kitchen acts as the heart of the home, offering ample space for dining and day-to-day family life.

A particular feature of the ground floor is a well-positioned bedroom with nearby facilities, offering clear potential to create a self-contained annexe. This space would be ideal for extended family, guests, or even as an additional income opportunity, subject to any necessary consents. The layout lends itself naturally to independent living while still being connected to the main house.

Upstairs, the first floor hosts four further bedrooms, including a generous principal bedroom, alongside additional well-sized rooms that can be utilised for family, guests, or home working. The accommodation is both practical and adaptable, catering to a wide range of needs.

Externally, the property truly excels. The grounds extend to approximately 11.95 acres and include an impressive range of equestrian and lifestyle facilities. There are well-maintained stables, a sand school, and paddocks, making this a superb setup for those with equestrian interests. A range of outbuildings and a workshop provide excellent storage, workspace, or further potential for development, subject to the necessary permissions.

For relaxation and leisure, the property also benefits from a private swimming pool and sauna, creating a wonderful space to unwind and enjoy the peaceful surroundings. The land itself offers a mix of formal and informal areas, ideal for gardening, recreation, or simply enjoying the rural setting.

Situated in Lewdown, the property enjoys a peaceful yet accessible location, offering the best of countryside living while remaining within easy reach of nearby amenities.

This is a fantastic opportunity to acquire a substantial and highly versatile home with annexe potential, extensive grounds, and outstanding lifestyle facilities, perfectly suited to those seeking space, flexibility, and a true rural escape.

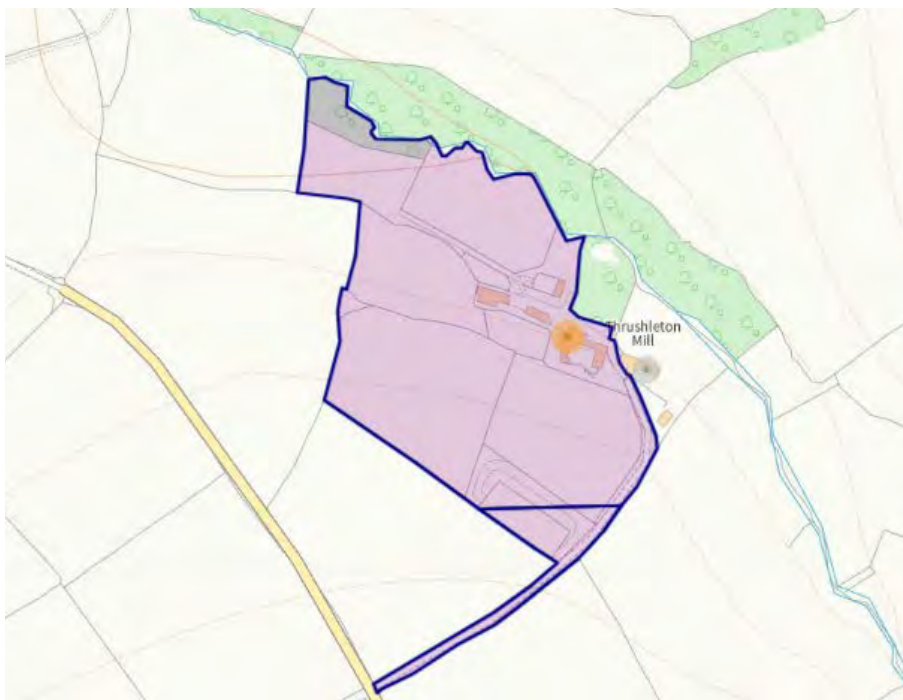


# Changing Lifestyles

Nestled in the heart of the rolling Devon countryside, Lewdown is a welcoming rural village that combines charm, convenience, and a strong sense of community. Surrounded by farmland and open fields, the area offers a peaceful way of life whilst remaining well connected to nearby towns and amenities.

With its historic roots and traditional village feel, Lewdown is home to a popular local pub, a well-regarded primary school, and a variety of community events throughout the year. The surrounding landscape provides endless opportunities for walking, cycling, and exploring, with Dartmoor National Park just a short drive away for more dramatic scenery and outdoor adventures.

Lewdown enjoys excellent road links via the A30 and the West Devon Highway, offering easy access to Okehampton, Launceston, and the city of Exeter beyond. For those seeking a friendly village atmosphere, beautiful countryside, and convenient transport connections, Lewdown offers the perfect balance of rural tranquillity and accessibility.



Please do not hesitate to contact  
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Bond Oxborough Phillips  
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**01837 500600**  
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on this property.

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