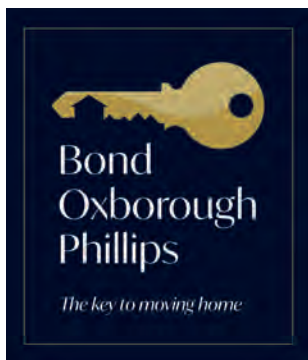
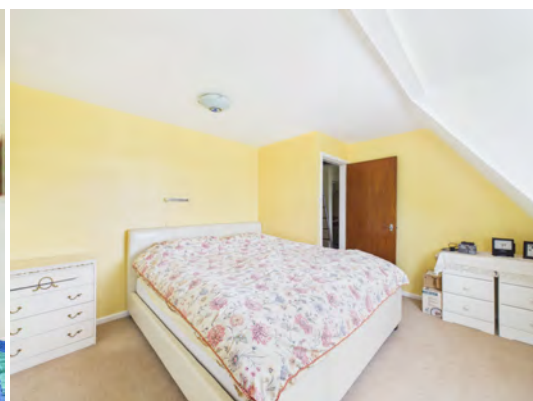




Whimbrel Sampford Courtenay EX20 2TD



Guide Price - £725,000



Whimbrel, Sampford Courtenay, EX20 2TD

Situated in the desirable Mid Devon village of Sampford Courtenay, this four-bedroom detached farmhouse offers a fantastic opportunity to acquire a rural home with extensive outbuildings and approximately 7.65 acres of level pasture land...



- Detached four-bedroom farmhouse
- Approx. 1,822 sq ft home
- Scope to modernise
- Spacious accommodation
- Four good-sized bedrooms
- Large cattle barn
- Range of stables
- Approx. 7.65 acres of land
- Level pasture fields
- Equestrian potential
- Rural village setting
- Council Tax Band - F
- EPC - D



Situated in the desirable Mid Devon village of Sampford Courtenay, this four-bedroom detached farmhouse offers a fantastic opportunity to acquire a rural home with extensive outbuildings and approximately 7.65 acres of level pasture land.

The farmhouse extends to approximately 1,822 sq ft of accommodation and offers spacious, well-proportioned rooms throughout. While the property has been well cared for over the years, it would now benefit from a programme of modernisation, giving purchasers the opportunity to update and create a wonderful family home to their own specification. The accommodation includes a welcoming entrance hall, generous sitting room, dining room, kitchen, utility room, study, cloakroom and four good-sized first-floor bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Outside, the property boasts an impressive range of outbuildings, including a substantial cattle barn offering excellent storage or agricultural potential, alongside a range of stables, making the property ideal for equestrian enthusiasts, smallholders or those wishing to keep livestock.



The 7.65 acres of predominantly flat pasture provide excellent grazing land for horses or livestock and offer tremendous versatility for a variety of rural pursuits. The grounds provide ample space for hobby farming, equestrian use or simply enjoying the peace and privacy of country living.

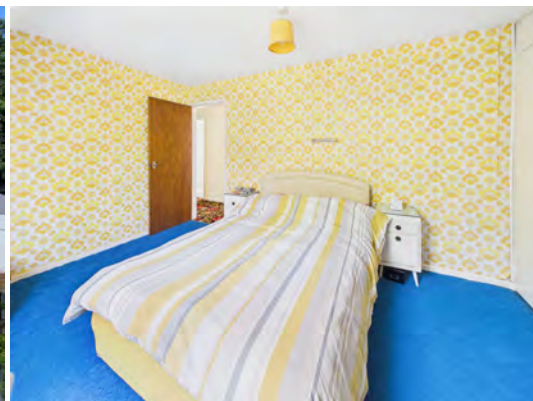
Located within the charming village of Sampford Courtenay, the property enjoys a delightful rural setting while remaining within easy reach of Okehampton, the A30 and the spectacular landscapes of Dartmoor National Park. The village itself benefits from a strong community spirit, a historic parish church and a well-regarded traditional inn.

Properties of this nature, combining a detached farmhouse, useful agricultural buildings and quality level land, are rarely available. Offering enormous potential to modernise and create an exceptional countryside home, this is a unique opportunity that must be viewed to be fully appreciated.

Changing Lifestyles

Sampford Courtenay is a charming and highly regarded Mid Devon village, set within beautiful rolling countryside and surrounded by open farmland. The village offers a strong community feel, with a historic parish church, traditional village inn and a peaceful rural atmosphere. The area is ideal for those seeking a countryside lifestyle, whilst still remaining within easy reach of everyday amenities and transport links.

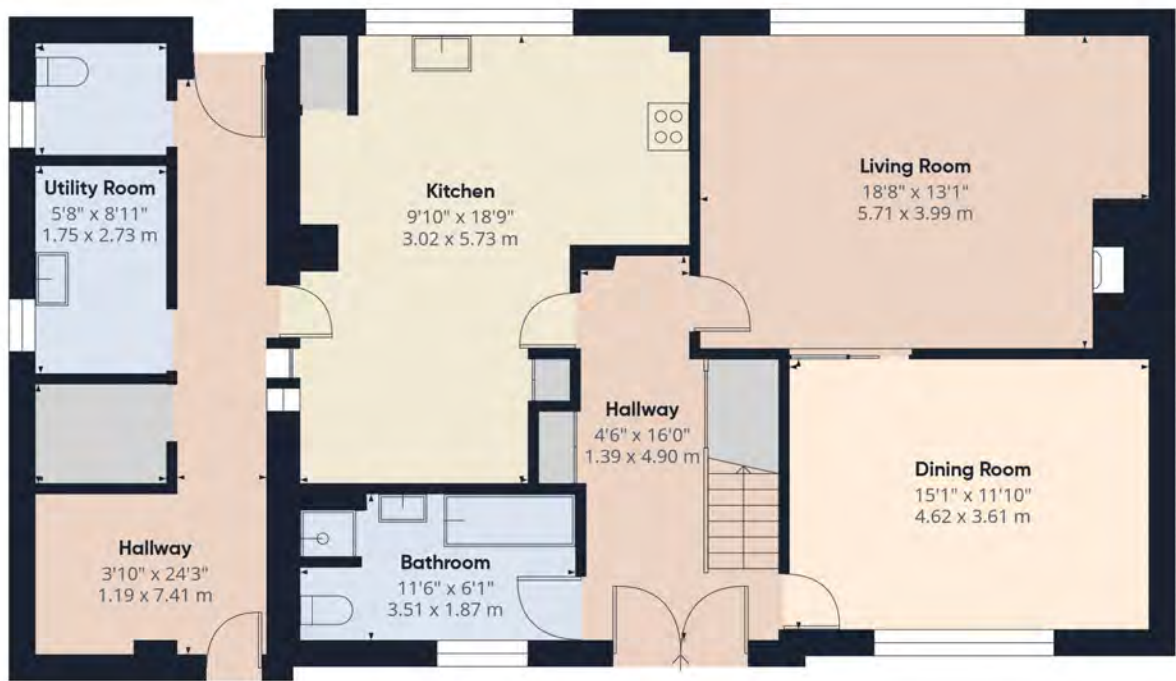
The thriving market town of Okehampton is located approximately a short drive away and provides a wide range of facilities including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities. The town is known as the gateway to Dartmoor National Park, offering miles of stunning scenery, walking, riding and outdoor pursuits. With excellent road links via the A30 and a recently reopened railway station providing connections towards Exeter, Okehampton is a popular choice for both local residents and commuters.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0 Building 1

Approximate total area⁽¹⁾

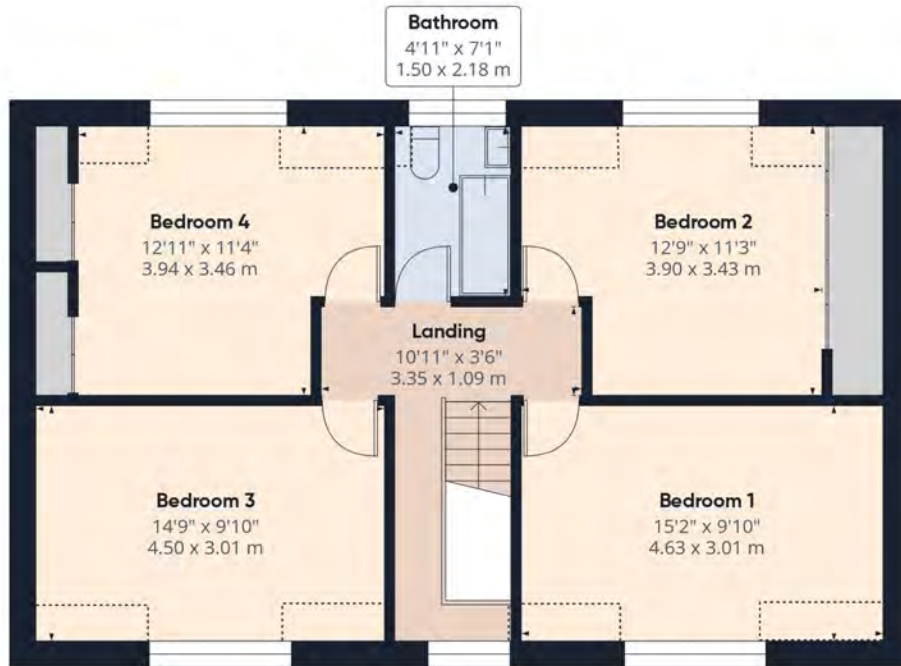
1822 ft²

169.2 m²

Reduced headroom

50 ft²

4.6 m²



Floor 1 Building 1

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If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Please let us
know how we
are doing;

