



Bond
Oxborough
Phillips

Changing Lifestyles

North Down Farm
Merton
Okehampton
Devon
EX20 3DN

Guide Price: £650,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



- Detached period cottage
- Private lane
- Surrounded by stunning countryside
- No near neighbours
- Plot approaching 1.7 acres
- Three bedrooms
- Outbuildings and barn
- Driveway and garage
- EPC: E
- Council Tax Band: D



Delight in the tranquillity and charm of this period detached house situated in a picturesque rural setting. Boasting three bedrooms, this property promotes a comfortable and cosy feel, making it a truly inviting and homely retreat. Exuding character throughout with exposed beams, a log burning stove as well as an open fire, solid fuel burning Rayburn, low doorways and exposed stone walls, what's not to like? This lovely home has been sympathetically extended by the current owner to provide yet more space for an expanding family. For those that are truly looking to get away from it all, North Down Farm goes a long way to be pretty much off grid so you really can keep yourself to yourself!



Nestled in a peaceful and quiet location within the rolling hills of the North Devon scenery, enjoy stunning views of the surrounding countryside from the comfort of your own home. Gaze out over the paddock where you will often catch a glimpse of the Roe deer frolicking on the woodlands edge. There is an abundance of wildlife, not least an array of colourful garden birds who's song fills the air. The property features a well-maintained garden, paddock, parking/garage, and several outbuildings, providing ample space for outdoor activities and storage.

Whether you seek a secluded getaway or a serene permanent residence, this property offers the best of both worlds. Don't miss the opportunity to own this idyllic countryside retreat.



THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE AND COB CONSTRUCTION UNDER A SLATE ROOF. YOU'RE SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY A SOLID FUEL BURNING RAYBURN POWERING RADIATORS IN THE HOUSE AS WELL AS HEATING THE WATER. THERE IS AN ADDITIONAL IMMERSION HEATER. OTHER FORMS OF HEATING INCLUDE A MULTI FUEL BURNING STOVE IN THE LIVING ROOM AND AN OPEN FIRE IN THE SITTING ROOM. MAINS ELECTRIC SUPPLEMENTED BY SOLAR PANELS SERVICE THE HOUSE AND THE WATER IS SUPPLIED FROM A SPRING IN THE ADJOINING FARM.

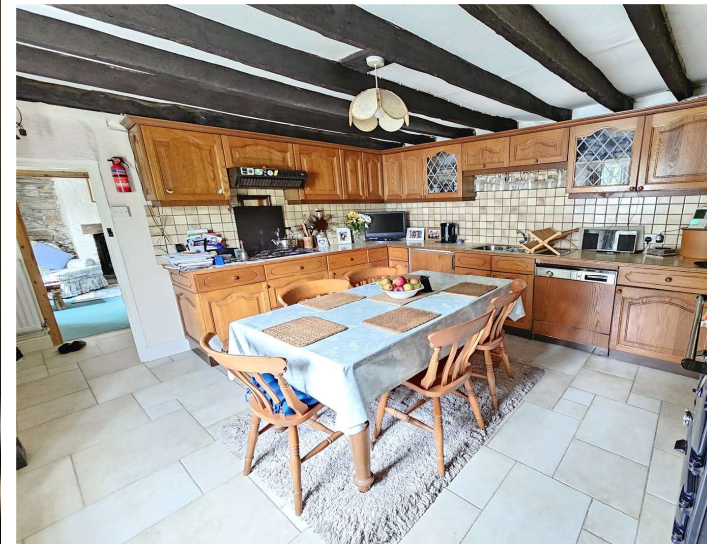
BROADBAND: STANDARD SPEEDS AVAILABLE UP TO 4 MBPS. THIS COULD BE INCREASED WITH THE USE OF AIR BAND (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE IS LIKELY INDOORS AND OUT WITH CERTAIN PROVIDERS (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

THE LANE TO THE PROPERTY FROM THE MAIN ROAD IS OWNED BY THE ADJOINING FARM. THE VENDOR INFORMS US THAT THERE IS A VEHICULAR RIGHT OF WAY TO THE HOUSE.

North Down Farm, Merton, Okehampton, Devon, EX20 3DN

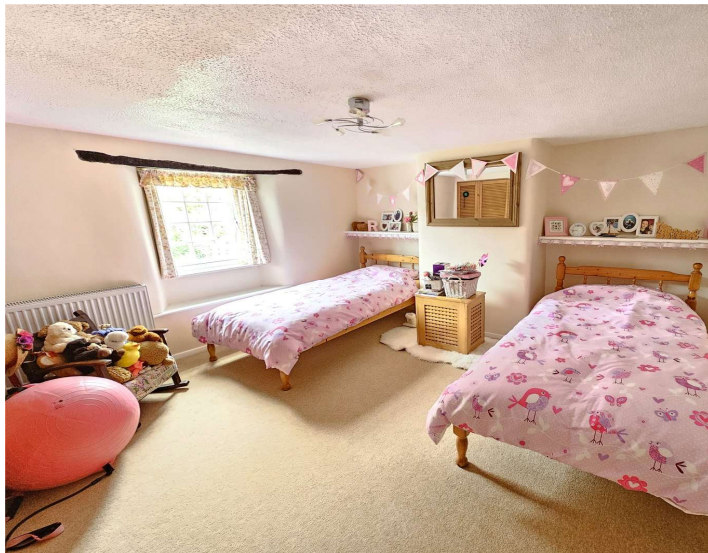
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Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton across the river bridge and up mile hill the other side. Continue on this road past Smytham Holiday park and the Gribble on your right hand side. Keep following the road passing Huntshaw Farm and Northdown on your left. Shortly after the road will bend right. At this point turn left on the track through a five bar gate continuing to its conclusion to the cottage.

what3words - sidlined.velocity.catapult

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.

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We are here to help you find and buy your new home...

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speak with one of our expert team who will be able
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