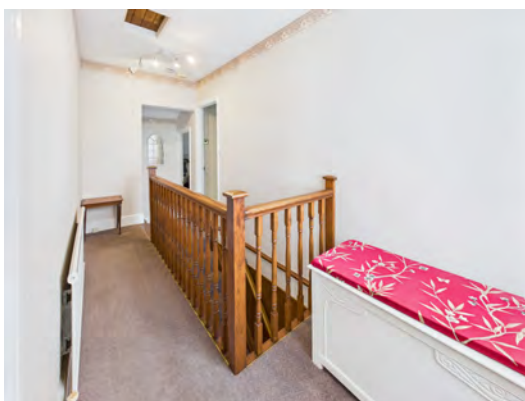


Enfield
Folly gate
EX20 3AE



Guide Price - £710,000



Enfield, Folly gate, EX20 3AE

Set on the edge of the popular village of Folly Gate, this detached three-bedroom home offers a superb opportunity for those seeking a lifestyle property with land, outbuildings, and potential in abundance...



- Detached Three-Bed Home
- 9.12 Acres Flat Land
- Large Static Caravan
- Solid Fuel Rayburn
- Stables And Outbuildings
- Vegetable Garden
- Greenhouse Included
- Scope To Improve
- Peaceful Village Edge
- Ideal For Equestrian Use
- Countryside Views Throughout
- Council Tax Band - E
- EPC - TBC



Set on the edge of the popular village of Folly Gate, this detached three-bedroom home offers a superb opportunity for those seeking a lifestyle property with land, outbuildings, and potential in abundance. Situated within approximately 9.12 acres of flat pastureland, the property includes a range of useful extras such as a large static caravan, vegetable garden, stables, and more—all with stunning views over the surrounding countryside.

The house itself is a little dated in places, but offers well-proportioned rooms and the kind of solid structure and layout that make modernisation worthwhile. At the heart of the home is a solid fuel Rayburn, providing hot water and cooking facilities, giving the kitchen a warm and welcoming feel typical of rural properties.

The ground floor features a spacious kitchen/diner with plenty of scope to modernise, a bright living room with views across the garden, and a useful conservatory to the rear. Upstairs are three good-sized bedrooms and a family bathroom, all with countryside views and the potential to update and personalise to suit your needs.

Outside, the property continues to impress. Set within its own enclosed garden area is a large static caravan, ideal for extended family, guest accommodation, or potential rental income (subject to any necessary consents). The grounds also feature a generous vegetable garden, greenhouse, and several outbuildings including stables and storage sheds.

The land is a real highlight. The paddocks are flat, well-maintained, and ideal for equestrian use, livestock, or simply enjoying the outdoor space. With well-defined boundaries and easy access from the yard and driveway, the land is practical as well as picturesque—perfect for those dreaming of a smallholding or rural retreat.

Located just a short drive from the town of Okehampton, the property enjoys the best of both worlds: a peaceful, rural setting with excellent access to local amenities, schools, shops, and transport links including the A30. Folly Gate itself is a friendly village with a strong community feel and a popular pub.

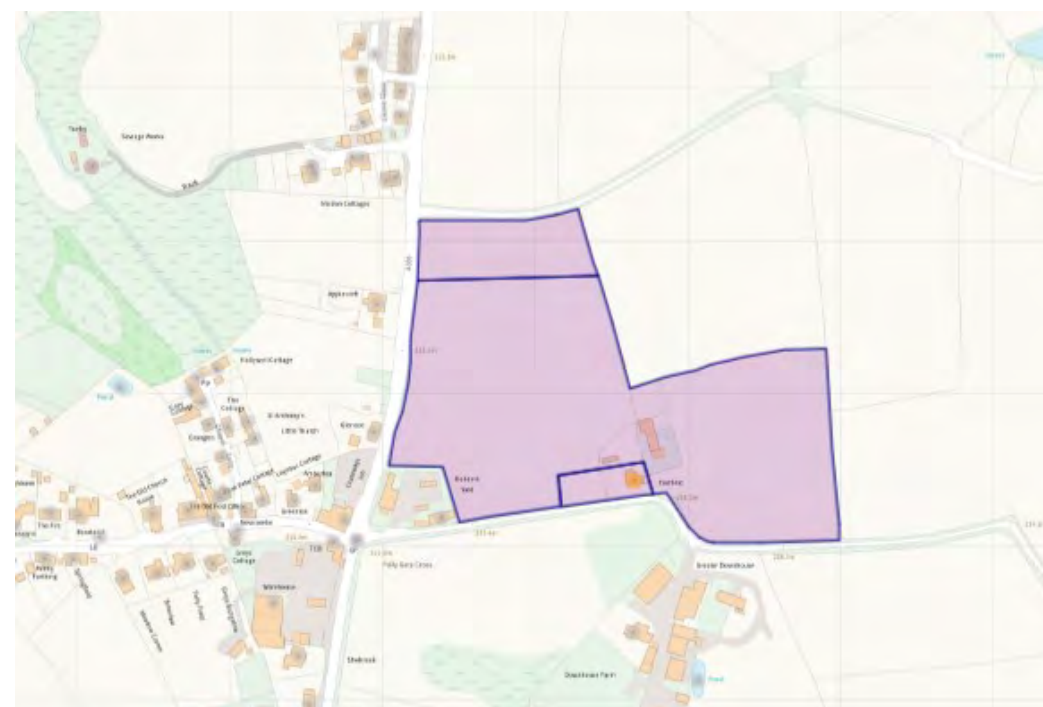
Whether you're looking for a spacious family home with room to grow, a base for a hobby farm or equestrian interests, or simply a slice of country life with space to breathe, this charming smallholding is packed with potential and possibilities.



Changing Lifestyles

Folly Gate is located on the edge of Okehampton, a short distance from the desirable Dartmoor and offers a wide range of amenities including a swimming pool complex, several supermarkets, primary and secondary schools, golf course and a variety of local sports clubs.

The Cathedral and University City of Exeter is within 32 miles with its intercity rail and motorway links, whilst the market town of Holsworthy is some 15½ miles. Bude and the North Cornish Coast are some 25 miles and Torrington and the acclaimed RHS Gardens are also some 15 miles distant.



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

Approximate total area⁽¹⁾

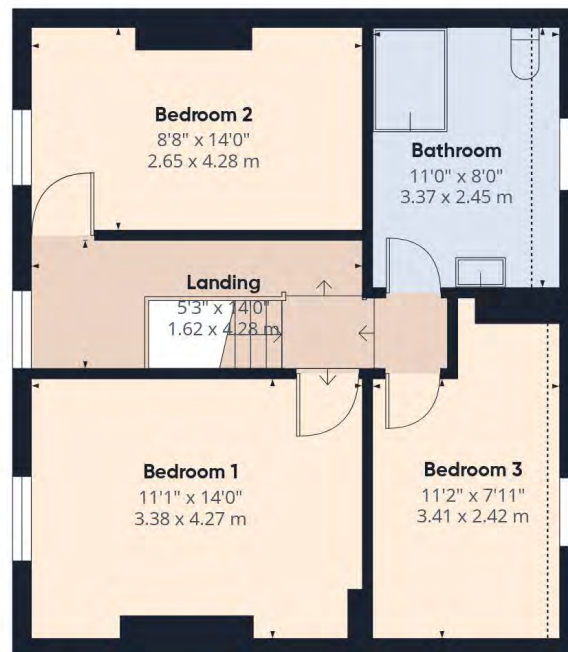
1179 ft²

109.6 m²

Reduced headroom

19 ft²

1.8 m²



Floor 1

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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.