



Bond
Oxborough
Phillips

Changing Lifestyles

Marshford Farm
Hatherleigh
Okehampton
Devon
EX20 3LX

Asking Price: £475,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- 4 BEDROOM CHARACTER FARMHOUSE
- NO NEAR NEIGHBOURS
- 1.4 ACRES OF GARDENS AND YARD
- 3.7 ACRE ADJOINING Paddock
- RANGE OF OUTBUILDING WITH DEVELOPMENT POTENTIAL
- POTENTIALLY SUITABLE FOR EQUESTRIAN OR SMALLHOLDING PURPOSES
- IDYLICALLY LOCATED AT THE END OF A PRIVATE LANE
- ACCESSED VIA A NEWLY INSTALLED BRIDGE OR A ORIGINAL FORD CROSSING
- REQUIRING RENOVATION/ IMPROVEMENT
- EPC: G
- Council Tax Band: F

Overview

A rare and captivating opportunity to acquire a charming, unlisted period farmhouse extending to approximately 185 sq. metres, set amidst the unspoilt beauty of the Devon countryside. This characterful home offers a wonderful sense of heritage, with attractive rendered elevations and a wealth of original features throughout, including exposed timber beams and striking fireplaces, all arranged over two floors.

Marshford Farm occupies an exceptional and truly private setting, discreetly positioned at the end of a peaceful lane and approached via a newly installed bridge or an original ford crossing, creating a remarkable sense of arrival and seclusion. The surrounding landscape provides an idyllic backdrop, perfectly suited to those seeking a lifestyle defined by tranquillity, space, and a connection to nature.

The property is complemented by a range of traditional outbuildings, offering excellent versatility and exciting potential for conversion or further development, subject to the necessary consents. While the farmhouse would benefit from a programme of refurbishment, it presents a superb opportunity to create a bespoke country residence of considerable charm and distinction.

Externally, the property is set within formal gardens and a courtyard area extending to approximately 1.4 acres, which adjoin a level and well-maintained paddock of approximately 3.7 acres. This land offers excellent potential for equestrian use or a smallholding lifestyle. Additional agricultural buildings are available by separate negotiation.

The ground floor accommodation comprises two beautifully proportioned reception rooms, including an inviting sitting room and an adjoining dining room, both enjoying a dual aspect that floods the interiors with natural light. Each room is centred around an impressive inglenook fireplace fitted with a wood-burning stove, creating warm and atmospheric living spaces. A useful study provides access to an adjoining outbuilding, offering clear potential to extend the main residence (subject to planning), and opening onto the gravel courtyard and rear gardens. The kitchen is fitted with traditional wooden units and features an oil-fired Aga, with space for informal dining, while a separate utility room provides additional practicality. A cloakroom completes the ground floor.

To the first floor, there are four well-proportioned bedrooms, including a principal suite with en suite shower room and a charming feature fireplace. A family bathroom serves the remaining bedrooms and features a freestanding roll-top bath. From the upper floor, windows frame delightful views across the surrounding farmland, with particularly far-reaching vistas enjoyed from the principal en suite.

This enchanting farmhouse represents a superb opportunity to embrace a quintessential Devon lifestyle, offering privacy, character, and significant potential to create a truly exceptional rural home.





Location

Enjoying a peaceful and rural setting, the property is surrounded by the rolling beauty of the Devon countryside, offering an exceptional sense of tranquillity whilst remaining conveniently positioned for access to nearby amenities. It lies close to the charming market town of Hatherleigh and approximately seven miles north of Okehampton.

Hatherleigh provides a strong sense of community and offers a range of everyday amenities, including a supermarket, traditional shops, a post office, agricultural suppliers, and essential services such as a doctor's surgery, veterinary practice and garages. The town is well known for its vibrant community spirit, centred around its primary school, churches and community facilities, with regular events including a weekly market and annual carnival. There is also a choice of welcoming pubs, a café, art gallery and pottery, along with a variety of local sports clubs including football, cricket, bowls and tennis.

The larger towns of Okehampton and Holsworthy offer a more extensive range of facilities, including a variety of shops, supermarkets and leisure amenities. The area is particularly well served for education, with highly regarded state schooling alongside a selection of notable independent schools within easy reach, including Shebbear College, Mount Kelly, West Buckland School, Exeter School and Stover School.

The surrounding area is renowned for its outstanding natural beauty and offers an abundance of outdoor pursuits, with excellent walking, riding and cycling available directly from the property. Both Dartmoor National Park and Exmoor National Park are within easy reach, providing spectacular landscapes to explore. Closer to home, Meeth Quarry Nature Reserve extends to approximately 150 hectares and connects with the scenic Tarka Trail, ideal for walking, cycling and riding.

For commuters, the nearby A30 offers swift and convenient access to Exeter and the M5 motorway network. Rail connections are available from Okehampton, where a recently reopened station provides regular services to Exeter, enhancing the property's accessibility whilst retaining its wonderfully secluded rural appeal.



Marshford Farm, Hatherleigh, Okehampton, Devon, EX20 3LX

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what3words - ///taped.carpentry.walks - (this is to the start of the entrance lane.)

Boundaries - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

Agents Notes - 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 £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Directions

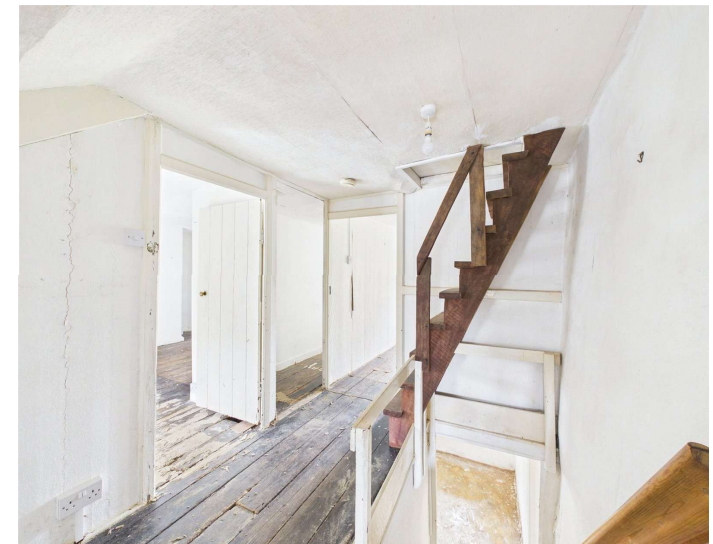
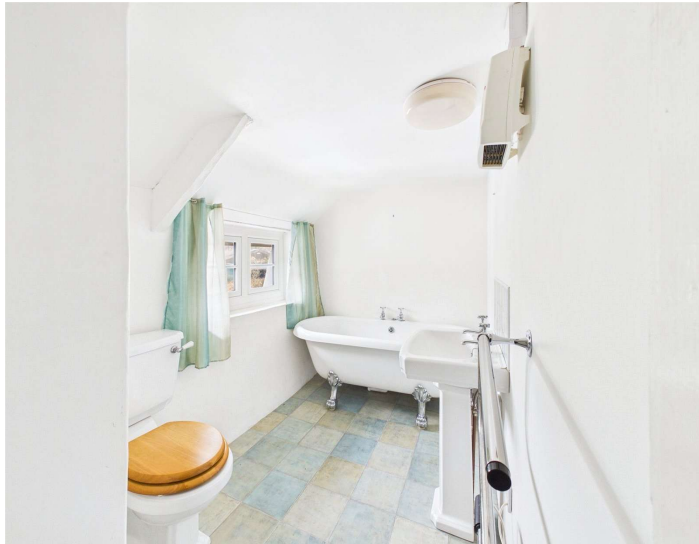
From Holsworthy proceed East on the A3072 for approximately 9 miles passing through Brandis Corner and Village of Highampton, continue for approximately 1.3 miles turning right at Venton Cross signposted Rutleigh, stay on this road for approximately 2 miles until reaching a 'T' junction, take the right hand turning at Gribbleford Cross signposted Northlew, proceed over the bridge and turn immediately left and then left again just in front of Narracott Cottage. Follow the lane to the end, whereupon the property will be found on the left hand side.



Land Plan



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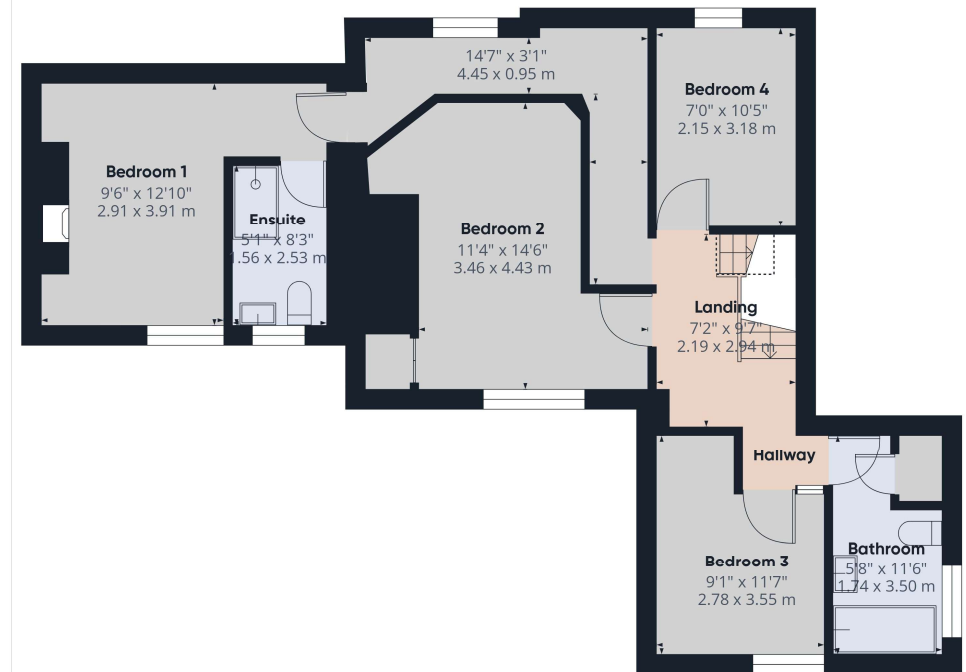


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Floorplan



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...

Albion House
4 High Street
Holsworthy
Devon
EX22 6EL

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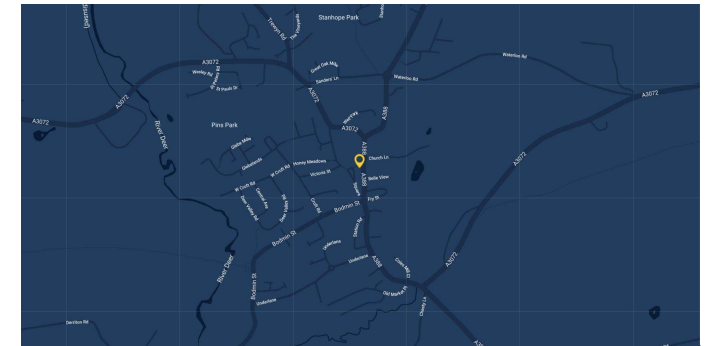
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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