

Minehouse Farm

Sourton

EX20 4HX



Guide Price - £500,000



Minehouse Farm, Sourton, EX20 4HX.

Beautifully refurbished country cottage with land, paddocks and breathtaking Dartmoor views, offering privacy, lifestyle appeal and endless potential...



- Stunning Dartmoor Countryside Views
- Detached Character Country Cottage
- Approximately 3.79 Acres Included
- Newly Refurbished Throughout
- Two Well Presented Bedrooms
- Extensive Parking And Turning
- Paddocks Ideal For Horses
- Attached Barn Extension Potential
- Excellent Riding And Walking
- Peaceful Rural Yet Accessible
- Chain Free Freehold Property
- Council Tax Band - A
- EPC - C



Set amidst glorious Devon countryside with breathtaking views towards Dartmoor, Minehouse is a beautifully refurbished detached cottage offering a rare opportunity to acquire a peaceful rural home with land, privacy and exceptional lifestyle appeal. Positioned within approximately 3.79 acres and enjoying no immediate neighbours, the property perfectly combines character, practicality and countryside living.

The cottage has undergone extensive improvements in recent times, both internally and externally, creating a home ready for immediate occupation whilst still offering further potential for enhancement. The welcoming entrance lobby provides an ideal boot room space for country living before leading into a stylish kitchen fitted with modern units, a traditional butler sink and attractive character features including exposed stonework. The sitting room is warm and inviting, centred around a striking stone fireplace with multi fuel stove, whilst enjoying stunning views towards the tors of Dartmoor.

Upstairs, the cottage offers two comfortable bedrooms, both benefitting from delightful rural outlooks, alongside a newly fitted shower room finished in a contemporary style. Throughout the home there is a wonderful sense of charm and simplicity, complemented by natural light and far reaching countryside views.



Outside, the setting is truly special. The property is approached via its own private track leading to generous parking and turning space for numerous vehicles. Attached barns and outbuildings provide excellent versatility for storage, workshops or potential future extension, subject to the necessary consents. The adjoining stone barn has already benefited from significant improvement works including a new roof and concrete floor, presenting exciting possibilities for buyers seeking additional accommodation or workspace.

The surrounding gardens and paddocks are ideal for those with equestrian interests, livestock or simply a desire for outdoor space. Newly fenced and divided into enclosures, the land enjoys direct access to outstanding riding, walking and cycling routes nearby, including Dartmoor National Park and the Granite Way. A field shelter also, further enhancing the usability of the land.

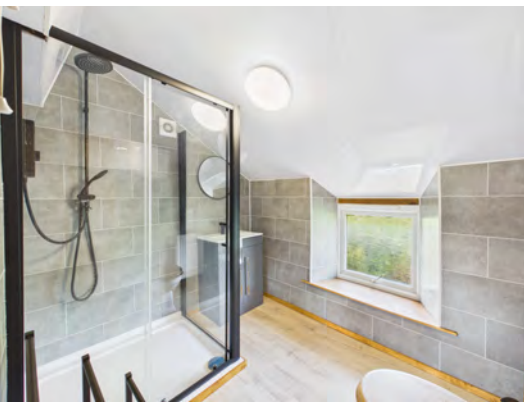
Despite its idyllic rural position, Minehouse remains highly accessible with the A30 nearby providing convenient links towards Exeter, Cornwall and beyond. Offered with no onward chain, this is a superb lifestyle property in an outstanding countryside setting.

Changing Lifestyles

Perfectly positioned within the sought after village parish of Sourton, Minehouse enjoys an exceptional setting surrounded by some of Devon's most spectacular countryside. Located on the edge of Dartmoor National Park, the property offers immediate access to endless walking, cycling and riding opportunities, making it ideal for outdoor enthusiasts and those seeking a quieter pace of life.

The nearby village is home to the well regarded The Highwayman Inn alongside a popular café, village hall and church, creating a welcoming rural community atmosphere. The renowned Granite Way is close by, providing scenic off road routes through stunning countryside.

Despite its peaceful setting, the property remains highly accessible, with the A30 within easy reach offering convenient links towards Exeter, Cornwall and the wider motorway network. The nearby market town of Okehampton provides an excellent range of shops, cafés, schooling and everyday amenities.



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⁾

1562 ft²

145.1 m²

Reduced headroom

12 ft²

1.1 m²



Have a property to sell or let?

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;

