



**Park House Farm, Portgate, Lewdown,
Okehampton, Devon, EX20 4PZ**

Guide Price £700,000 Freehold



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS



Having been in the same family for over 100 years, a substantially built period farmhouse with glorious views and useful outbuildings

- 3-4 Bedrooms
- 2-3 Reception Rooms
 - Cellar
- Stunning Countryside Views
- Stone Barn with Potential
- Adjoining Pasture Paddocks
 - 14 Acres In All
 - EPC Band E

SITUATION Located in the small hamlet of Portgate, set back from the West Devon Way. The popular village of Lifton is 2 miles distant with Post Office/general stores, farm shop, village hall, 3 pubs, doctors' surgery and primary school. The A30 can be accessed within 2 miles, connecting the Cathedral cities of Truro and Exeter.

The towns of Launceston, Tavistock and Okehampton are 7, 10 and 14 miles distant with comprehensive amenities, further educational facilities and community hospitals with railway services to Exeter from Okehampton. At Exeter there is a mainline railway station serving London Paddington and an international airport.

The beautiful Dartmoor National Park is within 7 miles.

DESCRIPTION A detached, period farmhouse of stone construction beneath a slate tiled roof with stunning views over surrounding farmland to Dartmoor beyond. The property has been in the Vendor's family for over 100 years and has been a smallholding, campsite and cherished family home.

The accommodation is illustrated on the floorplan and briefly comprises: an entrance hall with door to the lounge and conservatory. Further reception room/bedroom 4 and former 2nd kitchen with some fitted units. The main kitchen has a modern finish with base and wall mounted units, door to the rear porch and door to the cloakroom/wc.

From the entrance hall, a door and steps lead down to a full height cellar with door to the rear yard.



To the first floor there are 3 bedrooms, contemporary shower room and a bathroom.

OUTSIDE The main garden is to the side of the property and laid to lawn with a driveway leading to the rear yard which has a detached timber shed and a pair of useful block built sheds.

An attractive, detached, two-storey, stone and slate barn, with additional block built stables to the rear and a pair of carports either side. The barn has undoubted potential for conversion, subject to gaining any necessary planning consent.

The land adjoins the property and consists of three good-sized pasture paddocks and sloping woodland area to a stream boundary.

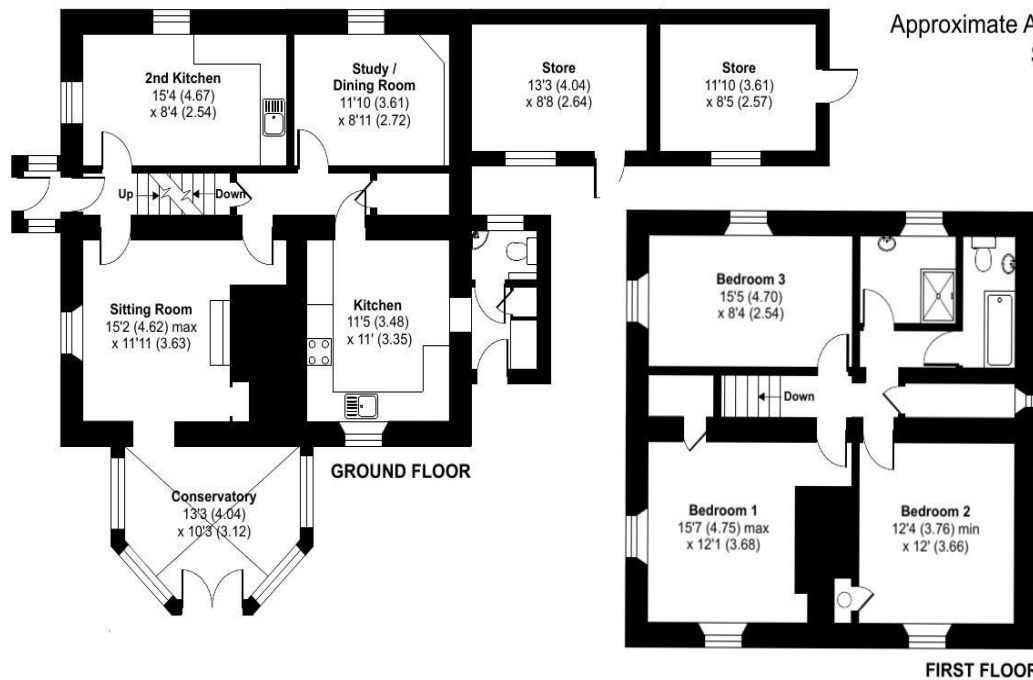
SERVICES Mains water and mains electricity. Private drainage. Double glazing and oil fired central heating. Broadband enabled. Council Tax Band E. Full EPC document available on request.

Please note the agents have not inspected or tested these services.

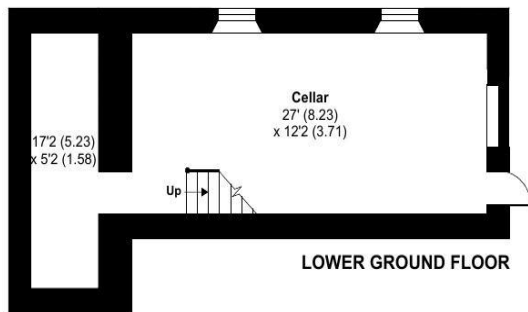
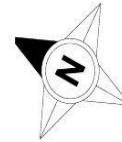
VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers.

DIRECTIONS From the A30, exit at Liftondown and follow signs for Lifton. From Lifton village, head east along the West Devon Way towards Lewdown. Pass through the hamlet of Portgate where the property will be found on the right hand side, easily identified by the For Sale board.

What3Words ///coasters.climate.dwelled



Approximate Area = 2102 sq ft / 195.2 sq m
Stores = 224 sq ft / 20.8 sq m
Total = 2326 sq ft / 216 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for David J Robinson Estate Agent and Auctioneers Ltd., REF: 816751



For more information or to arrange a viewing, please contact us:

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