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Regulated by RICS

LOWER EASTCOTT
NORTHLEW
OKEHAMPTON
DEVON
EX20 3PT



**A TRANQUIL MINI ESTATE – PRINCIPAL
DWELLING – 3 COTTAGES – OUTBUILDINGS –
GARDENS - WOODLAND – PADDOCK – INCOME
GENERATION – FURTHER POTENTIAL**

Principal 4 bedroomed house.

3 bedroomed cottage & 2 holiday cottages

Gardens, orchard, woodland and paddock (further land available).

Outbuildings (with potential stp)

Charming location in rolling countryside

Easy reach of Okehampton, Dartmoor National Park & Glorious Coast

Northlew 1 mile, Okehampton (A30) 8 miles, Exeter 34 miles

FOR SALE by PRIVATE TREATY

GUIDE PRICE - £975,000

Situation

Lower Eastcott is situated in rural West Devon set in the tranquil rolling Devon countryside quintessential England's green and pleasant land. Northlew is a small but vibrant village with its quirky shop/post office, a pub, primary school, village hall, playing fields and places of worship. The small market town of Hatherleigh lies just 3 miles away with various shops and amenities and the larger town of Okehampton is 8 miles distant which provide for a range of individual shops, a choice of supermarkets (inc Waitrose) and facilities associated with thriving towns. The A30 at Okehampton gives good access to the county town and cathedral city of Exeter. The Dartmoor National Park lies to the southern edge of Okehampton.

Communications

Road -The A30 at Okehampton gives dual carriageway access to Exeter and the M5 which in turn links in to the M4 north of Bristol to give access to London.

Rail – a regular service of intercity trains operate from Exeter with a summer timetable from Okehampton.

Air – Exeter International Airport offers flights to a number of destinations within the UK and abroad.

Recreation

The area has endless recreational opportunities including horse riding, cycling and walking on a network of dedicated routes, paths and byways. Dartmoor provides many recreational opportunities. Fishing in local rivers, lakes, ponds and the sea. Point to Pointing is a feature of the spring calendar with racing also close to hand at Exeter & Newton Abbot. There are golf courses at Okehampton, Crediton & Tavistock all within easy reach, Okehampton boasts active sports centres, swimming pools, rugby & football clubs, leisure opportunities are endless within the locality. The coast is never far away in Devon with surfing, sailing and other water sports.

Education

Northlew and Hatherleigh boast good state primary schools with secondary education at the Okehampton Academy. There is a wealth of public schools within easy reach including Mount Kelly at Tavistock & nearby Shebbear College

The Property

Lower Eastcott is a tranquil traditional Devon mini estate providing a comfortable spacious updated well-maintained family home, 3 letting cottages equally maintained and comfortable, a range of flexible outbuildings with great

potential(stp), lovely gardens, orchard, paddock, wet & dry woodland. The property dates back to the 16th Century when it was part of the Ashbury Estate. It has in the past been a large farm and more recently an award-winning vineyard and winery. The property has great income potential and many development/diversification opportunities, equally it provides a great family home with independent extended family accommodation in one of the best places to raise a family.

Lower Eastcott is approached over a private drive to a gravelled parking and turning area to the front of the house and garage. A separate access to the courtyard, two cottages and outbuildings ensure privacy. The cottages are cleverly arranged to ensure they do not impact on the enjoyment of living in the main house.

The Principal Dwelling

Traditionally constructed the house has been updated and improved by the current owners to provide comfortable living over two floors, whilst stripped pine doors, exposed beams and architectural features retain its character with accommodation briefly comprising: -

ground floor - Entrance porch : Hall with stairs to the first floor : Kitchen/breakfast room with fitted units, oak surfaces, a butler sink and a Stove range set in an inglenook : Sitting room with exposed beams and National Trust Finch Foundry bolts, a wood burning stove and bread oven set in a stone inglenook fireplace and an original stone clotted cream stove with an outdoor water pump: Dining room with an ornamental fireplace and French doors out to the garden : Study, again with French doors to the garden : Utility/boot room with a wood burning stove providing a great room to come in from outside to dry off and disrobe. Accessed separately from the outside of the house is a second laundry room and cloakroom.

On the first floor there are the four bedrooms and a family bathroom. The master suite has a fireplace and an en-suite shower room. The three further bedrooms are all double rooms and a large storage/laundry cupboard has the potential to create an en-suite for bedroom two (Subject to any necessary consents/building reg's).

To the rear of the house is a secluded garden, mainly laid to lawn, with paved seating areas, established trees and flowering shrubs.

Merlot Cottage

Merlot Cottage is a well-proportioned three-bedroom cottage attached to the main house, currently let on an assured short-hold tenancy agreement. The cottage has its own entrance and parking area off the main drive and an area of level lawn to the front. The accommodation on the ground floor comprises of a sitting/dining room, snug, kitchen and shower room. Upstairs are three bedrooms and a family bathroom. The current rent is £675 pcm.

Cabernet Cottage

Cabernet Cottage is a semi-detached two-bedroom cottage with an open plan sitting room/kitchen on the ground floor and the bedrooms and family shower room on the lower ground floor.

Sauvignon Cottage

Sauvignon Cottage is a semi-detached two-bedroom cottage with an open plan sitting room kitchen on the ground floor and the bedrooms and the family shower room on the lower ground floor.

These cottages have been used as holiday cottages to provide an additional income.

Outbuildings:

Former winery – A modern barn of approx. 60' X 45' which is a very flexible space, suitable for a number of uses, games room/fitness centre or possibly the storage of classic cars.

Open barn– (attached to the Winery) of similar size. Ideal for machinery etc.

Stone barn – with a concrete floor approx. 20' X 19' 7 and original horizontal oak trunk installed for fixing agricultural machinery, currently used for storage, making a fabulous workshop.

Studio barn – A stone barn approx. 22'6 X 15'2. This building has the potential to be a home office or studio, subject to the relevant planning permissions.

Stone barn – A former milking barn approx. 36'3 X 17'4 with a concrete floor and hay loft approx. 15'6 X 14'5 max, with the usual opportunities for conversion to business or residential use, subject to the relevant planning permissions. This also has a garage to the front and a potting shed to the side.

Gardens and Grounds

The homestead is surrounded by gardens both formal and informal with a wealth of plants and shrubs. The hedge banks on the entrance drive

contain many wildflowers. The paddock of approx. 4 acres has an attractive stream border and a species rich sward home to a host of invertebrates and insects which attract many birds and small mammals. There is a delightful parcel of wet woodland which could easily be developed into a bog garden and a parcel of semi-ancient woodland with its wild charm and highly positive environmental benefits.

Local Authority

West Devon Borough Council, Killworthy Park, Drake Road, Tavistock PL19 0BZ – 01822 813600 – www.westdevon.gov.uk

Council Tax – Principal House - Band E
Merlot Cottage – Band C

Uniform Business Rate – Cabernet & Sauvignon Cottages are rated as one at £4,900 but are eligible to 100% relief at present subject to WDBC approval.

EPC Rating

Principal House - Band D – 55
Merlot Cottage – Band D - 61
Cabernet Cottage – Band – E -54
Sauvignon Cottage – Band – E - 54

General Remarks and Stipulations

Tenure

The property is offered for sale freehold with vacant possession given upon completion in respect of the principal residence, Cabernet & Sauvignon Cottages with Merlot Cottage subject to an AST.

Plans and Boundary Fences

A plan, which is not to scale, is included in these particulars for identification purposes only. The vendor shall not be called upon to define the ownership of the boundary fences.

Method of Sale

The property is to be offered for sale by Private Treaty

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Viewing

Strictly by appointment with Agents – Andrew Lane Ltd 01837 810 845

Directions

From the Okehampton take the Holsworthy road to join the A386. Then follow the signs to Northlew, on entering the village turn right signed Hatherleigh then after approx. 1 mile the property will be found on the right. Post Code EX20 3PT Grid Reference SX 516 999.

Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that:-

1. The Particulars are intended to give a fair and substantielly correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Andrew Lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew Lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.