



LANGMEAD FARM

Bickington, Devon



A LISTED DEVON FARMHOUSE WITH COURTYARD OF EXTENSIVE TRADITIONAL BARNs AND OUTBUILDINGS, ORCHARDS AND PASTURE PADDOCKS ON THE EDGE OF DARTMOOR

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Family room | Dining room | Kitchen | Rear hall | Cloakroom | Utility room

First Floor: Four bedrooms | Two bathrooms

Outside: Courtyard and extensive range of barns and outbuildings | Gardens | Orchards | Copse | Pasture paddocks

In all about 7.89 acres (3.19 hectares)

Distances: Ashburton 4 miles, Bovey Tracey 6 miles, Newton Abbot 6 miles, Totnes 12 miles, Exeter 19 miles
(All distances are approximate)

Offers in excess of £775,000

SITUATION

Langmead Farm is situated amidst rolling Devon farmland, just inside the south eastern edge of Dartmoor National Park, between Ashburton and Bovey Tracey.

About a mile to the south is the village of Bickington with village hall, 15th century church and nearby Dartmoor Halfway Inn pub and restaurant. The village of Liverton, about 3 miles away, has a primary school, shop and pubs.

The popular moorland towns of Ashburton and Bovey Tracey provide a good selection of local facilities including independent shops, galleries, cafés, pubs, restaurants and primary schools, whilst more extensive amenities are available in Newton Abbot, including supermarkets, hospital, leisure centre and nearby golf course at Stover. The university and cathedral city of Exeter is easily accessible, via the A38 dual carriageway about 10 minutes drive away, offering a comprehensive range of shopping, leisure, cultural and sporting facilities.

Secondary schools in the area include South Dartmoor Community College in Ashburton, Newton Abbot, Torquay Grammar School for Boys and Girls and private schools with Stover School near Newton Abbot and Exeter School and The Maynard School for girls in Exeter.

Dartmoor is renowned for its spectacular scenery and there are many opportunities on the doorstep for walking, cycling, riding, fishing etc. To the south is the pretty and historic town of Totnes, beside the River Dart, and the South Hams area of South Devon with its gorgeous coastline with beaches, estuaries and excellent opportunities for sailing.

There is quick access onto the A38 at Bovey Tracey, leading to the M5 motorway at Exeter, where there is also an airport. In Newton Abbot is a station with mainline connections to London (Paddington).

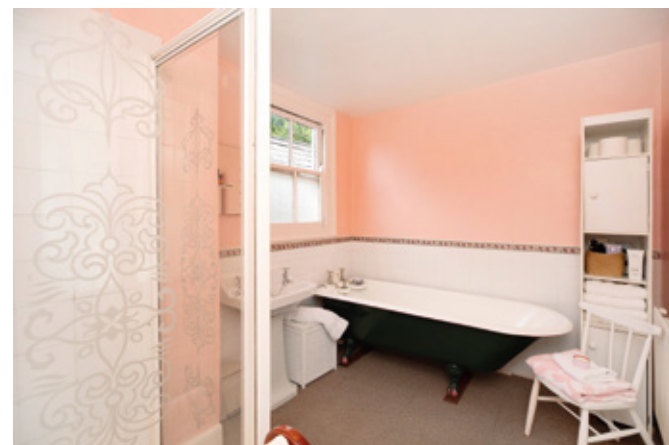


THE PROPERTY

Langmead Farm is a traditional Devon farmhouse with extensive range of barns and outbuildings around a courtyard, situated down a private drive, within its own gardens, orchards and paddocks, surrounded by rolling farmland on the edge of Dartmoor, but easily accessible to the A38 and various local towns.

The house and large barn are Listed, Grade II, and described as late 16th or early 17th century with later additions, including north east wing believed to have been added between 1929 and 1932: 'The house makes an excellent group with the bank barn'.

The front drive leads to a parking area at the front of the house and the entrance porch leads into the hall with sitting and family rooms to either side. The dining room with stone fireplace and wood burner opens into the fitted kitchen with the utility and cloakroom off the rear hall. There are four bedrooms and two bathrooms on the first floor.





The rear entrance drive leads into the courtyard at the back of the house, surrounded by an extensive range of traditional barns and outbuildings, some of which adjoin the house. On the north west side of the courtyard is the massive, Listed, 75 foot stone barn with further barns, outbuildings, stores and stables adjoining and to the rear.

To the north east side of the house is a terrace and lawned garden with pond and gazebo, fringed by ornamental plants, shrubs and trees. The façade of the house, on the south east side, faces an orchard paddock with a number of fruit trees and, to the rear of the buildings, is another orchard, a vegetable garden and a copse area. Either side of the house, buildings, gardens and orchards are two pasture paddocks.





PROPERTY INFORMATION

Tenure: Freehold

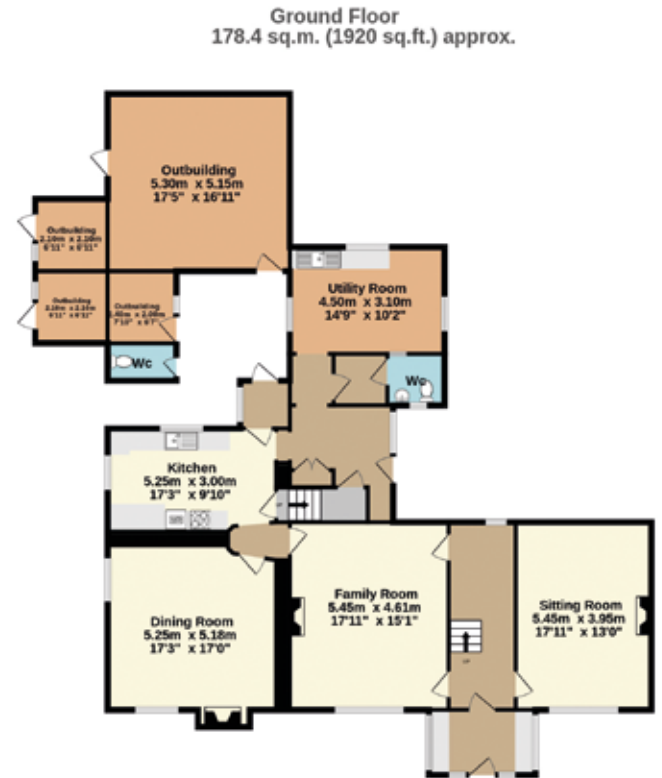
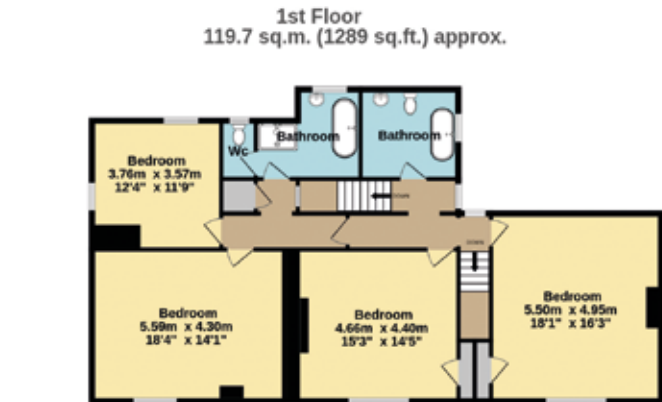
Services: Mains electricity and water. Private drainage. Oil fired heating.

Local Authority: Teignbridge District Council: 01626 361101

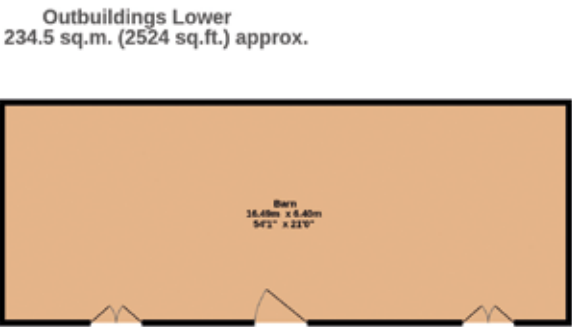
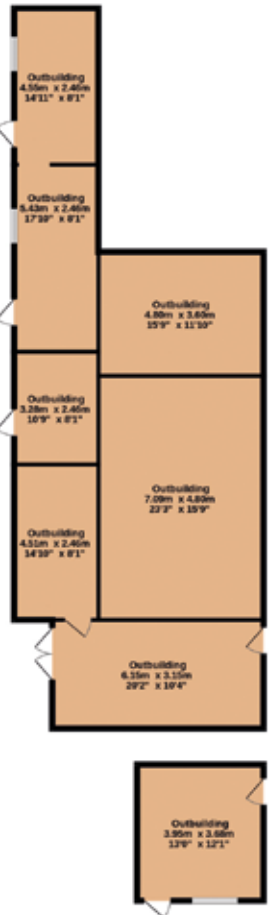
EPC: E

Council Tax: Band G

Directions: TQ12 6LA | what3words: ///motivates.leaps.insolvent



Approximate Gross Internal Area
839.3 sq.m. (9034 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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