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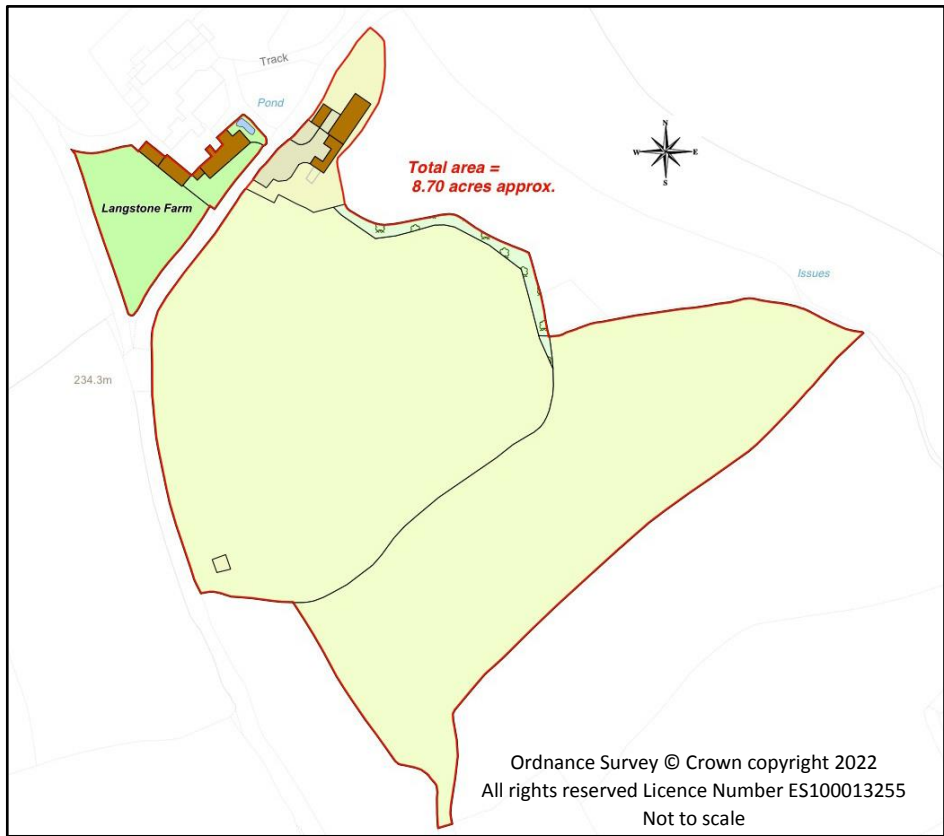
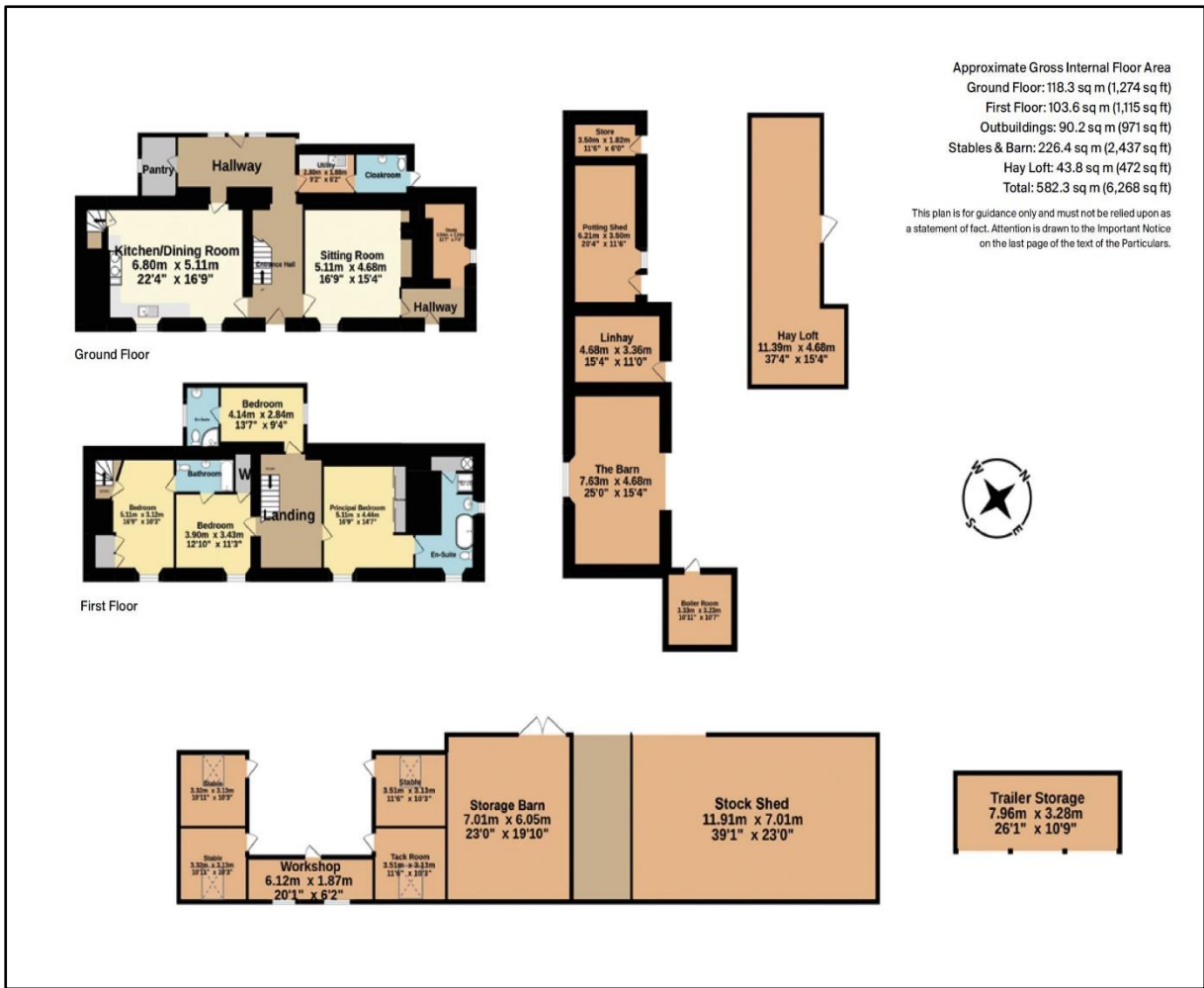
Langstone Farm, Throwleigh, Devon EX20 2JB

Offers in excess of : £1,175,000 Freehold



- A handsome Grade II listed granite built farmhouse • Ideal equestrian property •
- Set in a charming rural settlement of three homes • Four double bedrooms all ensuite •
- Glorious views to the south over its own land and the Dartmoor countryside •
- Cross passage house with a charming sitting room and fireplace • Large farmhouse kitchen •
- Rear hall, pantry, utility room, boot room and w.c. • Three stables, a tack room, storage barn and stock shed •
- An ancient granite barn and lincay • Approximately 8.7 acres of land in all •





The Property

Fowlers are delighted to offer this charming character home in the tiny Dartmoor settlement of Langstone near Throwleigh. This Grade II listed granite built farmhouse and barn is presented in excellent condition throughout and has recently had the ridge replaced and the thatch combed and wired. The property is presented in very good condition and it offers spacious accommodation including a big sitting room with granite fireplace and wood burner, a large farmhouse kitchen with a four oven Aga, a large rear hall with access to the pantry, utility room and w.c. and the original cross passage with the plank and muntin screen. On the first floor is a big landing with a library and sitting space, a principal bedroom with an ensuite bathroom and three other ensuite double bedrooms. The house is centrally heated by oil, has its own private water supply and a modern waste treatment plant. To the front and side of the house are lovely gardens with glorious views across the land that is owned by Langstone Farm and to far reaching views of the Dartmoor countryside. The stables and outbuildings are all in excellent condition and sited close by. The land sits to the front of the house and can be easily viewed from all the front rooms and at the highest point of the land is a lovely sitting spot with rustic benches looking back to the house and across the countryside. Fowlers very strongly recommend viewing this lovely home.

Situation

Langstone Farm is south facing and set in a small settlement of three homes just about half a mile from the centre of Throwleigh and less than a ten minute stroll from the rural pub at nearby Wonson. Langstone is surrounded by farmland and Dartmoor countryside and there is close by access by horse or foot to the open moor itself and many other Dartmoor walks. The ancient Stannary town of Chagford is less than 3 miles away where there is a wide variety of day to day and specialist shops, surgeries for doctors, dentist and vet, a Primary school, pre school and a Montessori. The A30 is at Whiddon Down approximately 3 miles away and Exeter is approximately 18 miles distant.

Accommodation

Entrance

A slated canopy porch shelters the front door which has a glazed oval panel.

Cross passage hall 18' 5" x 8' 5" (5.61m x 2.56m)



This cross passage hall has a limestone floor and features the original oak plank and muntin screen. A staircase leads to the first floor and there are four LED downlighters. The far end of the cross passage opens into the rear hall and there are doors either side of the cross passage to the sitting room and the farmhouse kitchen.

Sitting room 16' 9" x 15' 4" (5.1m x 4.67m)



This room has immense character and features painted structural beams and timbers and a large granite fireplace with an original creamer, an oak lintel and a fitted wood burning stove with a granite plinth to either side for wood storage. The floor is laid to timber and there is a recess with shelving. A large south facing window looks out to the across the front garden and there is a double panel radiator. A doorway leads to the boot room.

Boot room 16' 10" x 10' 11" max (5.13m x 3.32m) L-shaped

This boot room with a stable door in the front of the house is the closest access to the stables and it has a granite floor, a timber clad ceiling, five LED downlighters, a double panel radiator, a side window and space for coats and boots and dog beds. This room wraps around the large chimney.

Farmhouse kitchen 22' 4" x 16' 9" (6.8m x 5.1m)



This is a big kitchen/dining room with a limestone floor and painted and natural finish beams and structural timbers. A broad doorway to the back of the room leads to the rear hall and a latched door reveals a spiral staircase that serves bedroom 4. The kitchen is fitted with an electric oven and a cream coloured four oven Aga which sits amidst cream base units with granite work surfaces incorporating a porcelain butler sink, a carved drainer and chromed mixer taps that sit beneath one of the south facing windows that look across the front garden to the fields. There are extensive cupboards incorporating pan drawers and a built in dishwasher and the work surfaces and Aga are top lit by LED downlighters. Above the dining area is a pendant light point and there are two wall light points.

Rear hall 18' 10" x 8' 0" (5.74m x 2.44m)



Granite steps lead down from the farmhouse kitchen to the hall which has a limestone floor and three full height double glazed oak windows, a broad painted rear door and a double panel radiator. There are six LED downlighters, access to the cross passage and doors to the pantry and the utility room.

Pantry 8' 4" x 5' 11" (2.54m x 1.8m)

A walk-in pantry with a slate cold shelf, a pendant light point, fitted shelving and space for fridge freezers. A double glazed window looks to the side.

Utility room 9' 2" x 6' 2" (2.79m x 1.88m)

Limestone floored and fitted with a base unit with a single drainer stainless steel sink and mixer tap and a roll top stone effect work surface with space beneath for washing machine and dryer. There are two LED downlighters, a double panel radiator and a door to the w.c./cloakroom.

W.C./cloakroom 8' 9" x 6' 9" (2.66m x 2.06m)



Two granite steps lead down from the utility room to the limestone floored w.c. which has a low level w.c., a pedestal wash hand basin, two LED downlighters, a double panel radiator and an oak door to the exterior for ease of access whilst gardening.

First floor landing 17' 3" x 10' 8" (5.25m x 3.25m)



A lovely big space with a painted balustrade sheltering the stairwell, fitted bookshelves with space for seating, painted timber doors to all rooms, a pendant light point and a double panel radiator.

Bedroom 1 16' 9" x 14' 7" (5.1m x 4.44m)



A south facing window to the front looks out across the fields to the Dartmoor countryside, part of the ceiling is clad in painted timber, there is a plinth and recess for a chest of drawers, one wall light point and a double panel radiator. The fitted wardrobes have sliding doors and hanging rails and shelving. A painted door leads into the ensuite bathroom.

Bedroom 1 ensuite bathroom 15' 2" x 10' 3" max (4.62m x 3.12m) L-shaped



This bright bathroom has two windows and is fitted with a white roll top bath with clawed feet, a glass splashback and a side mounted shower/mixer set, a low level w.c. a pedestal wash hand basin and a shower stall with a white ceramic tiled walls and a built in chromed thermostatic shower with a rain shower head and a shower wand. The ceiling is painted timber cladding and there are six LED downlighters, a double panel radiator and a built in hot water cupboard with an insulated cylinder, pressurisation cylinder and immersion heater plus some eaves storage.

Bedroom 3 13' 7" x 9' 4" (4.14m x 2.84m)



This double room has a double glazed side window, a wall light point and a latched painted door to the ensuite shower room.

Ensuite shower room

This shower room has a painted timber clad ceiling with two LED downlighters, a corner shower with white ceramic tiled walls and glazed double doors and a chromed thermostatic shower, a low level w.c., a pedestal wash hand basin, a shaver point and a single panel radiator.

Bedroom 2 12' 10" x 11' 3" (3.91m x 3.43m)



A south facing double bedroom with a large window looking across the fields to the countryside, a part timber clad ceiling, one wall light point, a double radiator, a walk in wardrobe and a further latched door to a 'jack'n'jill' ensuite bathroom.

Ensuite bathroom



Set in between bedrooms 2 and 4, this bathroom has a white suite comprising a white panelled bath with white ceramic tiled splashbacks and shower/mixer tap, a pedestal wash hand basin with an adjacent shaver point, a low level w.c., three LED downlighters set into the painted timber clad ceiling, a plumbed chromed heated towel rail and a latched door to bedroom 4.

Bedroom 4 16' 9" x 10' 3" (5.10m x 3.12m)



This double bedroom looks out to the south across the fields and countryside. It has two wall light points, loft access, fitted closets and a latched door to the stone spiral staircase to the kitchen below.

Exterior

Front garden

This SE facing front garden has a stepping stone path from the side gate to the boot room door and the front door and granite paths up to the sun terrace and to the front gate to the lane. It is mainly laid to lawn with a gravelled terrace to the SSW against a large granite retaining wall which has granite steps that lead into the main garden.

Main garden

A large lawned garden on a gentle gradient with glorious views across the fields and Dartmoor countryside. It has shaped borders and well stocked shrubberies, a small timber built potting shed, and boundaries of hedgerow and Devon and Dartmoor bank for maximum privacy. Within the garden is a vegetable garden (50' x 42'/15.24m x 12.80m) which has rabbit proof fencing and a beech hedge. In one corner of the garden are some compost bins and in the opposite corner is a gate to the drovers lane.

Listed barn

This is a large granite built barn dating back to the 1600s. It has a large tractor sized lower section in the old threshing barn and three other separated segments with solid bases. Above is a hayloft. At the top level of this barn is a concrete plinth with a 2400 litre double banded oil tank.

Boiler/plant room 11' x 10' 8" (3.35m x 3.25m)

This insulated room has a new roof and houses the water treatment plant, the Grant oil fired central heating boiler, a large insulated hot water store and a very clearly laid out electrical panel, meter and circuit breakers.

The drive

To the side and rear of Langstone Farm is a gravelled drive which passes the spring fed pond and then curves up behind the house on the course of the old drovers path to the Threshing barn.

The yard and outbuildings



A broad visibility splay leads from the lane into the stable yard which is laid with a mix of smart concrete and gravelled parking. There is plenty of parking. There is a small lawned area where the waste treatment plant is located and there is a gateway to the fields. The outbuildings comprise three stables, a tack room, a workshop, a storage barn and a stock shed. There is also a four bay trailer store. Beyond the outbuildings is an attractive orchard garden.

Storage Barn 23'7 x 19'6 (7.20m x 5.97m)



This large space could be used as garaging, storage or possibly even a studio or office space

The fields



The fields extend to approximately 8 acres and comprise two stock proof fields one of which has a timber field shelter. At the highest point there is a granite outcrop and adjacent to this a rustic semi circular arrangement of benches from which to sit and enjoy the views to the house and surrounding Dartmoor countryside.

Council tax band

Band E

Services

Mains electricity. Private water. Private waste treatment plant. Oil by private contract.

Directions

From the A30 dual carriageway turn off at Whiddon Down and proceed through Whiddon Down village past the Post Inn and turn left at the mini roundabout onto the A382. Shortly after the roundabout look out for the Throwleigh signpost and turn right towards the village. After about a mile and a half, immediately after the stone bridge, turn left and this is the lane to Langstone. You will climb a gentle hill and when it levels out you will see Langstone farm on your right. The stable yard is immediately opposite and that would be the best place to park.



Viewing by appointment only

Through the joint agents



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or



01392 241687

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