



UPCOTT

Versatile Rural Property with Land, Black Torrington

OFFERS OVER **£850,000**



7 Bedrooms



4 Bathrooms



4 Reception Rooms



Council Tax Band: E

MILLER TOWN & COUNTRY
exp UK



- » Smallholding / Home & Income / Country Retreat
- » 5 Bed Farmhouse with 10.9 acres
- » 2 x 1 Bed Holiday Lets
- » Glamping Set-up
- » Licensed Bar / Pub
- » Studio / Workshop
- » Stable Block

The Property

This property has SO MUCH on offer and provides an array of options for the new owner to take advantage of! There is an unlisted 5 bedroom farmhouse, a 1 bedroom bungalow for holiday use, a unique timber framed holiday let located in the middle of a small lake, bases for a glamping set-up, a characterful licensed bar, a large building currently used as a studio and workshop, a stable block with 3 loose boxes and tack room and a double garage. All of this sits within approximately 10.9 acres of gardens, pasture and lakes, and it is on the outskirts of the popular village of Black Torrington, in the heart of the Devon countryside. Whether you are seeking a home & income opportunity or just want to enjoy the benefits of a spacious rural property where you can raise animals and garden, this property is a must see.

Location

The village of Black Torrington features a doctors surgery, primary school, craft shop, and a popular public house. The towns of Holsworthy and Hatherleigh are 10 - 15 minutes drive and offer wider amenities including supermarkets, shops, cafes, and additional primary and secondary schooling. Sandy North coast beaches at Bude and surrounding areas can be reached in approx 30 minutes, and the wilds of Dartmoor and the A30 corridor are only 20 minutes away.





Land and Outbuildings

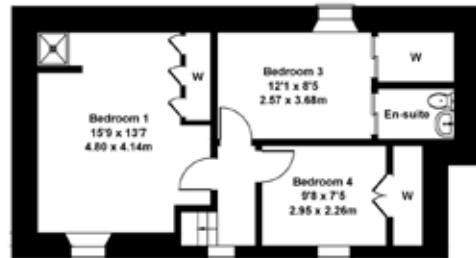
The outside space at this property is truly impressive, and in all there are approximately 10.9 acres. A sweeping driveway leads past the licensed bar and circles around the farmhouse toward the cabin, providing extensive parking for you and plenty of visitors. The gardens are mostly laid to lawn with attractive trees and shrubs on many borders. The 22'2" x 18'2" garage is across from the farmhouse, as is the large workshop / studio space that has potential for numerous additional uses. The 43'11" x 23'x11" stable block is to the rear of the house, and it comprises 3 loose boxes and a tack room. The buildings and gardens comprise approximately 1.4 acres.

The remainder of the land is split between approximately 3.6 acres of gently sloping pasture currently used for glamping and approximately 5.9 acres of woodland and lakes, one of which is the site of the Xanadu holiday let. There is a great deal of diversity within these areas, and everywhere you look has its own unique identity - from long range views across the pasture, to waterside vantage points at the lakes, to den building sites in the woodland - an outdoor lover's paradise! If you are looking for a retreat in the country, a place to raise a few animals, a property for your horses or home and income opportunities, this property must be on your list!

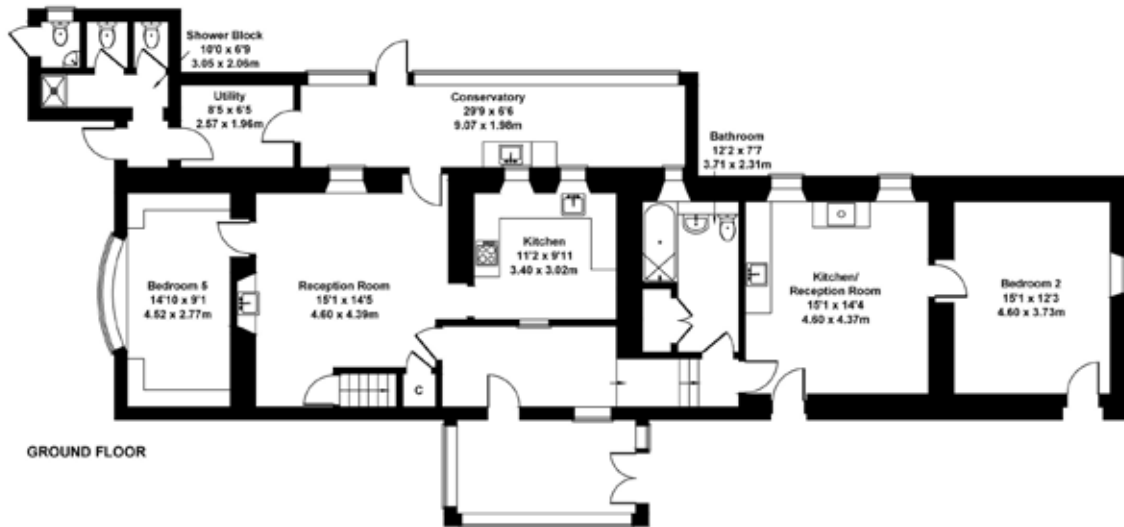
The Farmhouse & Annexe

This historic farmhouse offers character and convenience, together with an incredibly versatile layout. The light and bright dual aspect primary reception room has lovely exposed beams and an attractive fireplace with range, and the adjacent kitchen has recently been replaced, providing all the modern amenities while maintaining the character of the home. Also on the ground floor is a bedroom that could also be used as an additional reception room or office, a large rear porch, utility room and shower block and a separate wing that could form an integral annexe, with a kitchen / reception room, large double bedroom and recently updated bathroom. Upstairs are the 3 remaining bedrooms comprising a large double with en suite shower, another double with en suite WC and walk-in wardrobe and a large single, again with built-in wardrobe.





FIRST FLOOR



GROUND FLOOR



Services: Mains electricity & water, private drainage. Oil central heating

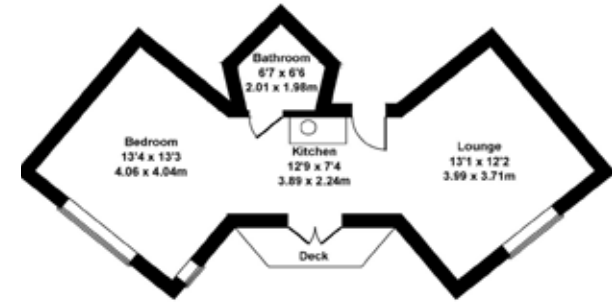
EPC Ratings: Farmhouse D (59), Cabin D (60) Xanadu TBC.

Tenure: Freehold

Agent's Note: Bar decor not included

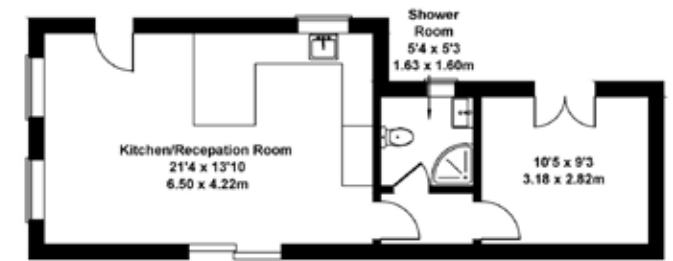
Xanadu

Xanadu is an architecturally intriguing timber framed building that is set over a small lake and is accessed via a footbridge. The building is formed of two icosahedron-shaped rooms joined by a rectangular room in the middle, and the geometrical form is both appealing and comfortable. Once across the footbridge there is a front porch leading to the kitchen, and there is a lovely reception room on one end and a bedroom on the other. The rooms are filled with natural light, and a glazed set of rear doors leads onto a deck over the lake. A truly one of a kind dwelling!



The Cabin

The cabin is a bright one bedroom bungalow that has been tastefully decorated and has permission for holiday use. There is an open plan kitchen / reception room, shower room and double bedroom with access to a private rear garden.



CABIN



Social Spaces

Perfect for when guests or friends are looking to kick back at the end of the day, the character-packed licensed bar is located across the courtyard from the farmhouse. There is space inside to seat a crowd, or guests can spill out on to the covered porch and courtyard on warmer evenings.



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