

Beer Farm
Exbourne | Okehampton | Devon | EX20 3QY

FINE & COUNTRY

BEER FARM



Set amidst the mid Devon rolling countryside in a secluded position within its own grounds of about 11.5 acres including paddocks, manege and formal gardens, a handsome Grade II Devon longhouse with fascinating history, double riverbank fishing rights, two cottages, barns, and the sounds of nature all around.



KEY FEATURES

- Private sun trap situation
- 4 bedrooms
- 3 bathrooms and cloakroom
- 5 reception rooms
- Beautiful open plan kitchen/ breakfast/ family room
- Library

- Former Dairy Barn
- 2 Bedrooms
- Open plan kitchen/ breakfast/ sitting room

- Former coach house
- Open plan kitchen/ breakfast/ sitting room
- Mezzanine bedrooms

- Unconverted cob barn
- Agricultural barn with former stabling
- Manège
- Paddocks
- Landscaped gardens
- Orchard
- Kitchen gardens
- River frontage
- Approx. 500 yards of double bank sole fishing rights.







KEY FEATURES

Coming down the tree lined drive studded with primroses in the spring, one has no inkling as to what a discovery awaits around the corner. First are the cottages and barns and then suddenly, a picture postcard image opens up, as this Grade II listed Devon long house comes into view with its eyebrow thatching and cream painted cob elevations.

At the front there is plenty of gravel parking and before entering through the fine oak front door, turn around and just take in the surrounds - it is quite special.

Coming in through the front doorway, the dining hall really sets the tone for the old part of the house, with its impressive stone fireplace with inset log burner, original bread oven, stone paved flooring and exposed beams with decorative inserts.

A honey oak church style door leads into a fine drawing room with its wonderful oak plank flooring, impressive inglenook fireplace with wood burner and a strategically placed window seat overlooking the front.

Leading on from here is the dining room with a slate paved floor and a door opening into a cellar room, ideal for wine storage.

Over more recent times, the property has been cleverly extended with an amazing contemporary build incorporating honeyed oak plank flooring and floor to ceiling glass in an oak frame gable, looking out onto the landscaped gardens beyond. This 'L' shaped room with the kitchen to one end allows for zoned living areas, as here, with sofas and chair in the gable end, optimising the view and natural light, plus an eating area with ample room for a table and chairs. In addition to the underfloor heating, there is a modern log effect gas fire set in a fine stone fireplace, linking the two areas together.

The Chalon kitchen with Miele and Franke appliances offers a plethora of polished granite work surfaces with storage and wall units and a large central island with solid maple top. Sitting along one wall is an impressive range of cooking ware that would satisfy most keen cooks who enjoy entertaining, with a 4 oven Aga and warming plate, and an Aga range cooker with 5 gas rings and 3 electric ovens. The large central island unit with lighting, power points and pan hooks above doubles up as a social bistro counter as well as food prep station.

Beyond the kitchen is a conservatory/ garden room which overlooks the substantial terrace outside, down to the river below.

On the opposite end of the kitchen is a utility room with an extensive range of cupboards and appliance space, with a door leading out to yet another terrace. It is very unusual to see an extension like this blending with such a period property, but it works ever so well.

Staircases are found either end of the older part of the house. Taking the one from the drawing room, a very useful cloakroom is found, before taking the stairs to the first floor.

SELLER INSIGHT

Dr Wilkins and her late husband bought this Grade II listed Devon long house in 2014. They lived in one of the ancillary properties whilst they renovated it. Early records show Beer Farm to have probably been the home of Stephen de Bere in 1330, although this could refer to the estate. However, the roof timbers would suggest that the building was originally a hall house, and it is likely that the truck blades and purlins date from the mid 14th century, when the house would have formed a hall room, with central fireplace and a hole in the roof to let the smoke out. The present chimney stack would have been built in the mid 15th century, and around this time a cow byre was added to the east end of the building. About 50 years later the floor for the upstairs was built and the cowshed turned into a living room, with bedroom above. During the 16th century a new cowshed was built onto the west side of the hall room.

At the turn of the 17th century there is evidence that this was a prosperous farm and floorboards of the upper floor over the main hall room and above the new kitchen were probably inserted in the latter part of the 17th century. The date 1710, with initials RC, are evident on the wall of one of the bedrooms, but the construction suggests that it may have been at least 100 years before this. It is likely too have been constructed as a small oratory, and it was not until around 1710 that its presence was recognised by the Church, and it was consecrated by the Bishop of Wells as a private chapel, as per the records of the Parish Church of Exbourne, 1710.

During the alterations of the early 17th century, some decorative plasterwork was introduced, and in the room above the old main hall the grapevine frieze, similar to the work of the Abbot family of Frithelstock, is still present.

The farm must have flourished in the 17th century, as most of the outbuildings date from this time. Successively, it became a large farmhouse, a gentleman's residence, a farmhouse again, then two farm cottages, and finally returned to its use as a family dwelling house.

The current owners predecessors bought the property in 1998/1999 and carried out a substantial renovation and extension programme, cleverly blending imaginative modern architecture, in the form of the rear extension, whilst at the same time preserving the period features and character, as well as converting two of the outbuildings to form separate cottages.

The current owners have again substantially renovated and modernised the house and grounds, to the highest standard, whilst taking great care to preserve the period integrity of the property. It has acreage, river fishing, cottages, barns, kitchen gardens, paddocks and so on.

"Beer Farm offers absolute privacy, peace and tranquillity" says the owner of this remarkable Devon longhouse.

"Entirely surrounded by nature, yet still connected to nearby villages and towns, it's a very wonderful balance. The property itself is steeped in history, with origins dating back to the 14th century. :Over time it has evolved from a working farmhouse into the beautiful home it is today, and we have taken great care to preserve that character while ensuring it works for modern living."

Inside, the house blends period charm with thoughtful additions. "Whilst I love the old sitting room with its inglenook fireplace - it's so cosy after a meal with friends - my favourite place is the newer extension." the owner shares. With its double height glass and oak gable end, it is filled with natural light all year round and offers views in every direction".

Approached via a long private drive and set within approximately 11 1/2 acres of well kept gardens, Beer Farm offers complete seclusion. "Our neighbours are not in sight, yet they are kind and supportive - it's the best of both worlds"

The grounds include sweeping lawns, river frontage, paddocks and outbuildings, creating a wonderfully diverse landscape. "There are the most beautiful dawns and sunsets, and a very special ' gloaming light'. From the terrace you can watch woodpeckers, nuthatches and goldfinches on the feeders, while herons and kingfishers visit the river. In summer, swallows and house martins fill the sky, and in winter the starlings return with their incredible murmurations."

Despite its idyllic setting, the property is well connected. "We are about 40 minutes from Exeter, the north coast beaches and places like RHS Rosemoor. And Dartmoor is right on the doorstep - I'll never forget hearing skylarks there for the first time" Set within easy reach of Hatherleigh and Okehampton, the location perfectly balances a sense of peaceful escape with everyday convenience. "Monkokehampton village is only 1/2 mile away and wonderfully friendly, with regular events in the old schoolrooms. Exbourne, just a little further, has a real community spirit - a shop, cafe, post office, pub and even a garage that brings my car back after servicing".

*"The thing I will miss most is watching the cycle of the seasons. It's been a privilege to live so closely with nature in such a special place."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















KEY FEATURES

The first bedroom on this side is a wonderful room with plenty of honeyed oak, exposed beams and an ensuite bathroom with a walk-in electric shower and separate bath. This room has a double aspect, enjoying views to the south and east.

Off the small landing, paddle steps lead to a boarded attic space with light, power and heating.

A door also opens into the main bedroom which has a wonderful, planked flooring, high ceiling with an incredible grapevine frieze and plenty of room for free standing furniture. A few steps lead down into a stylish ensuite.

From here, the main landing leads to a second set of paddle steps up to a further carpeted attic room, and further accommodation. There is a contemporary shower room and two further bedrooms overlooking the front, one of which is understood to have been consecrated as a small chapel by the Bishop of Wells in 1710 as outlined in the records of the Church of Exbourne.







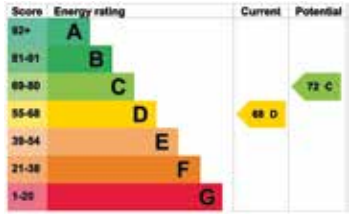


Before heading down the second set of stairs, you come to the galleried library/ music room and study formed from the extension. It is an extraordinary space, full of light with views over the gardens and down to the river. In former years this was all used as a main bedroom with ensuite, but this works very well for our current client as a quiet, reflective space, yet still connected to the family room downstairs via the gallery.

KEY FEATURES

DAIRY BARN

This former dairy provides for open plan living downstairs, with wood flooring, a modern log burner at the raised sitting room end and at the other end a well appointed kitchen with bistro bar makes a sociable casual entertaining area. A wrought iron spiral staircase leads to a galleried landing with bedrooms at either end. One is a good double with a modern ensuite shower room. The other is significantly larger, currently set up with both bunks and a double bed and has its own ensuite bathroom. There is parking outside and the adjacent former stables provide storage.





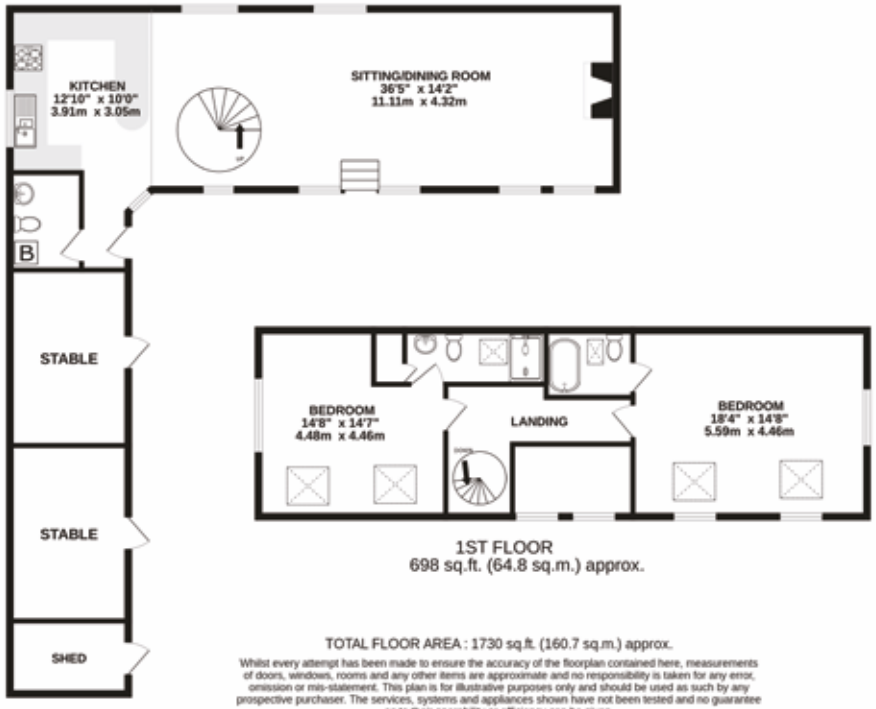








GROUND FLOOR
1033 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.

TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY FEATURES

DANS BARN

For someone who loves the use of wood and exposed beams and peg frames and open plan living, this serves it up in bucketfuls.

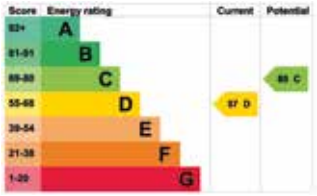
Downstairs there is a modern shower room, freestanding kitchen, space for a table and chairs and space for sofas and chairs to relax and admire the outside, but also to admire the magnificent work that has gone into creating this building.

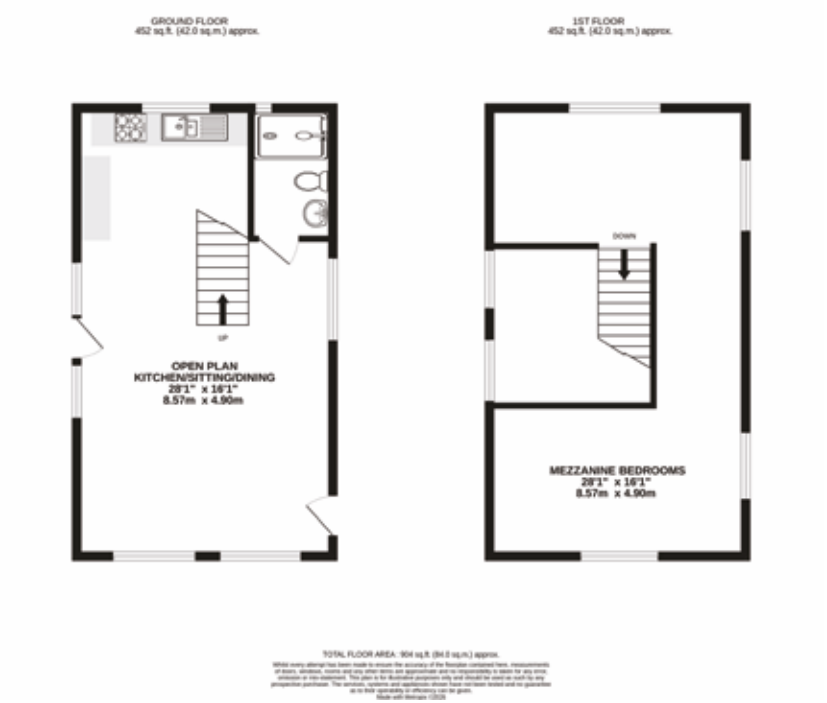
The first floor is mezzanine living, again open plan with two sleeping areas bisected by the stairs and gallery.

There is parking outside, as well as decking overlooking the orchards to the woodland beyond.











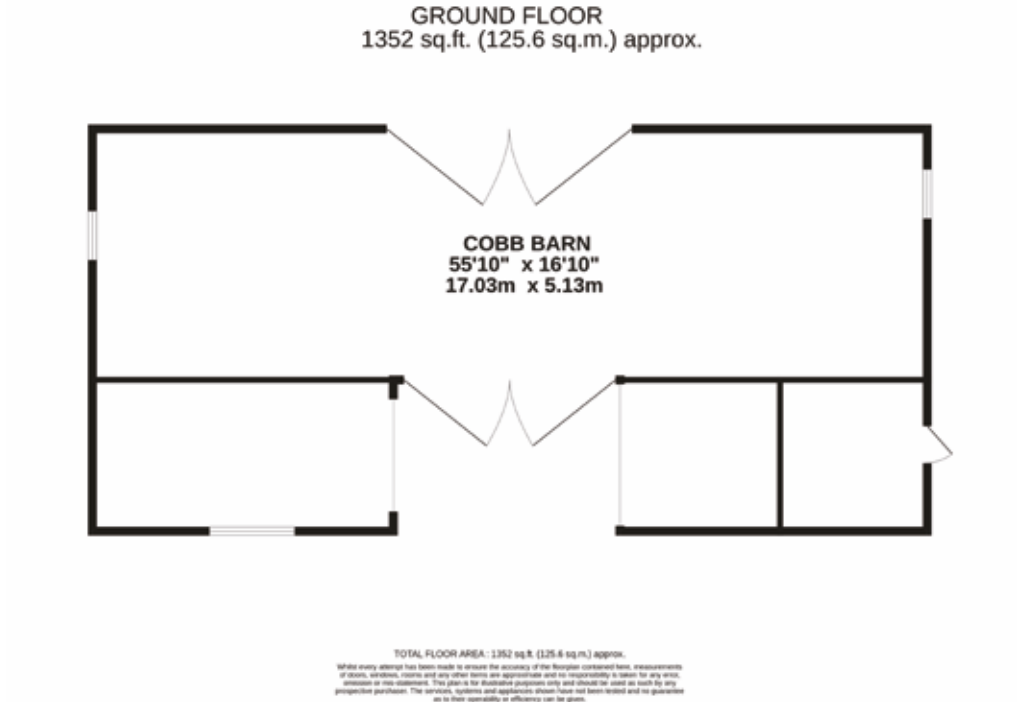
KEY FEATURES

COB BARN
This sits beside the Dairy Barn and has cart doors on either side, wonderful timber trusses and further external storage.

A more modern agricultural barn offers tremendous scope for a number of uses, previously having loose boxes. Doors are found at either end and power and light are connected.

A manège sits adjacent to the barn. It is currently used as a children's play area.

Opposite, a small track leads to 4 acres of level paddocks, once used for grazing horses and currently for grazing sheep.







KEY FEATURES

FISHING
Beer Farm owns the double bank fishing rights on the River Okement, as far as Monkokehampton Weir. It contains a series of pools, attracting salmon, sea trout and wild brown trout.

GARDENS and GROUNDS
Wandering through these is almost like being in your own private parklands with large swathes of lawn, mature shrubs, plants, trees, hedgerows, rockery, pond, pasture and orchard, all with the sound of the River Okement running along one side. Double bank fishing rights run for about 500 yards down to Monkokehampton Weir. Everywhere you look, there is a vista to enjoy. The immense terrace that runs around two sides of the house allows for large parties and al fresco entertaining in the warmer months.

A slope leads up to the kitchen gardens with over a dozen raised beds, a greenhouse with water, electricity and lighting, a large fruit cage, a 50 ft polytunnel and garden sheds. So for someone looking to grow and eat their own produce and enjoy the good life that growing your own food can provide, this will take a lot of beating.

A magnificent 100 year old olive tree with twisted and gnarled trunk leads to a curving 20m long wisteria arbour and strategically at the end is a bench to just sit and listen to nature and the sounds of tumbling water.

Between the drive and the river is a productive orchard with beehives.

The overall private and natural setting of this particular home cannot be over-emphasised. Any owner will feel privileged to own this little part of Devonian tranquillity.

















INFORMATION

SERVICES

Mains water, electricity, oil fired heating to the main house and to Dairy Barn. Electric heating to Dans Barn. Drainage to a modern treatment plant. LPG for gas hob and fires.

Agents note.

There is an existing historical indemnity insurance in perpetuity to cover the change of use of the barns from agricultural to residential. The modern agricultural barn has a traditional asbestos cement roofing which is not uncommon for this type of building.

Exbourne with its pub shop and other facilities 2 miles
Okehampton with main railway line to Exeter. 4 miles
Exeter with main railway links and airport 25 miles
North Devon coast and surf beaches 25 miles
Dartmoor. 12 miles
A30 trunk road to Exeter and Cornwall 10 miles

DIRECTIONS

From Exeter

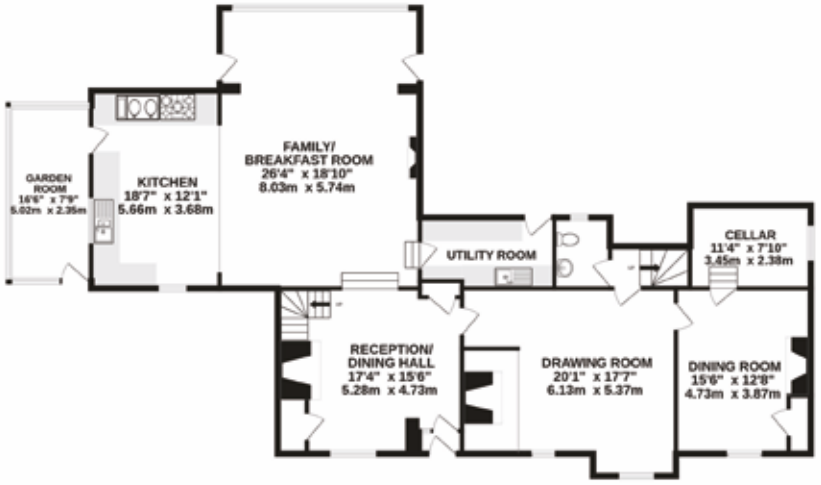
Join the M5 heading south, merging with the A30 signed Bodmin/ Okehampton. Continue on the A30 for about 17 miles, leaving at the Whiddon Down junction (Mortonhampstead A382). Turn right onto the A3124, just past the 'services'. Turn left onto the A3072, signed Hatherleigh/ Great Torrington. Go straight over the Sampford Courtenay roundabout to Exbourne. Turn right at the Exbourne Cross garage onto the B3127, signed Monkokehampton. Follow the road for about 2 miles, turning left into the drive with the granite stone upstanding, displaying the house name.

From Great Torrington

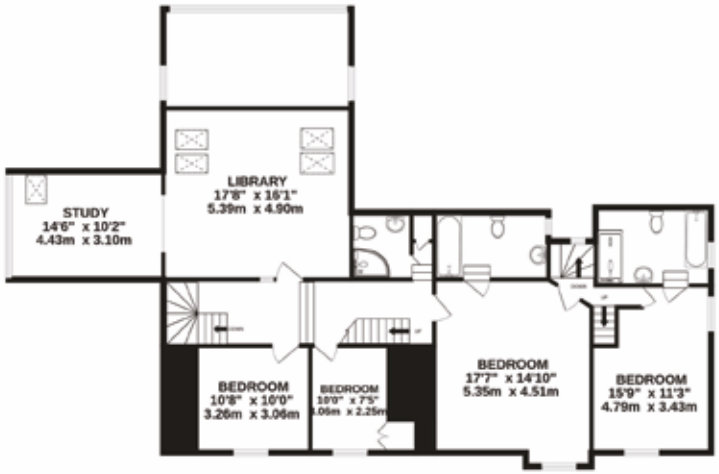
Take the A386 heading south in the direction of Okehampton and Exeter. After about 12 miles, reach the roundabout at Hatherleigh and take the first exit. Head through the town along South Street, Victoria Road and up onto Deckport Cross. (At this juncture Dartmoor can be seen on the right, on the skyline.) Follow the road for about 2 miles to the middle of Monkokehampton and turn right onto the B3127. Continue for about 1/2 mile, turning right into the drive with the granite stone upstanding displaying the house name.

What 3 words: redouble, destined, parting.

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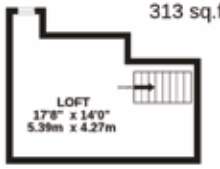


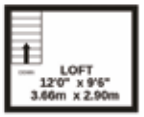
GROUND FLOOR
1818 sq.ft. (168.9 sq.m.) approx.

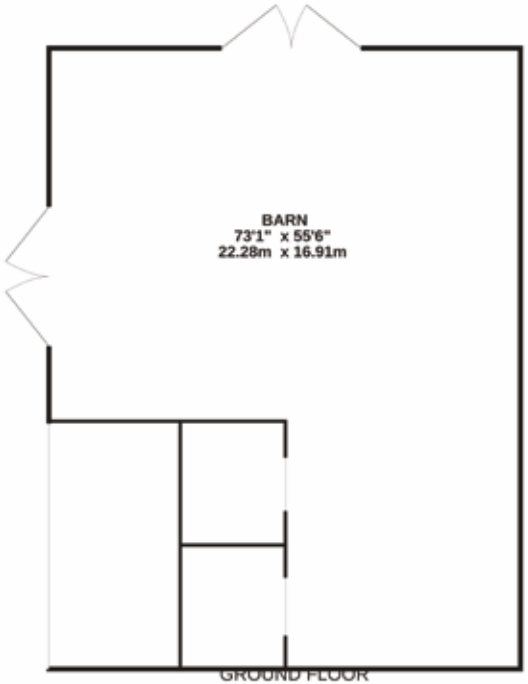


1ST FLOOR
1592 sq.ft. (147.9 sq.m.) approx.

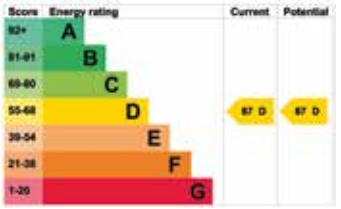
2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.







GROUND FLOOR
4057 sq.ft. (376.9 sq.m.) approx.



TOTAL FLOOR AREA : 3723 sq.ft. (345.9 sq.m.) approx.

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We value the little things that make a home

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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