

Agent: Helmores, Crediton, Devon – 01363 777999

Property: Burrow Farm, Zeal Monachorum, Devon

Price: £699,000

Victorian Devon farmhouse with nine acres, flexible accommodation, barn and fully stocked boating/ fishing lake

Helmores, **team** estate agent in Crediton, Devon, is thrilled to bring to the market Burrow Farm - a beautifully modernised detached Victorian farmhouse with substantial, flexible accommodation, no near neighbours, spectacular panoramic views to Dartmoor National Park, nine acres of gardens and grounds and a large, fully stocked fishing/ boating lake.



Located in the heart of rural mid Devon around two miles from the picturesque village of Zeal Monachorum, Burrow Farm enjoys peace, seclusion and fantastic uninterrupted country views with the magnificent Dartmoor Hills on the horizon.

The Victorian farmhouse has been beautifully modernised with recent improvements including a new slate roof, a new central heating boiler and a fully fitted luxury kitchen, and the substantial and flexible family accommodation could be used in a number of ways – with two staircases and two bathrooms, dual family occupancy is one possibility.

A traditional glazed entrance vestibule leads through the front door into the impressive entrance hall with staircase and in the living room is a cast iron fireplace with an Italian marble surround.

The 5m square kitchen/ breakfast room is superbly presented with a brand new range of natural wood cupboards along with polished granite work surfaces and upstands, a Belfast sink, brick fireplace with oil-fired Aga and integrated appliances by Miele, Smeg and Neff including a washing machine, tumble dryer, dishwasher, fridge, freezer and a stylish built-in microwave and coffee maker. The island unit is fitted with a polished granite top with breakfast bar as well as a Neff hob and double oven.



The separate dining room boasts a large open fireplace with wood surround and slate hearth, and there are four more rooms downstairs – a study, sitting room, playroom with views over the lake and grounds and the second staircase, and a utility room, which houses the recently fitted oil-fired central heating boiler.

On the first floor, the sweeping staircase from the entrance hall opens to a large semi-galleried landing and an inner landing gives access to the second staircase from the play room. Each of the four double bedrooms has wonderful country views and there are two large bathrooms.

The gardens and grounds at Burrow Farm extend to around nine acres. A gravelled area to the side provides space for several vehicles and there is a further parking area to the rear with an open fronted double garage and adjoining stable, tack room and store as well as two further outbuildings and a fuel store. The original walled garden remains and a Devon stone threshing barn, which has recently been re-roofed, offers potential for conversion into holiday/ fishing cottages, subject to consents.



The formal gardens to the south and western sides of the house extend to the adjoining paddock, which runs down to the most amazing feature of the property – a large, fully-stocked boating/ fishing lake of about an acre in size, which, along with the potential to convert the threshing barn, presents an excellent business opportunity.

Rob Stoye, partner of Helmores, said: “Burrow Farm is in a really delightful location. The farmhouse itself is a wonderful home with some outstanding features and could easily be shared by two families whilst the lake and outbuildings present some excellent lifestyle business opportunities. Most of the gardens and land enjoy stunning views of the surrounding open countryside and Burrow Farm could become an idyllic and profitable rural retreat.”

For further information, pop into Helmores, team estate agent on the High Street in Crediton, call 01363 777999 or visit www.teamprop.co.uk or www.helmores.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 63 members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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