

An historic Grade II Listed farmhouse beautifully restored and refurbished with outbuildings offering further potential.



A Grade II Listed farmhouse, believed to date back in part to Tudor times, which has been beautifully and meticulously refurbished over the past three years. The sympathetic restoration has been done in such a way as to retain the character of this historic home and combine it with the convenience of modern living. It now provides a very comfortable family home with three reception rooms, a farmhouse style kitchen with Aga and a utility room, four double bedrooms, two with en-suite facilities and a family bathroom. In addition is a cellar and outbuildings, currently partly used as offices, but also with potential to create additional accommodation or an annex, subject to the necessary consents being obtained. The property stands in its own grounds extending to approximately one and a half acres of formal and informal garden with ample car parking.

Almost adjoining the parish church with its famous crooked spire, Freehamlet is close to the centre of the village of Ermington. It stands on a south facing slope enjoying extensive views across the Erme valley. The village has a well respected Primary School, a public house and two restaurants. Secondary schooling is available in Ivybridge, some three or four miles away where there is also an extensive range of shops and other facilities as well as access to the A38 Devon Expressway giving fast access to Exeter and the M5. The pretty Georgian town of Modbury is also about four miles distant. The village is set amid the delightful South Hams countryside with the picturesque coastline and beaches as well as the rugged wide open spaces of Dartmoor almost on the doorstep.



Dining Room with tiled fireplace



Farmhouse Kitchen with gas fired Aga

Freehamlet is for sale at a Guide Price of £695,000 and further details and pictures can be seen at www.luscombemaye.com or obtained from :-



Tel: 01752 880044

E-mail: yealmpton@luscombemaye.com