



Petrockstowe

OIRO £275,000

Why you'll
like it!

“Deceptively
spacious house
enjoying large
gardens.”



Petrockstowe

Exceptionally well-presented and deceptively spacious three/four bedroom semi-detached house situated within a small close, on the fringe of this popular village enjoying extensive views over the surrounding countryside.

This light and airy property has been beautifully modernised by the current owners, who have recently refitted a new kitchen and updated/modernised the bathroom. The oil fired boiler, was replaced in 2015 and the property is in good decorative order throughout.

The current owners often enjoy watching the wildlife such as deer roaming across the adjoining field. The property enjoys uPVC double glazing and a modern oil fired boiler, making the property efficient to run and the versatile accommodation would appeal to a wide range of prospective purchasers on a number of different levels.

There is a generous ground floor extension to the side of the property, offering a fourth bedroom or home office opportunity, or potentially this could provide ancillary accommodation for a dependant relative if required. Currently an area of loft, has been partially converted to create a useful hobbies room subject to the necessary planning consent and building regulations, this could potentially be extended to create additional bedroom space if required.

The village of Petrockstowe is always popular, being well located for easy access to the neighbouring towns of Torrington, Hatherleigh and Okehampton, all of which offers a wide range of amenities as well as primary and/or secondary schooling. There is a well-supported village hall and generally a wide array of events going on within the village, which is a wonderful community.

The property is within easy walking distance to Tarka Trails. There is a church and public house. To the North coast of the county, is approximately 35 to 40 minutes' drive away offers sand beaches and stunning coastal walks.

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- ✓ Beautifully Presented
- ✓ Spacious Family Home
- ✓ Large Gardens
- ✓ Open Rural Views
- ✓ Double Glazed
- ✓ Oil Central Heating
- ✓ Garage & Parking
- ✓ Popular Village Location



ACCOMMODATION COMPRISES:
(All dimensions are approximate)

Double glazed front door to:

ENTRANCE HALLWAY:

Stairs to first floor. Tiled flooring. Electric fuse cupboard. Under stair storage cupboard.

KITCHEN/DINING ROOM:

14' 7" x 17' 7" (4.44m x 5.36m) Maximum (L Shaped) Dining Area: Tiled flooring. Window to front. Radiator. Kitchen: Recently re-fitted kitchen. Comprehensive range of cream fronted base and eye level units. Oak wood block worktop surfaces. Plumbing for a dishwasher. Built-in oven and four ring 'Calor Gas' hob. Larder cupboard. Belfast sink. Window to rear enjoying open views over the rear garden and beyond to surrounding countryside.

LOUNGE:

10' 10" x 17' 11" (3.30m x 5.46m) Double aspect, window to front and French doors out to rear gardens. Inset wood burning stove. TV aerial point.

BEDROOM 4/HOME OFFICE:

10' 0" x 12' 1" (3.05m x 3.68m) Double glazed window to front. Aerial TV point. Built-in shelving.

UTILITY ROOM:

5' 1" x 6' 9" (1.55m x 2.06m) Half glazed timber door out to rear gardens. 'Grant' oil fired boiler serving domestic hot water and central heating system. Plumbing for automatic washing machine. Space for tumble dryer.

CLOAK ROOM/WC:

4' 9" x 5' 4" (1.45m x 1.62m) Wash hand basin. Low level WC. Window to rear.

FIRST FLOOR LANDING:

Access to loft space, half of which has been converted to create a useful hobbies room, and the other half is currently utilised as further storage. There is a loft ladder giving access.



“...Offering versatile accommodation for home office / bed 4 and further attic space used as hobbies room.”





BEDROOM 1:

14' 1" x 9' 11" (4.29m x 3.02m)
Dual aspect with pleasant open views to side. Built-in wardrobe. TV aerial point.

BEDROOM 2:

11' 1" x 7' 7" (3.38m x 2.31m)
Window to rear.

SEPARATE WC:

Concealed system WC. Window to rear.

BATHROOM:

Modern bathroom suite. Tiled shower cubical with glass screen. Panelled double ended bath with shower attachment over. Sink unit set into vanity unit with cupboards under. Half round chrome towel rail. Window to rear. Half tiled walls to side.

BEDROOM 3:

9' 9" x 8' 2" (2.97m x 2.49m)
Window to front. Recess shelf.

OUTSIDE:

To the front of the property, is double gates open up to a parking area providing off-road parking for two to three cars. Gardens with lawn and planted flower beds and borders.

There is a productive fruit garden with blueberries, blackcurrants and redcurrants.

Gated access and path leads around to the rear of the property which there is an extensive rear garden, with large decked sun-terrace, generous lawn and at the far end is a further decked terrace, with large timber outbuilding and stream borders.

The rear garden enjoys extensive views and offers a good degree of privacy and seclusion. There is a greenhouse and productive vegetable garden.

GARAGE:

Single storey garage in a block on the opposite side of the access to the property.

SERVICES:

Mains electricity, water and drainage. Oil fired central heating. Telephone and fast fibre broadband is connected.

LOCAL AUTHORITY:

Torrige District Council.

COUNCIL TAX BAND: B

VIEWING:

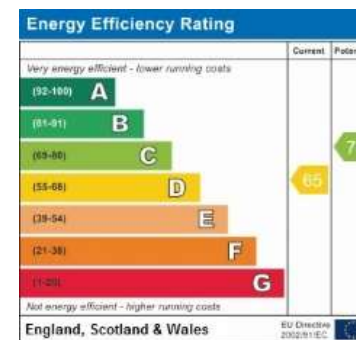
Strictly through the vendor's sole agents:
Tavistock
01822 617243
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01837 54080

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

THINKING OF SELLING:

It is crucial to use an agent who understands the market. Miller Town & Country can offer independent advice or a valuation completely free with no obligation at a time to suit you.



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