



***A MAGNIFICENT DETACHED VICTORIAN VILLA WITH FIVE  
BEDROOMS, FIVE RECEPTIONS, GARDENS & PARKING.....***



**Westcountry Homes** online

**Elm House, Okehampton, Devon, EX20 3JS**

**\*A RARE OPPORTUNITY NOT TO BE MISSED\* BEAUTIFUL  
VICTORIAN VILLA WITH FABULOUS VIEWS\* SUBSTANTIAL  
ACCOMMODATION\* LOVELY GARDENS \* AMPLE PARKING  
\*EASY REACH OF THE TOWN**

This imposing detached Victorian Villa sits proudly in an elevated position overlooking surrounding countryside with far reaching views beyond. The property boasts substantial accommodation over four floors in brief comprising. Entrance hall : Sitting Room : Dining room (with sliding panel doors connecting the sitting room : Study : Cloaks room : Kitchen breakfast room : Dining room : Sun Lounge : Utility cloaks room with wc : Walk in pantry : Five bedrooms : En suite shower room : Family bathroom. Outside there is a good size parking area and access to the workshop store. Also from the parking area, is a spiral staircase to the rear garden below. The rear garden is a fabulous space with a lovely terrace off the sun lounge and dining room enjoying a delightful outlook. From the terrace, the garden steps down to a lawned area with a wealth of planting (as pictured) and from here down to a productive kitchen garden area with various vegetable and fruit beds, along with sheds and a greenhouse (by separate negotiation) The property is only a short distance from the town, which provides a diverse range of amenities, with a mini market, pubs, primary school and other small traders.



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*A STUNNING VICTORIAN VILLA*

*SUPURB ELEVATED VIEWS*

*FIVE BEDROOMS*

*BATHROOM / EN-SUITE / CLOAKROOM*

*FIVE RECEPTIONS*

*GENEROUS PARKING AREA*

*LOVELY GARDENS INCLUDING KITCHEN GARDEN*

*A WEALTH OF CHARACTER*

*WORKSHOP/STORE*

*WALKING DISTANCE TO TOWN*





## RECEPTION PORCH

## ENTRANCE HALL

With stairs to lower and upper floors.

## CLOAKS ROOM

With cupboard storage. ample cloaks and boot storage.

## SITTING ROOM

14' 5" max x 14' 0" (4.39m x 4.26m)

A lovely room with fireplace recess housing wood-burner. Rear aspect window with a lovely green outlook. Sliding shutter divide Sitting Room and Dining room.

## DINING ROOM

14' 5" plus bay x 12' 5" (4.39m x 3.78m)

## STUDY

9' 0" x 8' 3" (2.74m x 2.51m)

## STORE / WORKSHOP

14' 6" x 13' 4" (4.42m x 4.06m)

## BOILER ROOM

## LOWER GROUND FLOOR

Hall area with door to outside and downstairs to

## PANTRY

With slate plinth shelving.

## UTILITY ROOM/CLOAKS ROOM

8' 6" x 7' 0" (2.59m x 2.13m)

Butler style sink and worktop. Base and eye level units. W/C

## DINING ROOM

14' 2" x 12' 6" (4.31m x 3.81m)

Beautiful stone fireplace surround with large plinth. Double doors to garden.

## KITCHEN/BREAKFAST ROOM

14' 0" x 11' 8" (4.26m x 3.55m)

## SUN LOUNGE

18' 8" x 8' 3" (5.69m x 2.51m)

## FIRST FLOOR

Housing a cupboard

## BEDROOM ONE

15' 6" x 12' 9" (4.72m x 3.88m)

Lovely elevated outlook with fabulous rural views.

## BEDROOM TWO

14' 7" plus bay x 11' 6" (4.44m x 3.50m)

Lovely elevated outlook with fabulous rural views.

## EN-SUITE SHOWER ROOM

## BEDROOM FIVE

9' 1" x 8' 1" (2.77m x 2.46m)

## FAMILY BATHROOM

## SECOND FLOOR

## BEDROOM THREE

12' 5" x 11' 7" (3.78m x 3.53m)

Dual aspect room.

## BEDROOM FOUR

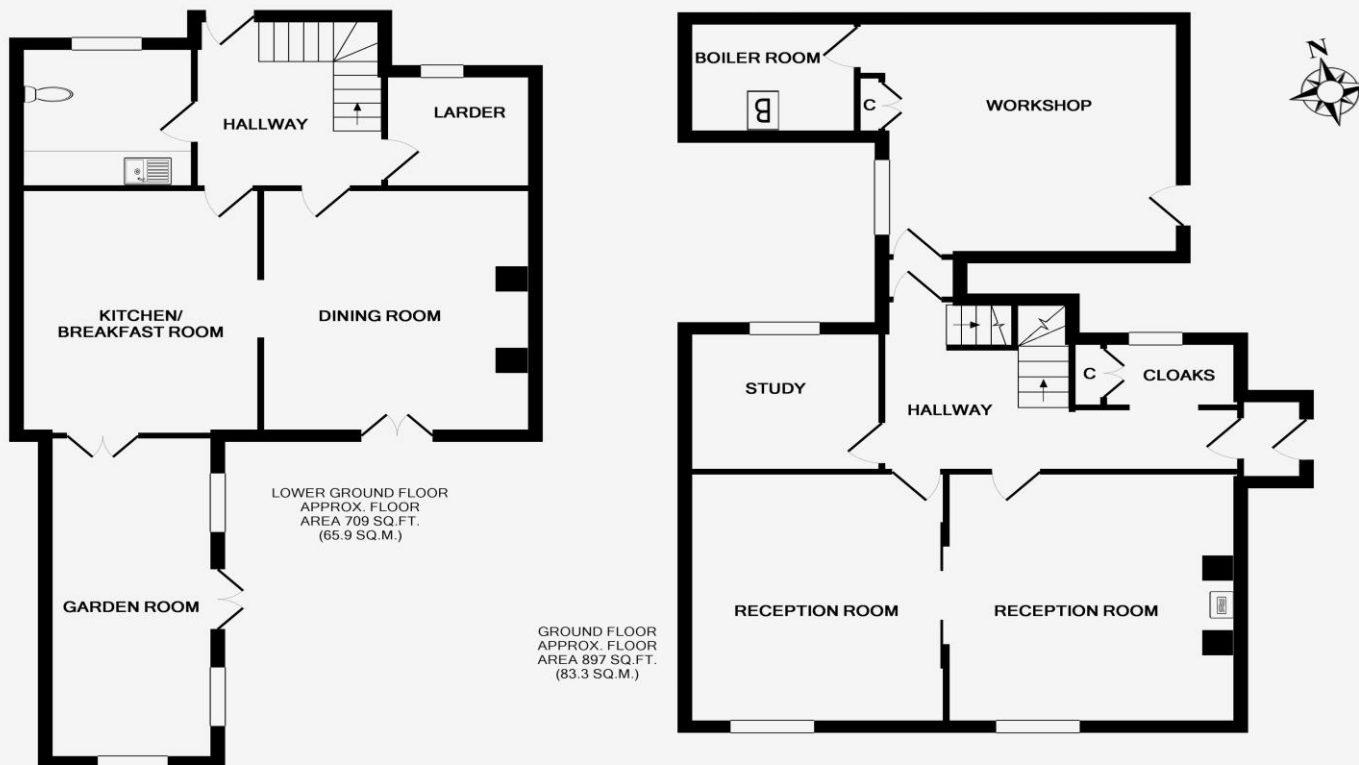
13' 0" x 11' 7" (3.96m x 3.53m)

## OUTSIDE

From the lane is a formally gated entrance leading into a gravel drive providing off-road parking for numerous vehicles. To the rear is a beautiful garden with a paved terrace enjoying the lovely almost uninterrupted backdrop. Below is a lawned area of garden with very well planted borders and below this is a kitchen garden with various vegetable and fruit beds. Sheds and greenhouses (by negotiation). A large gravel area with a pergola provides another lovely private seating area.

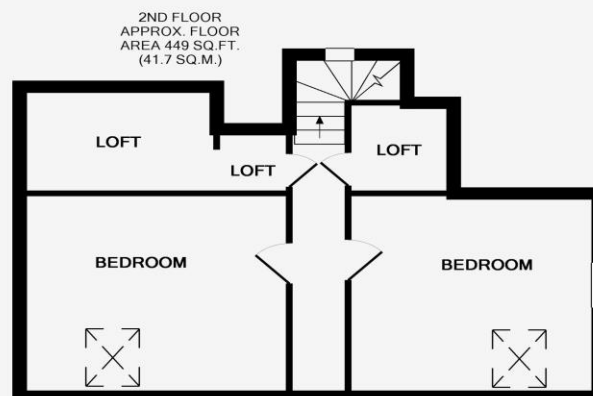
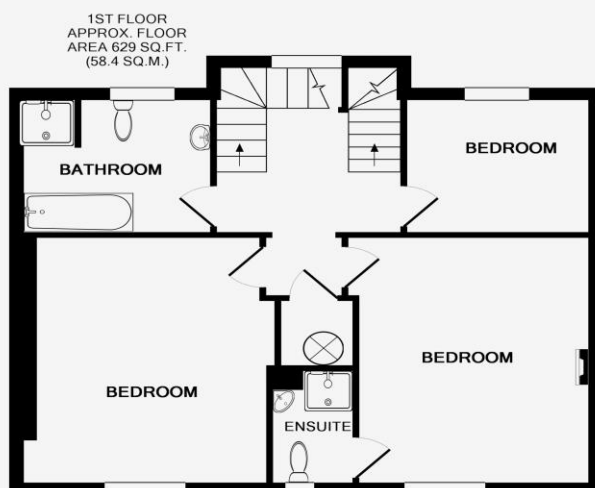






TOTAL APPROX. FLOOR AREA 2684 SQ.FT. (249.3 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix 62019



# Energy Performance Certificate

HM Government

12, Park Road, Hatherleigh, OKEHAMPTON, EX20 3JG

Dwelling type: Detached house Reference number: 0153-2015-045-0421-0145

Date of assessment: 21 June 2019 Date of certificate: 21 June 2019 Type of assessment: RATAF, existing dwelling

Total floor area: 2684 m<sup>2</sup>

\* Estimate current ratings of properties to see which properties are more energy efficient

\* Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years: £ 6,872

Over 3 years you could save: £ 5,382

Estimated energy costs of this home

Lighting	Current costs	Potential costs	Potential future savings
Heating	£ 7,010 over 3 years	£ 2,200 over 3 years	£ 4,810
Hot water	£ 430 over 3 years	£ 231 over 3 years	£ 199

These figures show how much the average household would spend in this property for heating, lighting and hot water over a 3 year period on energy used by individual households. This includes energy use for running appliances.

Energy Efficiency Rating

The graph shows the current energy efficiency of your property. The higher the rating the lower your fuel bills are likely to be.

This potential rating shows the effect of undertaking the improvements in this graph.

The average energy efficiency rating for a dwelling in England must be at least a rating of C.

Improvements to your property can reduce its energy consumption and energy costs and help reduce carbon emissions. Improvements can be made to the building fabric, heating system and hot water system.

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1. Room in roof insulation	£1,000 - £2,700	£ 915
2. Thermal or reflective roof insulation	£4,000 - £15,000	£ 2,127
3. Floor insulation (solid floor)	£4,000 - £6,000	£ 201

See page 6 for a full list of recommendations for this property.

The energy label shows the energy efficiency of the property. The energy label is based on the energy efficiency of the property and the energy efficiency of the property.

Energy Efficiency Rating

Current: E 4.87 Potential: E 4.87

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The information provided about this property does not constitute or form part of an offer or contract. Nor may it be regarded as representations. All parties must verify accuracy and your solicitor must verify tenure/lease information., fixtures and fittings and where the property has been modified seek planning/building regulation consents. All dimensions are approximate along with floor plans and are provided for guidance purposes only and therefore their accuracy and scale cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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