





**SITUATION** Okehampton is a bustling Market Town with a excellent range of independent shops and local businesses, together with a modern Hospital and Leisure Centre helping to build a thriving community. The local college is rated 'Outstanding' by Ofsted and there is a great choice of schooling from Primary right through to Sixth Form level.

With three super markets, including a Waitrose, Okehampton has everything you would expect from a bustling Market Town.

The local train station offers a direct link to Exeter and it's main line railway to London and beyond, while the A30 dual carriageway provides an excellent link to Cornwall, Exeter, the M5 and Exeter Airport.

On your doorstep, Dartmoor offers endless opportunities for out door pursuits, with the area particularly popular for cyclists, climbers and walkers exploring the moor.



**DESCRIPTION** The house comes to the market in beautiful order throughout and with a versatile layout to suit any buyer. The house used to have a separate flat downstairs which could be re established to create a perfect self contained Annexe for family, while the Coach House at the rear of the property could be suitable for a variety of uses STP. Currently, the house has been enjoyed as a substantial family home making the most of Dartmoor and excellent connections to

Exeter and Cornwall. Enjoying wonderful high ceilings and well proportioned rooms this really is a stunning property and is perfectly located to explore everything Dartmoor has to offer.

**ACCOMMODATION** The front door opens into a welcoming entrance hall with stairs leading up to the first floor and plenty of storage for boots and coats. A further door opens into the ground floor accommodation currently arranged as two double Bedrooms, each with an attractive view across the courtyard garden, a cinema room and second Living room. At the rear of the house, with doors opening into the courtyard garden is a handy Utility room with adjoining Shower room. The stairs from the entrance hall lead up to the first floor and the heart of the house. The Kitchen/Dining Room is a very impressive space, with a light, double aspect and a handsome kitchen island providing built in gas hob, plug sockets and breakfast bar seating, under attractive Oak worktops. There is an array of wall and base mounted units incorporating the ceramic sink and mixer tap, dishwasher and oven. Adjacent to the kitchen is a spacious dining room which makes this a fantastic entertaining space. Along from the Kitchen is the main Living Room, with a handsome fireplace and lovely large sash window overlooking Station Road and the countryside beyond. Off the main hallway there is Bedroom 4 and a further flight of stairs leading up



to the second floor. Bedroom 4 is a nice double bedroom with pretty aspect over the surrounding gardens. On the second floor is the main Master bedroom, Bedroom 2 and Family Bathroom. The Master Bedroom is a lovely big room enjoying a wonderful, elevated view across Okehampton and the surrounding countryside, as well as a en-suite shower room and built in wardrobe.







While Bedroom 2 is another substantial room, with velux windows flooding the room with natural light and an en-suite shower room. The main Family Bathroom has been beautifully finished with a roll top bath strategically placed to enjoy a view over the moor, feature paneling, pedestal basin and W/C.

**OUTSIDE AND COACH HOUSE** The Driveway heads down the side of the property and provides parking for multiple vehicles as well as an electric car charger. A wooden gate opens into a private courtyard garden, currently laid with artificial lawn for easy maintenance but with an attractive area of decking, perfect for enjoying the summer! At the rear of the property is a substantial Coach House which has been cleverly converted to create additional living space for the main house but offers significant versatility for a variety of uses if needed (STP). The undercroft of the Coach House provides a useful area of covered hard standing, either a great seating area or entertaining space.

A flight of stairs leads up to the first floor which has been beautifully finished as an extra bedroom with log burner and en-suite shower room.

**SERVICES** All mains services are connected, mains gas, water, electric and drainage. There are also solar panels on the roof, these are owned and provide a passive income of approx £1800 pa.

**AGENTS NOTES** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers' interests to check the functionality of any appliances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
276 sq m / 2966 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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