



Tralee

Sydenham Road, Lewdown, Okehampton, Devon, EX20 4PP





£775,000 - Freehold

Property

Delightful character cottage situated in a wonderful woodland setting in grounds and gardens extending to approximately 4.5 acres, within easy reach to the towns of Tavistock, Launceston and Okehampton. Internal viewing is strongly recommended.

The accommodation briefly comprises: Entrance porch, hall, kitchen/breakfast room, utility room, sitting room, snug, garden room, studio, bathroom, shower room, four bedrooms (one ensuite), summerhouse, double garage/workshop, stone outbuilding in need of restoration, gardens and grounds including woodland extending to approximately 4.5 acres, LPG heating.

Accommodation

Wooden gates at the front open onto a parking area with access to the front porch and side access to an additional porch which provides access into the kitchen/breakfast room.

Front Porch

Tiled flooring, wooden beams and wooden glazed door to:

Entrance Hall

Staircase rises from here to the first floor with under stairs storage cupboard, exposed ceiling beams, steps lead up to the rear hall, tiled flooring, doors lead off from here to sitting room and:

Kitchen/Breakfast Room – 20' 6 x 14' 2 (6.27m x 4.33m) overall measurement

Fitted kitchen with range of wall and base units with granite effect work tops, sink unit with mixer taps, integrated dishwasher and fridge, tiled flooring with underfloor heating, tiled recess with Rangemaster cooker, exposed beams, glazed door to the side porch and further door to:

Utility Room – 8' 7 x 5' 1 (2.66m x 1.55m)

Range of wall and base cupboards with inset sink unit with mixer taps, tiled flooring, space and plumbing for automatic washing machine and tumble dryer, space for fridge/freezer.

Sitting Room – 14' x 12' 10 (4.27m x 3.95m)

With exposed oak flooring and wooden ceiling beams, stone fireplace with brick lintel housing wood burning stove, window to the front and further window to entrance hall, double doors from here lead to:

Snug – 9' 4 x 6' 2 (2.88m x 1.89m)

Windows to the front and side elevations, vaulted ceiling, tiled flooring, open access to:

Garden Room – 10' 8 x 9' 3 (3.29m x 2.83m)

Vaulted ceiling with wooden beams, tiled flooring, double doors provide access to a delightful terrace/patio to the side of the property, steps up to:

Studio – 15' 1 x 5' 6 (4.60m x 1.72m)

Two Velux windows, tiled flooring, built-in storage cupboards and shelving with access to the LPG gas boiler cupboard.

Rear Hall

Velux window, further window to the rear, built-in storage cupboard.

Ground Floor Bathroom – 8' 2 x 8' (2.50m x 2.44m)

Fitted with panelled bath, pedestal wash hand basin, built-in cupboard, Velux window.

From the hall, staircase rises to:



First Floor Landing

Split level landing with Velux window, airing cupboard with domestic hot water cylinder, linen cupboard, wooden flooring.

Bedroom 1 – 14' 7 x 11' 7 (4.47m x 3.56m) max

Windows to the front and side elevations with open valley views, range of built-in bedroom furniture including cupboards and wardrobes, exposed wooden floorboards, access to:

Ensuite Shower Room

Fitted with corner shower, low level w.c. and wash hand basin with cupboard below, tiled flooring.

Shower Room

Fitted with pedestal wash hand basin with mixer taps, shower cubicle and low level w.c.

Bedroom 3 – 10' 3 x 7' 1 (3.13m x 2.17m)

Dual aspect room with windows to two sides, exposed wooden floorboards.

Bedroom 4 – 10' 1 x 7' 2 reducing to 5' 9 3.08m x 2.20m reducing to 1.80 inc staircase recess

Window to the front with wonderful valley views.

Bedroom 2 – 13' 6 x 11' 2 (4.16m x 3.41m)

Window to the front with views, exposed beams and built-in wardrobes.

Outside

To the side of the cottage there is an open storm porch with door leading to the kitchen/breakfast room.

The grounds and gardens extend to the side and rear of the property with additional gardens across the country lane.

To one side there is a wonderful seating area with access from the garden room, with pond and mature hedging providing a sheltered area. From here a path leads behind the cottage to a decked terrace area with access to:

Summerhouse – 11' 8 x 8' (3.61m x 2.45m)

With glazed windows taking full advantage of the views over the valley.

The grounds and woodland continue behind the summerhouse and to the side of the cottage.

Across the country lane a gateway leads to a further garden area with additional parking area, which also includes a timber constructed double garage measuring 18' 7 x 18' 7 (5.7m x 5.7m) and a stone built outbuilding which needs restoration.

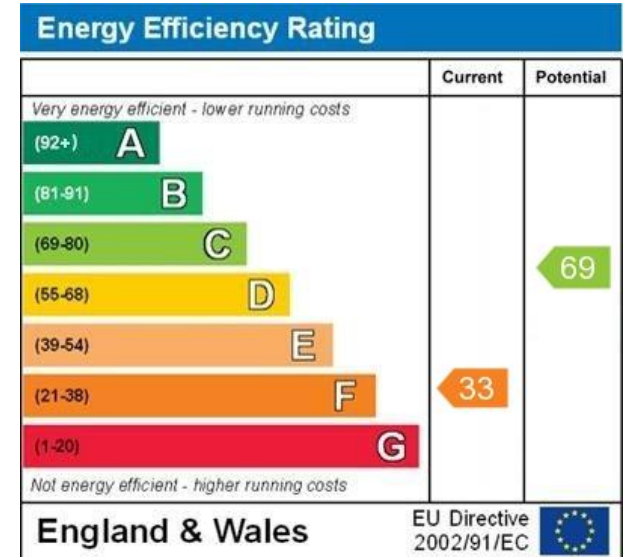
COUNCIL TAX: Band E

LOCAL AUTHORITY: West Devon Borough Council

POSTCODE FOR SAT NAV: EX20 4PP



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS STRICTLY BY APPOINTMENT

Tel: 01822 665040

Mob: 07887 893217

Email: steve@steve-england.co.uk

Websites: www.steve-england.co.uk

www.rightmove.co.uk

Little Orchard, North Road, Yelverton, Devon,
PL20 6EE

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