



WEST CROFT

OFFERS OVER £475,000

Spacious Rural Dormer Bungalow w/ Option For Annexe

 3 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating: D (64)

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- » Spacious Dormer Bungalow in Idyllic Location
- » Integral One-Bedroom Annexe on Ground Floor
- » Principal Bedroom Suite on First Floor
- » Generous & Versatile Reception Space
- » Light Filled via High Ceilings and Extensive Glazing
- » Productive Vegetable Garden & Varied Fruit Trees
- » Large Workshop/Garage To Rear

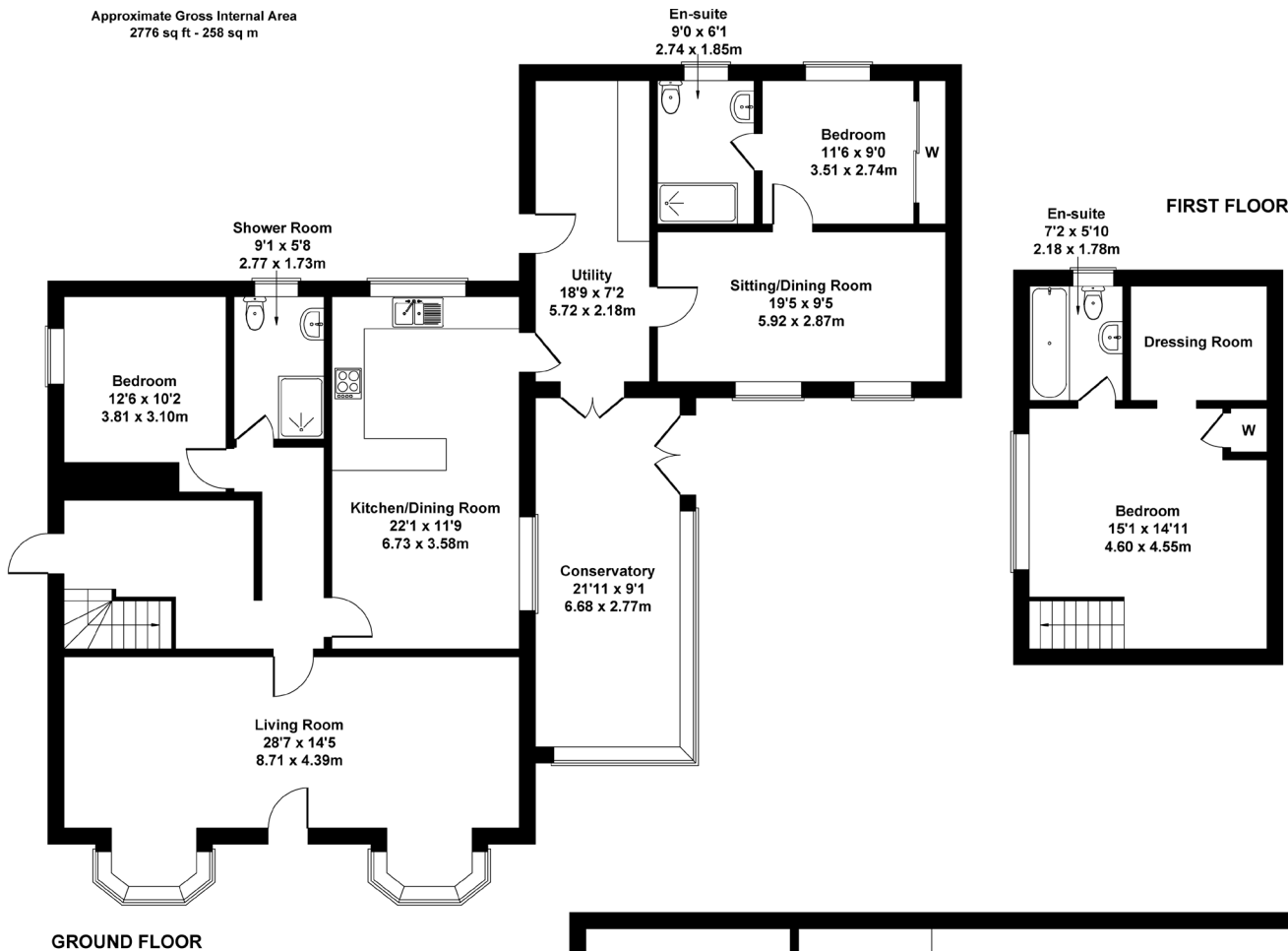
The Property

West Croft is not your average bungalow - it has been thoughtfully modernised, opening up smaller rooms into spaces more suited to contemporary living and ensuring that the whole family is comfortable with plenty of sleeping, relaxing and 'essentials' spaces. The former garage has been cleverly converted into an integral ground-floor annexe - perfect for an elderly relative or perhaps a home-based business. The large kitchen-breakfast room and the home's 3 bathrooms have all been recently updated, and the high ceilings and extensive glazing make the most of the light that bathes the home throughout the day.



The ground floor includes a large living room to the front of the home with 2 bay windows, a kitchen-breakfast room and a 22' long conservatory with lovely views over surrounding fields. A practical utility area offers plenty of storage and access to the rear garden, and adjacent to this is the annexe, with large reception room, spacious double bedroom and en suite shower room. This floor is completed with a further double bedroom, accessible shower room and study area. Upstairs the picture window of the generous principal bedroom offers stunning views over the surrounding fields, and the en suite bathroom and walk-in wardrobe provide creature comforts and practical touches.

Approximate Gross Internal Area
2776 sq ft - 258 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Services: Mains electricity, private water and drainage (modern treatment plant).
Oil-fired central heating

Agent's Note: We understand that the lane to the side is owned by a neighbour, but that the property has access rights over it to the workshop and garden.

Council Tax Band: D
Tenure: Freehold

Outside

The varied and productive gardens at West Croft are perfect for the keen gardener with vegetable and fruit beds and a wide variety of fruit trees ready and waiting, and two greenhouses providing plenty of space for nurturing young plants. If relaxing outdoors is more your style, the lawned areas to the front and rear are veritable suntraps, and the deck to the side of the property is a great spot for al fresco dining in the evening sunlight.

The oversized workshop at the top of the garden is a hobbyist's dream - the roll-shutter door, high ceiling and plentiful light are great for working on classic cars or carpentry, metalwork etc.

There is parking for multiple vehicles at the property, both adjacent to the house and in the gated driveway in front of the workshop/garage.

Location

The property is located in idyllic countryside just outside the village of Shebbear which offers a pub, village stores local primary school and the prestigious private Shebbear College. Further amenities can be found in the towns of Torrington & Holsworthy, both less than 10 miles away. The city of Exeter is about an hour away and offers extensive retail and services, as well as road, rail and air connections.

There is so much on offer for the lover of the outdoors here - from local walking and cycling, more adventurous hiking on nearby Dartmoor or Exmoor, or visiting the spectacular beaches and cliff walks of the north coast.



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