



111 STATION ROAD
OFFERS OVER £675,000

Prestigious Home with Annexe Near Station
OKEHAMPTON

MILLER TOWN & COUNTRY
exp UK



S R

111 Station Road

- » Grand Residence at Top of Station Road
- » Extensively Renovated by Current Owners
- » 5 Bedroom / 3 Bathroom Primary Residence
- » 2 Bedroom / 1 Bathroom Integral Annexe
- » Lawned Gardens, Patio Areas and Elevated Deck
- » Garage and Private Parking
- » Less Than 100m from Station



The Property

This impressive detached house on the sought after Station Road offers spacious and bright accommodation and the option for multi-generational living or home and income via the integral annexe. The current owners have undertaken an extensive refurbishment over the last few years returning it to its former glory, and it is now ready for new owners to enjoy for years to come. The property is set in a sizable plot of over 0.3 acre and has gardens, patio areas, private parking and a garage, all just steps from Okehampton Station.

Accommodation

House: A large glazed entrance porch provides access from the private driveway and is an ideal space to shed coats and boots after a hike on Dartmoor. The porch leads to the impressive central hallway, and to the right of the hallway is the expansive living room with bay window to front and inset wood burner for a cosy winter evening. On the opposite side of the hallway are the separate chef's kitchen and dining room, which again has an inset wood burner and its own bay window. A stylish deck with glass balustrade overlooking the rear garden is accessed from the kitchen. Beyond the kitchen is a secondary staircase and utility room beyond. Back in the central hallway is a grand staircase with oak and metal balustrade leading to the first floor landing and the sleeping accommodation. The master suite is a real showpiece and comprises a 15'2" x 14'0" bedroom with fantastic views across town, a dressing room with integral wardrobes on two sides and a brand new high spec shower room beyond. There is an additional en suite bedroom with new shower room, 3 further double bedrooms and the showstopping family bathroom with vibrant contrasting colour tiling and separate bath and shower.



House: Continued



Annexe: On the lower ground floor is an integral annexe that would be ideal for multi-generational living, and the current owners have utilised it for AirBnB via the rent a room scheme. This annexe comprises a spacious reception room with bay window, a new kitchen, 2 bedrooms and a bathroom, all with its own entrance from the lower drive.





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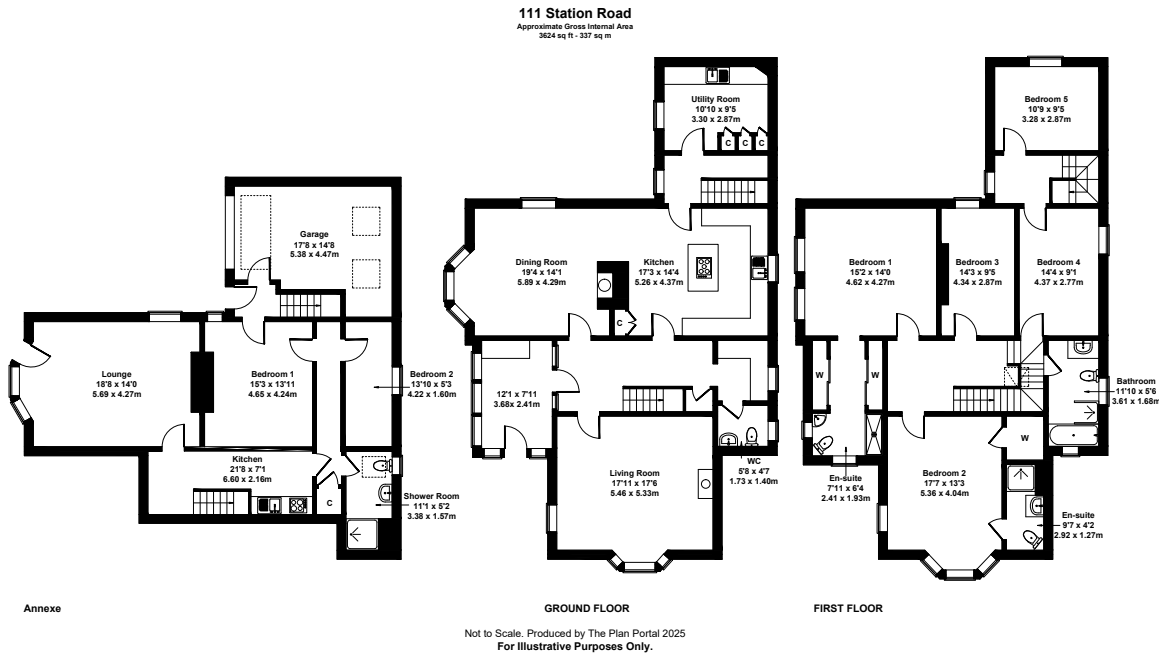




Outside

The home occupies a plot of over 0.3 acre and has a lawned front garden with ornamental terraces, a lawned rear garden and a patio area to enjoy summer evenings and entertain guests. There is also an upper driveway with parking for numerous cars and a lower driveway with additional parking and access to the integral garage. This amount of outdoor space and parking are extremely rare in the town centre, making this incredible residence even more desirable.





Location

The bustling town of Okehampton offers a wide range of amenities including 3 supermarkets and many independent shops, primary and secondary schooling and leisure facilities. The Edwardian Simmons Park is a short stroll down a public footpath, and the town is a key gateway to Dartmoor. The A30 provides easy access west into Cornwall or east to Exeter and the M5. The nearby station is under 100 m away and provides a regular rail link to Exeter for a broader range of retail outlets or for connection on to London via rail.

KEY INFORMATION

- 7 Bedrooms
- 4 Bathrooms
- 3 Reception Rooms
- Private drive and garage
- Not Listed
- Heating: Gas
- Utilities: Mains electric, water, drainage and gas
- Restrictions: not to be used as a public house or for noxious dangerous or noisy trade or manufacture. No illegal, immoral or improper use. No obstruction of accessway leading to neighbouring property.
- Easements, Wayleaves: Right of support and maintenance access & utility easements
- Public Rights of Way: The NW boundary of the property is bordered by Okehampton Footpath 19, which leads to Simmons Park
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (55)
- Council Tax Band: E
- Tenure: Freehold
- Broadband: FTTP
*Per Ofcom
- Indoor - Good, Outdoor - Good. *Per Ofcom
- Not suitable for wheelchair users

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VIEWING:

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