



GARDEN MEADOW
O.I.R.O £550,000

Spacious Detached House w/ Large Gardens and Orchard
GERMANSWEEK

MILLER TOWN & COUNTRY
exp UK



- » Superb Detached House
- » Three Bedrooms and Study/Dressing Room
- » Light and Spacious Accommodation
- » Recently Remodelled Bath & Shower Rooms
- » Large Well Tended Gardens
- » Double Garage & Parking
- » Oil Central Heating & Double Glazed



The Property

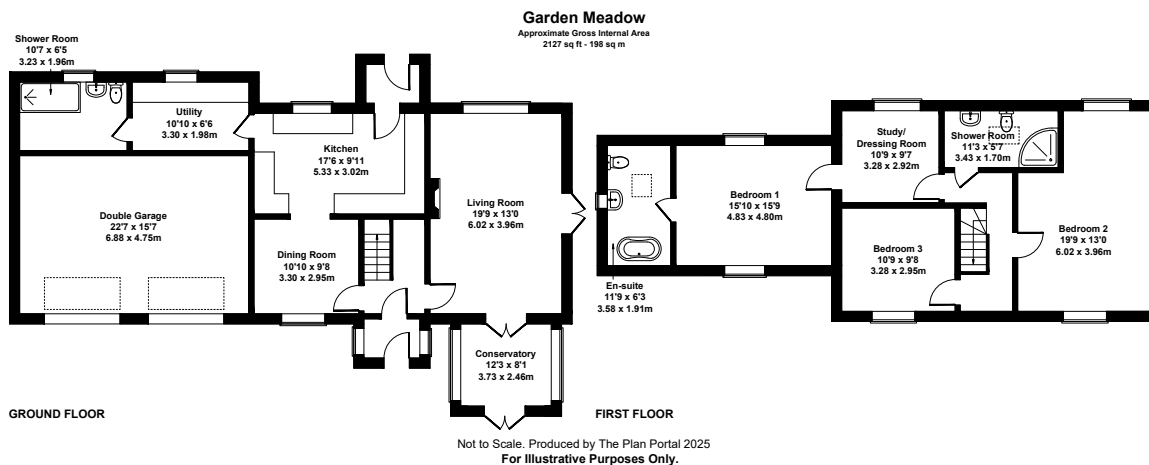
Enjoying a high-level finish throughout, Garden Meadow offers spacious, light and airy accommodation with plentiful built in storage. The large living room has a feature fireplace and has access to both the south-facing conservatory and directly outside via double doors. Across the reception hall is a lovely dining room which opens into a large contemporary kitchen, well equipped with modern units and plenty of prep space as well as exterior access via a rear porch. To the side of the kitchen is an unusually large and well-appointed utility room (great for containing the family laundry!) and a recently remodelled ground floor shower room. On the first floor is a lovely galleried landing off which are the three bedrooms and another updated shower room with newly fitted shower. The principal bedroom suite includes en suite bathroom with showstopper double-ended bath as well as a large dressing room / study. The second L-shaped bedroom is a really good size and is filled with light via dual aspect windows- built in wardrobes provide plenty of storage to keep things tidy! Built in cupboards are also present in the third bedroom as well as in the dressing room / study.

Outside

The property is set well back from the quiet lane that runs through this small, pretty village which sits just above Roadford Reservoir. A private drive leads up to the house and gives access to the double garage, with two electric roller shutter doors, and provides parking for numerous cars. The majority of the gardens are to the front and side offering a southerly aspect and a good degree of privacy. There is a small orchard area and lawns with herbaceous borders. Two stone former piggeries in the garden provide useful log storage. There is access down either side of the property to a private rear garden with patio and lawn.







Location

The lovely village of Germansweek is a small friendly community sitting above Roadford Reservoir within gently rolling countryside. It is ideally placed for easy access to the neighbouring villages of Lifton, Bratton Clovelly and Halwill Junction. The towns of Launceston, Holsworthy and Okehampton are easily accessible by car all being about a 10 to 15 minute drive away, and the north coast at Widmouth Bay and Bude is a comfortable 25 to 30 minute drive away, offering sandy beaches, surfing and stunning coastal walks. The cities of Exeter, Plymouth and Truro are all within an hours drive and Dartmoor and Bodmin Moor are both nearby for hill walking.

KEY INFORMATION

	3 Bedrooms		EPC Rating: D (66)
	3 Bathrooms		Council Tax Band: E
	2 Reception Rooms		Tenure: Freehold
	Double garage and drive for 4+ cars		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Limited to good *Per Ofcom
	Heating: Oil		Not suitable for wheelchair users
	Utilities: Mains electric and water. Private drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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