



OKEHAMPTON

GUIDE PRICE **£375,000**

Spacious Period Property with Fabulous Extension

 4/5 Bedrooms

 3 Bathrooms

 4 Reception Rooms

 EPC Rating: D (68)

**MILLER**  
TOWN & COUNTRY





- » Grand Home Set Over 4 Floors
- » Period Features Throughout
- » High Ceilings & Bay Windows
- » Spectacular Double Height Extension
- » Excellent Work from Home Space
- » Just Over 100m from Okehampton Station
- » Quiet Residential Street
- » Generously Sized Rooms

## The Property

This impressive period home has been lovingly restored over the last 18 years by the current owners, and it is ready for its next generation of caretakers to love and enjoy. The front door opens from an enclosed porch into a large entry hall, which foreshadows the grandeur of the rest of the house with its feature staircase and high ceiling. From the hall one accesses the primary reception spaces, which include the living room with its bay window and period fireplace, and the modernised and extended kitchen / diner. There is also a WC on this floor. The extended kitchen / diner is filled with light from a double height wall of glazing and roof lights, and below the dining area is the lower ground floor space. This bonus space includes two reception rooms, one enjoying the natural light from the double height glazed wall, which the current owners use as craft space, but its possibilities are endless and would make an excellent work from home space. There is also a utility and shower room. On the first floor are two spacious double bedrooms, one with en suite WC, a single bedroom / study and a shower room on the half landing. On the second floor are two additional double bedrooms, the rear one enjoying stunning views toward the moor, and a large family bathroom complete with clawfoot bath.

## Location

The property is located in the vibrant town of Okehampton and is a short distance from the town's amenities including 3 supermarkets and a wide variety of shops and services. Bus and rail links are nearby, with the recently reinstated train station just over 100 m away, which offers connectivity to Exeter and the main Penzance to London Paddington line - perfect for commuters and for trips to London to take in the sights. Just above the station one can access the wild landscape of Dartmoor, and the stunning North Coast beaches are under an hour away. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.





Total area: approx. 177.1 sq. metres (1906.2 sq. feet)  
Produced by Energy Performance Services for identification purposes only.  
 Plan produced using PlanIt.

## Ground Floor

Hall 6'8" x 26'2"  
 Living Room 13'3" x 18'4"  
 Kitchen 12'6" x 12'11"  
 Diner 14'7" x 10'11"  
 WC

## Lower Ground

Studio 11'5" x 15'2"  
 Bonus Room 15'3" x 12'9"  
 Utility 7'7" x 16'8"  
 Shower Room

## First Floor

Bedroom 1 11'5" x 18'4"  
 Bedroom 2 13'4" x 13'0"  
 WC  
 Study 6'3" x 7'6"  
 Shower Room

## Second Floor

Bedroom 3 13'4" x 18'5" (Max)  
 Bedroom 4 13'3" x 13'0"  
 Bathroom 6'2" x 11'3"

## Outside

Paved patio garden to rear, small garden to front.  
 Parking available on street.

**Services:** Mains electricity, gas, water and drainage.

**Agents Note:** Two of the five toilets are macerators.

**Council Tax Band:** D





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

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