



## St. Johns Park, Exbourne

Guide Price £715,000

**HELMORES**  
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# St. Johns Park

Exbourne, Okehampton

- Pretty detached country house
- 4 bedrooms and ample living space
- 3.5 acres including gardens and paddocks
- Purpose built recording studio
- Additional ancillary accommodation in the garden
- Double carport and workshop
- Views to Dartmoor

Finding a character property in Devon is fairly high on a lot of buyers' wish lists but the question is, which one? St Johns Park offers a new owner a lot of property for the money and there's a great deal to talk about. So if you're looking for a detached character house, with 4 bedrooms and plenty of living space plus you want to be able to park a few vehicles, have a large garden, keep some animals, wake up with views to Dartmoor and then pop into your very own purpose built detached recording studio and house some guests to stay in the additional garden annexe – then read on!

## The House

The original thatched house dates back to the 17th century but has since been extended in a style that many would assume was the original. An L-shaped house, there's plenty of room internally and the accommodation is flexible over 2 floors plus a loft room too.





There's a great mix of cosy rooms and larger rooms too, with the seasons often dictating when each gets the most use. The house is Grade II listed so there's a wealth of history in the house yet with the modern conveniences of double glazing and central heating. There's a wood-burner and an AGA too. On the first floor are the 4 bedrooms served by a family bathroom and a Jack&Jill en suite. There are 4 WCs in all, three with showers. It's worth noting that the house has excellent road connections. Often these types of houses, particularly with land, are down miles of country lanes which for some is off putting but being adjacent to the A3072 and between the villages of Exbourne and Jacobstowe, it's very well located.

#### The Recording Studio

A purpose built, detached building which was constructed as a professional recording and photography space for the present owners. From rehearsals to performances, this studio has seen it all. With its own WC and kitchen area, it works independently from the house and there's even a separate layby for equipment to be loaded/unloaded. There's a control/editing room, the main studio space (which can be separated off into smaller booths for percussion/vocals) plus a green room to chill out in! The building is sound-proofed and although some of the equipment and acoustic treatment has been sold, it's a great space that could be utilised for many things as well as a studio – working from home, art and crafts – the list goes on.

#### "The Tree House"

Not what you may think of when someone says treehouse! Named The Tree House as it was built around a tree and not in it! This detached building in the garden is home to another office but also has a kitchen/bathroom, living and dining rooms and a staircase to the bedroom!



It does all need some attention but the basics are there to create a wonderful home from home in the garden or a further work from home area. Airbnb or annexe anyone?

### The Gardens and Grounds

The driveway in from the road swings around allowing a view to Dartmoor in the process. With parking for numerous vehicles, there's ample room. There's a double timber car port with woodstore and an adjoining secure workshop. The gardens and grounds extend in total to approx. 3.5 acres with the gardens and buildings being approx. 0.8 acres and then the two paddocks being approx. 0.9 and 1.8 respectively. Look carefully and you might see the standing stones! The gardens have areas of lawn, productive beds, some exotic plants/trees and a beautiful wild meadow orchard with a variety of fruit trees.

The entire set up is fantastic and as mentioned earlier, there's a lot for your money here so why not check out the film online to get a flavour of what's on offer and come and see for yourself.

Please see the floorplan for room sizes.

Current Council Tax: Band E – West Devon 2023/24 - £2801.91

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Airband used currently but superfast broadband is imminent

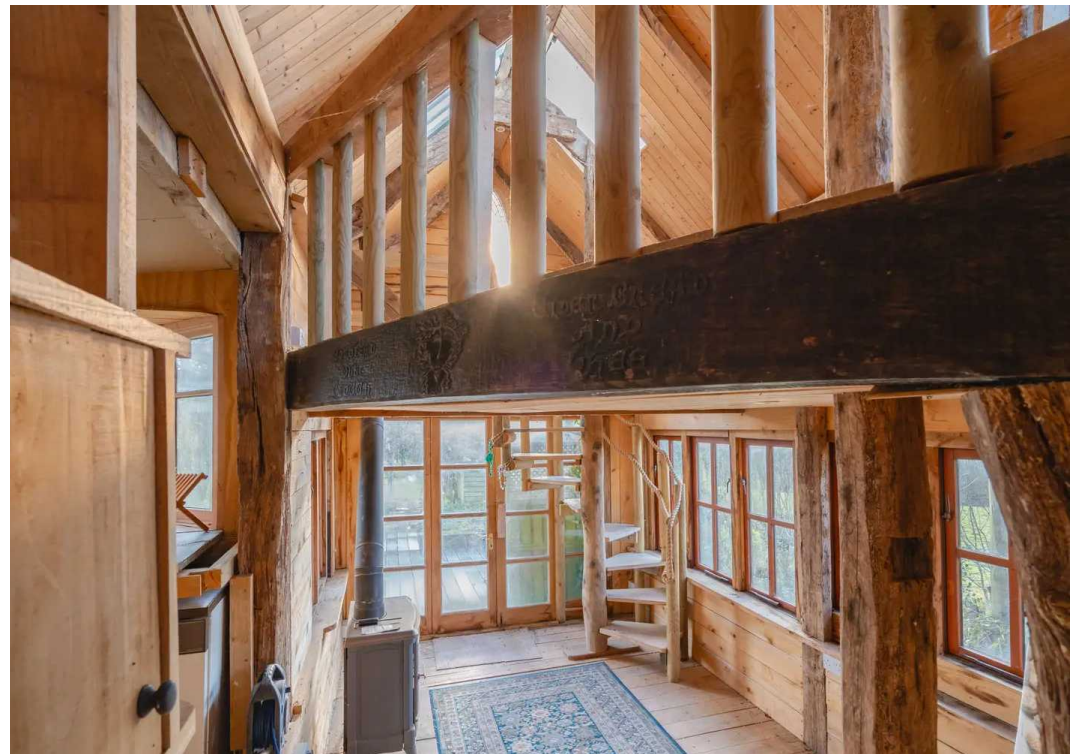
Drainage: Private drainage (septic tank)

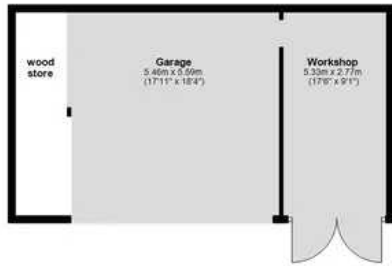
Heating: Oil fired central heating and AGA

Listed: Yes Grade II

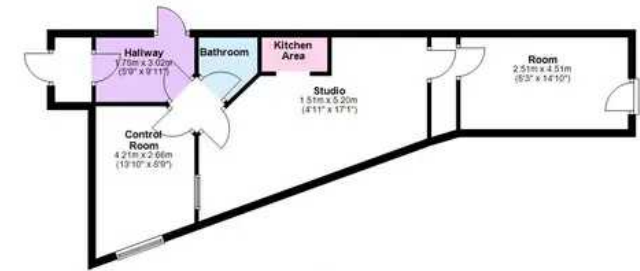
Tenure: Freehold







Outbuilding



Studio





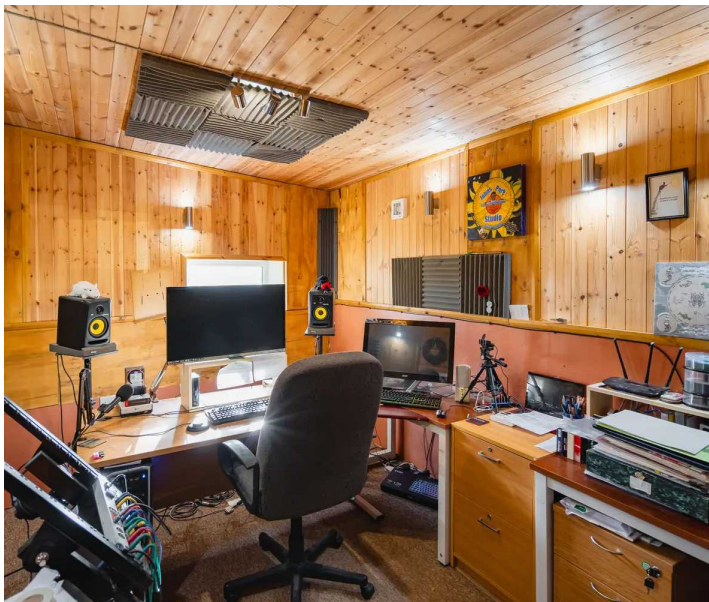
The property is situated in the heart of the beautiful, rolling Devon countryside to the north of Okehampton, between Exbourne and Jacobstowe, within the River Okement valley. Also nearby is the New Inn at Sampford Courtenay which serves up some delicious food. Exbourne has a community shop/cafe, pub, primary school, garage and church and a full range of local amenities are available in the town of Okehampton, including a secondary school, cinema, leisure centre, a fantastic medical centre and a Waitrose store. A recently opened railway station also links to Exeter which is a great benefit. There are private schools in the area at Tavistock and Exeter. Within easy reach to the south is Dartmoor National Park, renowned for its spectacular scenery and providing many opportunities locally for walking, riding and fishing and Exeter with rail links to London and its international airport.

#### DIRECTIONS

For sat-nav use EX20 3RD but this will take you near but not to the house, the What3Words address is [///sensibly.tonight.hamper](https://www.what3words.com/sensibly.tonight.hamper)

but if you want the traditional directions, please read on.

As you leave Exbourne on the A3072 towards Hatherleigh, you'll leave the village 30MPH zone and around the left hand bend, as you begin to descend, look out for the thatched roof on the left and prepare to turn left in to the driveway of St Johns Park.





# Helmores

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