



2 Woods Field



2 Woods Field

Lewdown, Okehampton, Devon, EX20 4FB

Launceston 9 miles - Okehampton (Train Station) 11.4 miles -
Exeter 34.5 miles

A stylish and superbly presented detached family home in immaculate condition and finished to a high standard throughout

- 4 Double Bedrooms (1 En-Suite)
- EPC Rating B (83)
- Walking Distance of Village Amenities
- Underfloor Heating
- Stylish and Contemporary Finish
- Open Plan Living Space
- Remainder of NHBC Warranty
- Integral Garage
- Tenure: Freehold
- Council Tax Band: E

Guide Price £475,000

SITUATION

The property is conveniently located within the village of Lewdown amongst a small development of houses and within walking distance of the village amenities including the post office/general store catering for day-to-day needs, primary school and public house. Adjoining Lewdown is the small village of Lewtrenchard with its famous Manor Hotel. The larger towns of Okehampton, Launceston and Tavistock are all approximately 10 miles away and offer a comprehensive range of shopping facilities including supermarkets, doctors', dentists', veterinary surgeries, cinema, swimming pools and easy access to Dartmoor National Park. The village of Lifton is 4 miles to the west, with a post office/general store, doctors' surgery, the well-respected Arundell Arms and Strawberry Fields Farm Shop. Access to the A30 trunk road is within 3-4 miles of the property which links the cathedral cities of Exeter and Truro.

DESCRIPTION

An individually designed detached house boasting 4 spacious double bedrooms, open plan living accommodation and ample off road parking. The property was completed in 2022, by a local and very reputable developer, and finished to a high quality standard with great attention to detail throughout. With the added bonus of a very good Energy Efficiency Rating of B (83) and the remainder of a 10 year HHBC warranty, viewings are highly recommended.



ACCOMMODATION

The property has been individually designed by our clients to create a beautiful family home with wonderful open-plan living space. Karndean Da Vinci flooring covers the majority of the ground floor, including the large entrance hall, dining room and kitchen. Underfloor heating throughout the ground floor evenly disperses heat throughout the home, with radiators throughout the first floor connected to the air source heat pump. The kitchen has a fitted range of high quality appliances including an induction hob, a Neff double oven, Quooker instant hot water tap, a wine fridge, dishwasher and a freestanding American style fridge/freezer which is available by separate negotiation. There is a larger than average utility room with space and plumbing for a number of white goods, an integral garage currently used as a family/play room, and a ground floor cloakroom. The sitting room has a window overlooking the front, a contemporary fireplace for visual effect, whilst all windows are fitted with blinds or curtains that will be included in the sale.

The first floor has a spacious landing and 4 double bedrooms all with built in storage. The principal bedroom has a generous en-suite with rainfall shower cubicle and the family bathroom fitted with a similar suite services the other 3 bedrooms. The loft has been boarded to provide ample storage, with a light and ladder fitted.

OUTSIDE

To the front of the property is a private driveway with off road parking for 3 vehicles and an integral garage with underfloor heating, power and light connected. To the rear of the property is a level and low maintenance enclosed garden, with areas of patio and lawn, and included in the sale is a useful garden shed.

SERVICES

Mains water, electricity and drainage. Ground floor underfloor heating via air source heat pump. Please note the agents have not inspected or tested these services.

DIRECTIONS

From Launceston, take the A30 west towards Okehampton and exit signposted Lifton/Liftondown. Proceed along the West Devon Way, through the village of Lifton and continue along this road passing through the hamlet of Portgate. Upon entering Lewdown, proceed towards the centre of the village and just after the War Memorial on the right hand side, turn left into Woods Field. Take the first right and the property will be located as the first on the right hand side, by a Stags for sale board.

AGENT'S NOTE

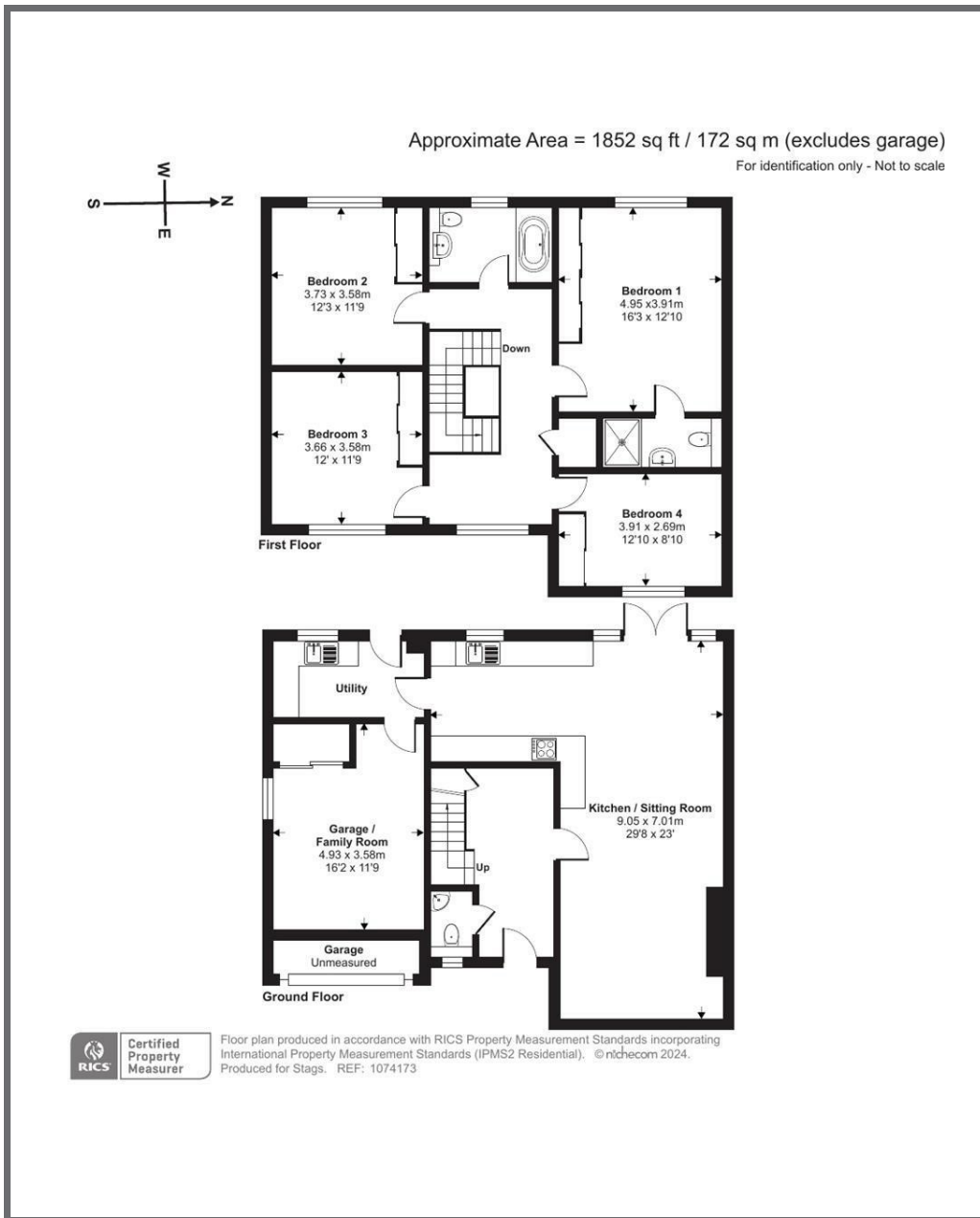
1) The property will be part of a management company for Woods Field. For further information, please contact the Stags Launceston Office.

what3words.com

///self.painting.clerk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999