



Okemead



Okemead

Plymouth Road, Totnes, TQ9 5LH

A38 5 miles; Plymouth 24 miles; Exeter 29 miles

Detached period home with generous grounds, a double garage and no onward chain, moments from Totnes town centre

- No onward chain
- Superb central Totnes location
- Landscaped gardens of approx. 0.46 acres
- Walking distance to Totnes town centre
- Freehold
- Detached 1930s family home
- Spacious accommodation
- Sweeping driveway and double garage
- Easy access to train and major transport links
- Council tax band F

Guide Price £700,000

SITUATION

Located only moments away from Totnes town centre, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. The property is situated within easy walking distance of shop, cafes, restaurants and the River Dart.

DESCRIPTION

Okemead is a handsome and individual detached home, understood to date from the 1930s, set in a particularly generous plot of approximately 0.46 acres. The house has been well cared for over the years and is presented in good overall condition, though it would now benefit from a programme of updating and modernisation. Subject to the necessary consents, there is excellent potential to remodel or extend, with the beautifully landscaped gardens providing ample space and privacy for any future plans.

Internally, the accommodation is well laid out and notably light, with large windows, generous ceiling heights and a comfortable flow between living spaces. The property is offered to the market with no onward chain.



ACCOMMODATION

The property is entered via a central hallway, giving access to all principal ground floor rooms. To the left lies a superb sitting/dining room, an expansive dual-aspect space extending over 27 feet in length, with large windows to the front and rear and an attractive fireplace at its heart. Adjacent is a bright study, which could easily serve as a snug, playroom or occasional guest bedroom.

A traditional kitchen lies to the front of the house and overlooks the front garden and main drive. A large additional reception room to the far end of the ground floor enjoys triple aspect views and could serve equally well as a further sitting room, studio, or generous fourth bedroom. A ground floor bathroom and separate shower room lie off the main hall completing the ground floor accommodation.

The first floor offers three good-sized double bedrooms with views over the gardens and rooftops of Totnes. A family bathroom and separate WC serve the first floor, while access to eaves cupboards offers additional storage solutions.

OUTSIDE

Okemead is set in stunning landscaped gardens that wrap around the property on all sides, with an impressive range of mature planting, lawns, and specimen trees. To the front, a sweeping driveway leads down from Plymouth Road, providing ample parking and access to a detached double garage with power, lighting and electric door. A small pedestrian gate also leads from the driveway to the front entrance.

The rear garden is a particular highlight - expansive and private, with a broad level lawn framed by established hedging and colourful borders. A patio area directly behind the house offers an ideal spot for outdoor dining, with steps leading up through flower beds and a productive greenhouse nestled to one side.

The gardens have clearly been a much-loved feature of this home and are well stocked, offering a tranquil retreat in the heart of Totnes.

SERVICES

Mains gas, electricity, water and drainage. Gas-fired central heating. According to Ofcom, ultrafast broadband and likely mobile coverage is available.

DIRECTIONS

From our Totnes office, follow Coronation Road and cross the roundabout by Morrisons petrol station. At the next lights, turn left onto the A381 towards Kingsbridge and Dartmouth. Turn right at the next lights onto Plymouth Road, after a short while the entrance to Okemead can be found on your right.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

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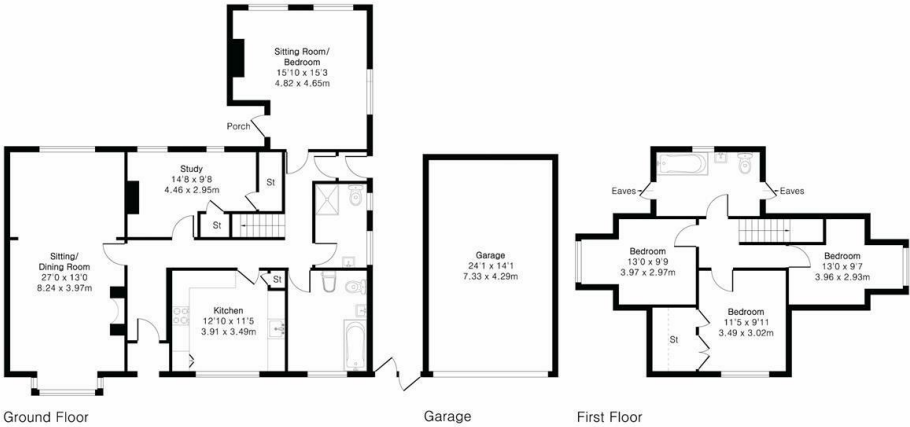
01803 865454

Approximate Gross Internal Area 1794 sq ft - 166 sq m
(Excluding Garage)

Ground Floor Area 1273 sq ft – 118 sq m

First Floor Area 521 sq ft – 48 sq m

Garage Area 338 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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