



Shilhayes



# Shilhayes

South Zeal, Okehampton, Devon EX20 2PG

Okehampton 5 Miles, A30 3 Miles, Exeter 19 Miles.

A superb four bedroom home with detached barn and delightful gardens and paddocks of just under two acres.

- Two Reception Rooms
- Four Bedrooms
- Detached Barn
- Just Under Two Acres
- Council Tax B
- Kitchen and Cloakroom
- Bathroom and En Suite
- Superb Gardens and Paddocks
- Freehold
- EPC Band E

Guide Price £645,000

## SITUATION

Delightfully located on the edge of the village, yet within easy walking distance of South Zeal, an attractive rural community, situated within the northern boundaries of the Dartmoor National Park. The village amenities include two well patronised public houses and an excellent primary school. There are also regular bus services to and from Exeter and access can be gained to the A30 dual carriageway at nearby Whiddon Down. The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities including 3 supermarkets, nationally and locally owned shops, hospital, and leisure centre situated in the attractive setting of Simmons Park. There is schooling for all ages to 'A' level standard and various sports and leisure facilities, including thriving rugby and football clubs as well as tennis, squash and bowls. The Dartmoor National Park which is easily accessible from South Zeal by footpaths and bridleways offers hundreds of square miles of unspoilt scenery with many opportunities for riding and walking.

## DESCRIPTION

A superb four bedroom, two reception room residence situated on the edge of this popular Dartmoor Village. Offering more than meets the eye! The outside space is a particular feature, being attractively set within just under two acres of delightful gardens and paddocks, ideal for the garden enthusiast or those looking to be self sufficient, or with animals. A detached barn at the rear of the house offers overflow/occasional bedroom use and a shower room. A utility room/store, home office and playroom. The house itself dates to 1688 and offers a wealth of charm and original features which include beamed ceilings and inglenook fireplaces with multi fuel stoves to the two reception rooms. Further benefits include double glazing and oil fired central heating. This lovely home is offered with no chain and viewing is highly recommended.



## ACCOMMODATION

Via front entrance door to ENTRANCE PORCH: Glazed Door to ENTRANCE HALL: Oak flooring, door to rear, doors to, DINING ROOM: Terracotta tiled floor, beamed ceiling, dual aspect windows, one with window seat, feature inglenook fireplace with bread oven and inset multi fuel stove. Understairs storage cupboard, staircase to first floor landing. KITCHEN: Range of timber base cupboards with wood worksurfaces over. Inset sink and drainer and window to rear. Space for electric cooker, range of shelving and plate rack. space for fridge. Tiled floor. CLOAKROOM: Wash basin, WC, oil fired central heating boiler, opaque window to rear. SITTING ROOM: Oak floor, window to front elevation, exposed beam. inglenook fireplace with multi fuel stove, recess with shelving. Storage cupboard, staircase to bedroom one. FIRST FLOOR LANDING: Large store cupboard over stairwell, window to rear, doors to, BEDROOM 3: Window to front elevation, connecting door to bedroom 1. BEDROOM 2: Window to front, Recess with shelving. Access to loft space. BEDROOM 4: Window to side. FAMILY BATHROOM: Wood panelled bath with electric shower over and screen door, slate floor, WC, vanity wash basin, dual aspect opaque windows. BEDROOM 1: Window to front elevation, stripped floorboards, door to EN SUITE: Panelled bath, WC, Pedestal wash basin. Stripped floorboards, Roof light.

## OUTSIDE

Immediately to the front of the house, a set of steps lead up through a pair of wrought iron gates, to the front door. Flanked by lawned areas, plants, shrubs and bushes and enclosed by a picket fence. Double gates open to a covered CARPORT: Suitable for a small car only. Additional parking can be found on street, on the road opposite. Immediately to the rear of the house is a courtyard area with exterior tap and large granite STONE BARN: A charming barn with exposed granite walls, exposed beams and timbers. Consisting of a LOBBY: with staircase to the first floor. SHOWER ROOM: With WC, Pedestal wash basin, tiled shower cubicle with electric shower. Open plan LIVING AREA/BEDROOM with feature vaulted 'A' frame timbers, Velux windows and double glazed window to front. Stripped floorboards, fitted cupboard and shelving. UTILITY/STORE: Subdivided with plumbing for washing machine and space for white goods and store area. STUDY: Double glazed window to garden, exposed floorboards. GAMES/HOBBIES ROOM: (Accessed via an external timber staircase) with window to rear garden. The FORMAL GARDENS: Sit to the left of the barn and predominantly behind the barn. A superb 'gardeners' garden consisting of lawned areas, interspersed with flower and shrub borders, flower beds and mature trees. Attached to the rear of the barn is a POTTING SHED, a GARDEN STORE and adjacent GREENHOUSE. Opposite is a further timber LOG STORE: Set below the lawn, are large areas of productive vegetable beds and compost bins. At the far end of the garden is a timber decked seating area enjoying an attractive outlook over the paddocks below. A green lane runs down the side of the garden with two sets of steps leading to the two paddocks below divided by a small leat. THE PADDOCKS: The right hand paddocks offers a wildlife pond and an area of orchard with a variety of apple, plum and walnut trees. There is a productive fruit cage and GREENHOUSE, together with a fenced chicken run and galvanised CHICKEN HOUSE. Adjacent is a further galvanised GARDEN SHED and lean to LOG STORE. The remainder of the paddocks are largely grassed with a variety of native and specimen trees, providing a delightful backdrop to this lovely home.

## SERVICES

Mains electricity, water and private drainage. Oil fired central heating.

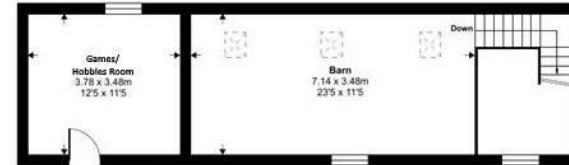
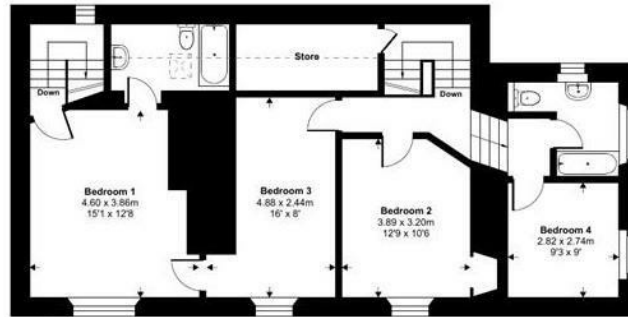
## DIRECTIONS

From Okehampton town centre proceed in an easterly direction as if towards Exeter. Do not join the A30 dual carriageway, but carry on across the flyover and follow the road down into Sticklepath. Proceed through the village before taking the left hand turning signposted to South Zeal. Proceed up the hill to Zeal Head and continue down into the village of South Zeal. Pass the Oxenham Arms upon the right hand and carry on straight ahead until the road begins to climb on the other side of the village. Proceed up the hill and past the chapel on your left. Shilhaves can be found just above here, being the second house on the left identified by a Stags for sale board.





Approximate Area = 1742 sq ft / 161.8 sq m (excludes carport)  
 Limited Use Area (s) = 56 sq ft / 5.2 sq m  
 Outbuilding = 965 sq ft / 89.6 sq m  
 Total = 2763 sq ft / 256.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlclicom 2023. Produced for Stags. REF: 974280

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			
(81-91) B			77
(69-80) C			
(54-68) D		53	
(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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