



Diggaport House





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Diggaport House

Bridestowe, Okehampton, EX20 4ER

Delightfully presented Grade II listed 17th century country house, set in just over three acres, in an enviable position, offering stunning views to Dartmoor from parts of the house and gardens.

- 4 Reception Rooms
- Stunning Kitchen/Dining Room
- Dartmoor Views
- Just Over 3 Acres
- Council Tax Band D
- 5 Bedrooms (All En Suite)
- 2 Bedroom Annexe
- Menage And Paddocks
- Freehold
- EPC Band D

Guide Price £1,250,000

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SITUATION

The property lies at the far edge of the village of Bridestowe, a charming village on the northern fringes of the Dartmoor National Park. The village has a range of facilities including a Post Office/Store, popular public house The White Hart Inn, Primary School and modern village hall. The village is situated within easy reach of the Dartmoor National Park with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking and outdoor pursuits. The Granite Way runs close to the village providing access to miles of off road cycling and walking. The A30 dual carriageway is close by offering a direct link West into Cornwall and east to the Cathedral city of Exeter and with its M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with schooling from infant to sixth form level and railway station.

DESCRIPTION

Diggaport House is a stunning and delightfully presented Grade II listed 17th century country house, set in just over three acres, in an enviable position, offering stunning views to Dartmoor from parts of the house and gardens. A superb versatile and spacious family home, currently laid out as a four reception room, five bedroom (all en suite) residence with an adjoining two reception room, two bathroom annexe or holiday let. The well-appointed accommodation has an eclectic style tastefully combining the character features of this stunning period property with modern and contemporary fixtures and fittings. The property is in excellent order throughout offering underfloor oil fired central heating and double glazing. The centrepiece of the house is a stunning contemporary 'Chef's' kitchen with central island, breakfast bar and dining/seating area. The gardens and land fully compliment the house and consist of formal gardens, a courtyard with ample parking and several outbuildings. For the equestrian enthusiast there is a well maintained sand school and two paddocks. From the house there is easy access via quiet lanes to Dartmoor, offering excellent outriding for many miles.

ACCOMMODATION

Via COVERED PORCH: With oak door to ENTRANCE HALL; Tiled floor and staircase to first floor. FAMILY ROOM: Feature inglenook fire place with inset 'Villager' woodburning stove and clome oven, solid oak floor, window to front overlooking the courtyard. Steps up to GARDEN ROOM/STUDY: A light triple aspect room overlooking the gardens and to Dartmoor beyond. Bi-fold doors opening onto the side patio. oak floor, access to loft space. CLOAKROOM: Tiled floor, fitted cloaks cupboards with hanging rail, circular marble wash handbasin with waterfall tap, WC, window to rear. SITTING ROOM: Beamed ceiling, feature granite stone fireplace with cloam oven and inset 'Yeoman' woodburning stove. Bi-fold doors to the rear patio. Door to kitchen and door to LIVING ROOM: Oak floor, window to and door to front courtyard. Granite and stone inglenook fireplace with inset 'Fisher' wood burning stove. KITCHEN/DINING ROOM; A superb dual aspect spacious and well equipped 'Chef's' kitchen. Range of contemporary wall, base and drawers with Corian worktops. Twin integral 'Neff' electric ovens with slide and hide doors and matching combination oven/microwave. Central island 'Neff' electric ceramic hob and gas wok burner. Preparation sink with 'Quooker' hot water tap, twin integral 'Neff' dishwashers and recycling unit. Integral fridge, freezer and wine cooler. Breakfast bar with large pan drawers below and twin 'Neff' built in Teppanyaki cooking plates. Further four oven Aga for additional cooking. French doors opening onto the rear patio. Steps down to DINING AREA: Family sized Corian top table with fitted seating and storage cupboards below, tiled floor. Door to living room and door to the annexe garden.

FIRST FLOOR LANDING: Window overlooking the rear garden and Dartmoor beyond. Doors to, BEDROOM 1: Vaulted ceiling with exposed 'A' frame beams, Oak flooring and window overlooking the front courtyard. Storage cupboard and WALK IN WARDROBE: with pull out storage drawers and hanging rails. EN SUITE/DRESSING ROOM: Sliding aluminium and obscured glass framed wardrobes. Enclosed cubicle with WC, fully tiled walls and floor, window to rear. Matching fully tiled shower cubicle with rainfall shower head. Twin vanity units with matching wash handbasins and illuminated mirrors. Bedroom 2: Oak flooring, window overlooking the garden and Dartmoor, fitted wardrobe and three piece EN SUITE. BEDROOM 3: Feature exposed timber wall and ceiling beams, Oak floor, fitted wardrobe, window to the front courtyard, door to three piece EN SUITE. BEDROOM 4: Oak flooring, fitted wardrobe, window to side overlooking the garden and countryside. Four piece EN SUITE BATHROOM. BEDROOM 5: Oak flooring, fitted wardrobes and three piece EN SUITE.

ANNEXE: Via separate external door to ENTRANCE HALL; tiled floor, interconnecting door to main house. CLOAKROOM: corner wash basin, WC, tiled floor, exposed beams. UTILITY ROOM: Range of wall and base cupboards, inset sink and drainer, space for washing machine and tumble dryer, Grant oil fired boiler and window to the side. KITCHEN: Oil fired Aga providing cooking facilities. Range of wall and base cupboards cupboards, inset sink and drainer. Integral dishwasher, 'Bosch' electric oven, 'Baumatic' microwave and electric hob. Tiled floor. Steps down to: DINING ROOM: Oak floor, staircase to the first floor. Patio doors to front opening onto the granite cobbled patio. SITTING ROOM; a charming dual aspect room with full height ceiling and oak lintel, Oak flooring, open fireplace with 'Jotal' woodburning stove. Door opening to the rear garden. FIRST FLOOR GALLERIED LANDING with timber balustrade overlooking the sitting room, Velux windows with electric blinds providing an abundance of natural light. BEDROOM 2: Oak flooring, window overlooking the front courtyard, exposed ceiling beam, built in airing cupboard and three piece EN SUITE. BEDROOM 1: Window to front, oak flooring, two built in wardrobes, vaulted ceiling with Velux window. BATHROOM: Comprising bath with mains fed shower over. WC, pedestal wash basin, tiled floor.





OUTSIDE

The property is accessed from the quiet parish lane, via electrically operated oak gates opening onto a granite cobbled and gravelled courtyard at the front of the house and annexe, providing parking for numerous vehicles and there is a Car Pod Point EV Charger. In front of the annexe is a granite cobbled patio and there is a terraced stone paved patio at the front of the main house, which is ideal for alfresco dining and entertaining. To the rear of the house and accessed via a side gate, is a private and secluded garden with slate paved terrace. The main garden is lawned with well established borders stocked with a variety of evergreen and flowering shrubs and enjoying stunning panoramic far reaching views to Dartmoor. Steps lead down to the rear of the sitting room and kitchen with a slate paved patio with terrace flowerbeds providing a sheltered dining area. Pedestrian gate to the far side. At the rear of the Annexe is an enclosed lawned garden with gravelled patio and flowerbed borders. Adjacent to the courtyard is a gravelled area of garden with GREENHOUSE, raised vegetable bed and potting area. Fronting the courtyard are two former STABLES: currently used for storage 4.46m x 3.69m (14'7" x 12'11") and 3.92m x 3.67m (12'10" x 12'0"). TACK ROOM: - 4.00m x 2.32m (13'1" x 7'7"), door to GYM/OFFICE: With separate door to front and window to side - 6.10m x 2.72m (20'0" x 8'11").

Just across from the courtyard is the SAND SCHOOL: - 20m x 40m (65'7" x 131'2") - Enclosed with post and rail fencing with an all weather sand and fibre surface. Surrounding this are areas of paddock and a MACHINERY STORE: 5.84m x 3.58m (19'11" x 11'8") which could be adapted for stabling if required. A five bar gates opens into the main paddock with further five bar gate to the parish road. There is a further ORCHARD adjacent to the paddocks, primarily lawned with apple trees and interspersed with various evergreen and flowering shrubs and trees, enclosed with deciduous hedging. The land in total extends to just over three acres.

SERVICES

Mains water and electric. Private drainage. Oil Fired Underfloor Heating

DIRECTIONS

For SAT NAV purposes the postcode is EX20 4ER.
what3words elect.demand.clues





Stags Okehampton

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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		
		73
	55	
EU Directive 2002/91/EC		





STAGS