



Chestermoor



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Broadbury, Okehampton, Devon EX20 4NH

Okehampton 6.5 Miles, Exeter 31 Miles.

A delightful three bedroom smallholding set in 2.25 acres with excellent range of outbuildings.

- Kitchen and Dining Room
- Three Double Bedrooms
- Range Of Outbuildings
- Dartmoor Views
- EPC Band: C
- Sitting Room And Sun Lounge
- Three Bath/Shower Room
- 2.25 Acres Of Gardens and Paddocks
- Freehold
- Council Tax Band: C

Guide Price £635,000

SITUATION

Chestermoor is situated in the hamlet of Broadbury, approximately 6.5 miles West of Okehampton. The town of Okehampton, offers an excellent range of local shops and services, three supermarkets (including a Waitrose) and various other local businesses. The town has schooling from infant to sixth form level, together with a train station and leisure centre in the attractive setting of Simmons Park. From Okehampton there is direct access via the A30 dual carriageway to the cathedral and university city of Exeter a further 23 miles away with its M5 motorway, main line rail and international air connections. Okehampton is situated on the northern fringes of the Dartmoor National Park, famed for hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. There is also comparatively easy access to the north coasts of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

DESCRIPTION

Chestermoor we understand dates back to the 18th Century, formerly being the Broadbury Hotel, a Coaching Inn, located between the towns of Okehampton and Bude. Originally part of a larger farm, this attractive smallholding now sits within approximately 2.25 acres. Combining formal and vegetable gardens and paddock areas suitable for animals/horses. Further benefits include an excellent range of outbuildings for storage, garaging or animals. Some of which, may have potential for conversion subject to the necessary consents. The house itself, is in excellent order, both internally and externally, being double glazed and oil fired centrally heated. In brief, the house offers to the ground floor, two reception rooms, a sun room, shower room, utility room and kitchen/breakfast room. Two separate staircases give access to three double bedroom (one en-suite) and a family bathroom. A viewing of this delightful smallholding is highly recommended.



ACCOMMODATION

Via rear stable door to UTILITY ROOM: Window to side aspect, fitted worktop with cupboards under and double bowl sink unit. Broom cupboard, plumbing and space for washing machine and space for upright freezer. SHOWER ROOM: Corner shower cubicle with electric shower, WC and wash basin. Heated towel rail. Skylight. KITCHEN/BREAKFAST ROOM: A dual aspect room with range of cottage style pine base cupboards and drawers with worksurfaces over and inset butler sink and drainer. Exposed timbers and flagstone floor. Fireplace with inset oil fired 'Esse' providing hot water, cooking and central heating through radiators. Plumbing and space for dishwasher and fridge. INNER HALL: staircase to first floor, tiled floor, door to porch. FRONT PORCH: Door to front garden, tiled floor. SITTING ROOM: A further dual aspect room with feature fireplace and inset multi fuel stove and clove oven. Tiled floor. DINING ROOM: Window to front elevation, secondary staircase to first floor, stripped floorboards, ornate cast iron fireplace, double doors to the SUN ROOM: A lovely room overlooking the gardens and paddock. Low level walls with double glazed window surrounds and two sets of French doors to the patio. Travertine tiled floor.

FIRST FLOOR LANDING: Access to roof space, roof light. Doors to, BEDROOM 2: Window to front elevation, two Velux windows to rear, fitted wardrobe cupboard. BATHROOM: Pedestal wash basin, shower cubicle with mains fed shower, WC, panelled bath, window to front, heated towel rail. Airing cupboard with hot water cylinder and shelving. SECONDARY LANDING: roof light, doors to BEDROOM 3: Window to side elevation overlooking the paddock with views towards Dartmoor. Ornate cast iron fireplace, stripped floorboards. Access to roof space. BEDROOM 1: Window to front elevation, exposed timbers, door to EN SUITE: comprising WC, pedestal wash basin, shower cubicle with mains fed shower, tiled floor.

OUTSIDE

From the road a five bar gate opens to a parking and turning area for several vehicles leading to a TIMBER CARPORT with parking for two vehicles. Adjacent is a block built DETACHED BARN suitable for a variety of uses.

A five bar gate from the drive opens to the garden/paddock and a pedestrian gate opens to the rear garden and to the rear porch. A path continues around to the front of the house where there is a large detached TWO STOREY BARN of stone and block construction, with lean-to and galvanize tractor/caravan store at the rear. Opposite is a WORKSHOP with light and power connected. Formal gardens surround the house and consist of lawned areas with mature flowerbed and shrub borders. Paved pathways and patios extend around the house, one with pergola offering an attractive aspect over the paddock to the hills of Dartmoor. There are a number of fruit trees which include apple, pear, plum, cherry and quince. Adjoining the front garden is a useful GARDEN SHED and fenced CHICKEN SHED and run. A paved path extends through numerous raised vegetable beds. There is a POTTING SHED, GREENHOUSE (12' x 8') and large POLYTUNNEL (36' x 10). A gate opens to an enclosed wooded, wildlife area with planted willow. The PADDOCK sits to the front and far side of the house, suitable for animals or horses, there is a further small GOAT HOUSE with enclosure. The total land extends to 2 acres.

SERVICES

Mains electricity, water and private drainage. Oil fired central heating. Solar panels with feed in tariff, currently providing approximately £900 per annum.

DIRECTIONS

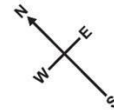
From Okehampton proceed in a southerly direction and after approximately 1 mile turn right signposted to Holsworthy onto the A3079, stay on this road for approximately a further 5.5 miles where the property will be found on your right hand side, opposite the turning on your left (back on yourself to Boasley Cross).

AGENTS NOTE

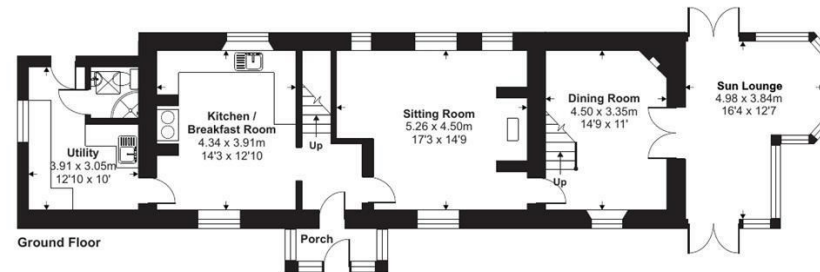
Immediately adjoining the paddock of Chestermoor, currently available through another vendor, are 16.4 acres of pasture in two enclosures at a Guide Price of £145,000. Please contact Stags for further details if this is of interest.



Approximate Area = 1791 sq ft / 166.3 sq m (excludes carport)
 Outbuildings = 2581 sq ft / 239.8 sq m
 Total = 4372 sq ft / 406.1 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1087944



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(54-68) 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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