



Silverlake

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Silverlake

Sticklepath, Okehampton, Devon EX20 2NP

Okehampton 4 Miles Exeter 20 Miles A30 4 Miles

Distinctive period residence with self contained cottage/annexe in the heart of Sticklepath within the Dartmoor National Park.

- Period Attached House
- 5 Bedrooms
- Self Contained Cottage/Annexe
- Large Garage/Workshop
- Council Tax Band: E (House) A (Cottage)
- Grade II Listed
- Character Reception Rooms
- Large Gardens, bordered by River Taw
- Extensive Parking
- Freehold

Guide Price £650,000

SITUATION

Silverlake occupies a delightful setting in this beautiful Dartmoor village. The village of Sticklepath has a good range of local services including post office/stores, two public houses and within the village is the Finch Foundry museum, a National Trust Property. The nearby village of South Zeal provides a local primary school, together with its own range of services and amenities. The A30 can be easily accessed at nearby Whiddon Down or Okehampton and provides a direct link with the cathedral and university city of Exeter some 20 miles distant, with its M5 motorway, main line rail and international air connections. Okehampton offers a good range of local shops and services, together with three supermarkets (including a Waitrose), modern hospital, cinema and leisure centre. The town has schooling from infant to A-level standard. From the property there is easy access to various paths which lead up onto the open moor with many opportunities for riding, walking and outdoor pursuits. The nearby Skaigh Valley is particularly picturesque. The village of Sticklepath has highspeed broadband.

DESCRIPTION

The property comprises an attached Grade II Listed residence believed to date from the early 19th Century. The main house offers exceptionally spacious accommodation with many character features and is ideal as a comfortable family home. The house benefits from modern economical electric heating. Adjoining is the self contained cottage/annexe known as Bloomfield Cottage which is ideal as ancillary accommodation or for lettings/holiday use. There is garaging and extensive parking and Silverlake benefits from a large secluded garden bordered by the River Taw.



ACCOMMODATION

Entrance Hall: with patterned mosaic tiled floor, staircase and understair recess. Sitting Room: with massive stone inglenook fireplace with Woodwarm woodburning stove and cloam oven recess. Part exposed stone walls, shelved display recess window to front overlooking the garden and leat. Dining Room: window to front with bench seat overlooking garden and leat. Cast iron fireplace in decorative tiled and moulded timber surround. Cupboards to alcove, stained pine floor boarding. Polished oak floor boards. Kitchen/Breakfast Room: range of units in cream with granite worksurfaces with twin bowl porcelain sink and fitted dishwasher. Fitted wall cupboards and range of cupboard and drawers units. Inset four ring ceramic hob with electric oven beneath. Fireplace recess with Rayburn Royal oil fired cook and heat range supplying domestic hot water. Snug area with exposed stone walls and tiled floor. Exposed ceiling timbers. Pantry: range of fitted cupboards and fitted fridge/freezer, granite worktop with cabinets beneath. Cloakroom with Shower: Tiled shower cubicle with electric shower unit, hand basin, low level wc. Heated towel rail. Large versatile rear Covered Yard/Utility/Alfresco Dining Area: with french doors to garden, log store, utility cupboard having space and plumbing for appliances and cloakroom with low level wc and hand basin.

First Floor Split Landing: Deep recess with fitted linen shelving. Access to roof space. Bedroom 1: with window to front overlooking village green. Bedroom 2: window to front with bench seat overlooking front garden and leat. Decorative cast iron fireplace and built in wardrobe. Bedroom 3: window to rear with views over wooded valley and river. Bedroom 4: window to front with bench seat and views over village green. Bedroom 5: window to side with bench seat. Bathroom: white suite and extensive limestone tiling to walls and floor. Bath in tiled surround. Pedestal wash basin. Low level wc. Fully tiled shower cubicle with mixer shower fitment. Built in airing cupboard with large hot water cylinder. Access to roof space.

Bloomfield Cottage

Entrance Lobby: with oak flooring and stairs to first floor. Sitting Room: with double aspect windows. Kitchen: Worksurface with cupboards and drawers beneath and single bowl sink unit, inset four ring electric hob with oven beneath, space for fridge/freezer, fitted wall cupboards. First Floor Bedroom: with raised floor area and window to side. En Suite: shower bath with Mira electric shower unit and glazed screen pedestal wash basin, low level wc, heated towel rail, convector heater.

THE GROUNDS

Immediately to the front of the property is a lawned front garden with wrought iron gate from road. The garden is bisected by the mill leat with a slate bridge over and access to front door. To the side of the property a gravelled driveway leads through two high timber gates to a large parking/turning area with space for a number of vehicles. Outside light and tap. Oil storage tank. Large bespoke timber garage building incorporating double open fronted carport with adjoining workshop/store with concrete floor, power and light connected. Small adjoining lawn area. The main portion of the garden lies to the rear of the house. Immediately at rear is a stone paved patio, enjoying a southerly aspect and being a delightful sitting out area. Level lawn garden bordered by fence and stone walls, enjoying a good degree of peace and seclusion. A wide variety of trees and shrubs and gate and steps lead down to a timber decked area adjoining the River Taw. Large fish pond in natural stone and gravelled surround with water feature. Two pedestrian access gates to driveway. The gardens enjoy an attractive aspect towards natural woodland just across the river.

SERVICES

Mains Electricity, Water and Drainage.

DIRECTIONS

From Okehampton proceed out of the town in an easterly direction as if towards Exeter. Do not join the A30 dual carriageway but proceed over the flyover and follow the road into the village of Sticklepath. Proceed through the village where upon the property will be found upon the right hand side, just across the road from the entrance to Oak Tree Park.



Approx. Gross Internal Floor Area
240.7 Sq Metres 2591 Sq Ft (Excludes Restricted Head Height & Workshop & Carport & Includes Annexe)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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