



Rosedale



Exeter 22 miles, Okehampton 11 miles,
A30 11 miles

A deceptively spacious and flexible detached residence with gardens and off road parking.

- Four Reception Rooms
- Kitchen And Utility Room
- Cloakroom And Cellar
- Five Bedrooms
- Two Bathrooms And Shower Room
- Garden And Parking
- Village Location
- Freehold
- Council Tax Band E
- EPC Band F

Guide Price £565,000

SITUATION

Rosedale occupies an attractive elevated location, with views to the side over rooftops to the hills of Dartmoor. The property sits within a short walk to the village square, which offers the general stores, post office, butchers, and church with the further addition of a primary school and doctors surgery. There is a good range of community activities for all ages, based around the community centre, village hall and sports hall. There are good transport services with daily buses to Exeter and Barnstaple and a service to Okehampton. From the village it is a fifteen minute drive to Eggesford Station on the branch line to Exeter and Barnstaple. Okehampton on the northern fringes of the Dartmoor National Park has an excellent range of shops and services, three supermarkets including a Waitrose, modern hospital, leisure centre and sixth form college. The north and south coasts of Devon and Cornwall are easily accessible with attractive beaches and delightful coastal scenery.

DESCRIPTION

Rosedale is an attractive Grade II listed detached residence believed to date back to the early to mid 18th Century. The property offers spacious and flexible accommodation, suitable for family living, or as utilised in the past, a four bedroom home with self contained one bedroom annexe. On the ground floor, there are four reception rooms, a kitchen and larder. Further rooms include a utility room, cloakroom, boiler room and cellar. On the first floor accessed from two staircases are five bedrooms, two bathrooms and a shower room. An interesting piece of history on the property, is that the house was believed to belong to a lady who was said to be the last in England to have a legal duel fought over her. The tombstone of this lady, Miss Mary Dunning, can be seen in the village church yard. The main garden area lies to the front and side of the house and offer views over the rooftops to the hills of Dartmoor. There is ample parking and turning areas and a stone outbuilding.

ACCOMMODATION

Via part glazed door to ENTRANCE PORCH: with decorative tiled floor and further door to ENTRANCE HALL: Staircase to first floor, fitted cupboards, doors to, STUDY: Bay window to front, fitted bookshelves and cupboards to one wall. SITTING ROOM: Attractive bay window to front and further window to side, picture rail, feature open fire and mantle. INNER HALL: Fitted cupboards, tiled floor, doors to, SIDE PORCH: with door to outside. BOILER ROOM: Opaque window to side, fitted worktop and wall cupboards, 'Boulter oil fired central heating boiler. CELLAR (accessed from the entrance hall) with door and staircase down, cobbled floor. DINING ROOM: Tiled floor, window to side aspect fitted cupboards, multi paned door to KITCHEN: Range of wall/timber base cupboards and drawers with inset sink and drainer. Integral double oven and hob with extractor over. Plumbing and space for dishwasher. Oil fired Aga providing cooking and hot water facilities, window to side aspect. LARDER: Slate shelf, tiled floor, shelving and space for white goods, window to side aspect. SNUG: Window to rear aspect, door to REAR HALL: Fitted cloaks/electric meter cupboard, secondary staircase to second landing. door to rear, doors to, UTILITY ROOM: Fitted worktop with inset sink and drainer, plumbing and space for washing machine, space for upright fridge/freezer and shelving. Window to side aspect. CLOAKROOM: WC, wash basin, window to rear aspect.

FIRST FLOOR LANDING: Being split level with access to loft

space and doors to, BEDROOM 1: Picture rail, fitted wardrobes and window to side with Dartmoor views. EN SUITE: Shower enclosure with mains fitted shower, WC, heated towel rail, vanity wash basin, bidet, window to side aspect. Door to rear landing. BEDROOM 2: Picture rail, fitted wardrobe cupboard, window to side elevation with Dartmoor views. BEDROOM 3: Window to front garden, picture rail, fitted wardrobe cupboard. BEDROOM 4: Window to front elevation, picture rail. FAMILY BATHROOM: WC, vanity wash basin, panelled bath with mains fed shower and screen door, heated towel rail, fitted low level cupboards and large linen cupboards with hot water tank. REAR LANDING: Access to loft space, doors to, BEDROOM 5: Window to rear drive. BATHROOM 2: Panelled bath, WC, wash basin, two eaves cupboards. Dual aspect windows. This wing lends itself as the first floor to the annexe.

OUTSIDE

The property is accessed via a shared (with one neighbour) tarmacadam drive leading down to a private enclosed gated courtyard providing parking and turning for several vehicles. From here, there is access to the rear and side doors and a gate opens to the side path, leading to the original front porch. The garden wraps around the property and is enclosed by walls and hedging. The garden is mainly laid to lawn, with a paved patio for alfresco dining and a wildlife pond. The garden enjoys wonderful views over the rooftops to the hills of Dartmoor. There is a stone built outbuilding within the garden with double doors lending itself to a variety of uses.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband: Supafast available upto 80 mbs (Ofcom). Mobile Coverage: O2 available (Ofcom)

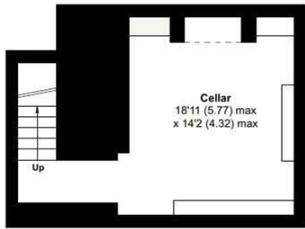
DIRECTIONS

For SAT NAV purposes the postcode is EX19 8HW.
what3words royal.easy.verve

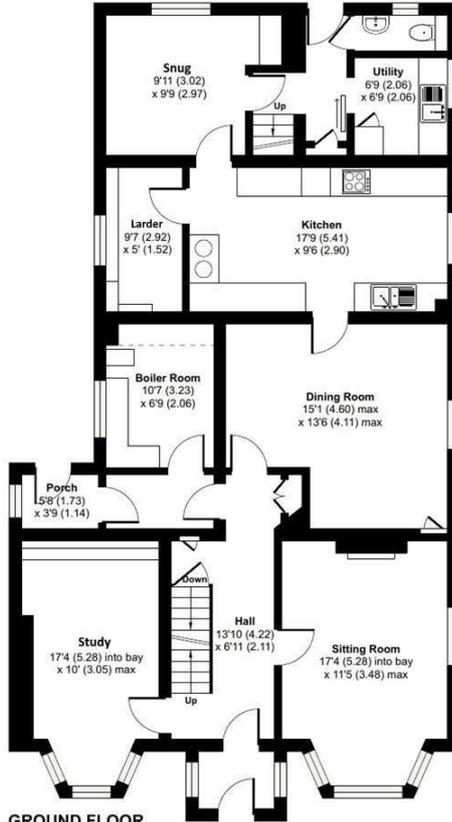


Approximate Area = 2661 sq ft / 247 sq m
 Limited Use Area(s) = 58 sq ft / 5.4 sq m
 Total = 2719 sq ft / 253 sq m
 For identification only - Not to scale

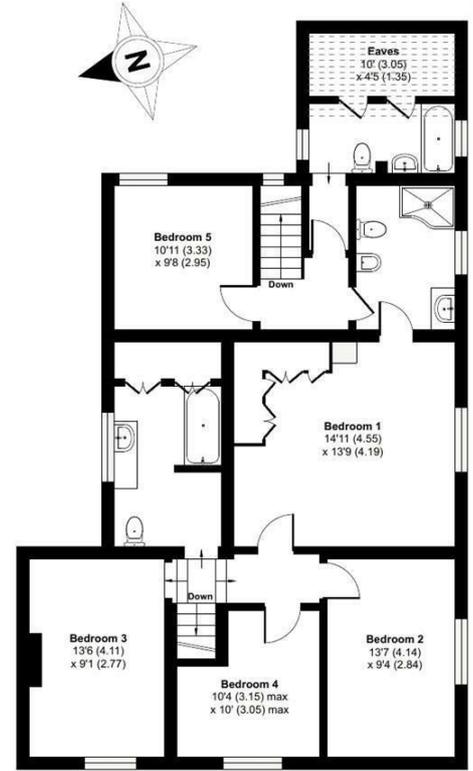
Denotes restricted head height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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 |
|--------------------------|---|---------|-----------|
| 89-91 (A) | A | | 81 |
| 81-88 (B) | B | | |
| 69-80 (C) | C | | |
| 55-68 (D) | D | | |
| 39-54 (E) | E | 36 | |
| 21-38 (F) | F | | |
| 1-20 (G) | G | | |

Net energy efficient - higher ratings cost less
 England & Wales EU Directive 2002/91/EC

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