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The Paddocks

# The Paddocks, Sticklepath, Okehampton, Devon, EX20 2NT



Sticklepath 0.25 miles, A30 3 Miles, Exeter 21 Miles.

A superbly presented versatile residence, finished to a high standard throughout, suitable for multi generational living or home with income set in 0.8 acres of delightful grounds.

- 3/4 Bedroom House
- Adjoining 2 Bedroom House
- Detached Holiday Cabin
- Superb Order Throughout
- Village Edge Location
- Dartmoor National Park
- Delightful 0.8 Acre Gardens
- Freehold
- Council Tax Band C
- EPC Band D

Guide Price  
£1,200,000

## SITUATION

The property is situated on the edge of the popular village of Sticklepath, within the northern boundaries of the Dartmoor National Park. The village has a good range of services, including stores, two public houses, village hall and places of worship. Within the village is the Finch Foundry Museum, a National Trust property. A regular bus service passes through Sticklepath with access to Exeter and nearby Okehampton. The nearby village of South Zeal offers a local primary school, together with its own range of services and amenities. The A30 can be easily accessed at Okehampton and Whiddon Down and provides a link with the cathedral and university city of Exeter, some 20 miles distant with its M5 motorway, mainline rail and international air connections. Okehampton has a good range of local shops, together with three supermarkets including a Waitrose, there is also a 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 on to the open moor, with many opportunities for walking, riding and outdoor pursuits.

## DESCRIPTION

A superbly presented detached and versatile residence, finished to a high standard throughout, suitable for multi generational living or home with income. The main residence currently comprises of a three bedroom (all en suite) two storey home with light open plan kitchen/living/dining room, together with an adjoining utility room and cloakroom. A further room is currently used as a study but would make an ideal snug or further bedroom. Adjoining is a separate and equally impressive two bedroom home. A further detached cabin provides well presented two bedroom holiday accommodation with its own separate garden. The gardens fully compliment the house and have been delightfully landscaped with many specimen plants tree and shrubs, large expanse of lawn and plentiful seating areas offering some lovely views. There is extensive exterior lighting and power sockets together with a good range of buildings and large driveway. The property also benefits from a radon pump and needs to be viewed to be fully appreciated.

## ACCOMMODATION

**MAIN HOUSE:** Double glazed door to **ENTRANCE PORCH:** With door to **ENTRANCE HALL**, steps up and doors to, **BEDROOM 3:** A double room with fitted wardrobe and window to front elevation. **EN SUITE:** White suite with vanity basin, WC, Panelled bath with shower over. **SNUG/OFFICE:** Fitted cupboard, window to front aspect, French doors to side. **OPEN PLAN KITCHEN/LIVING/DINING ROOM:** Extensive range of contemporary kitchen units with granite work surfaces fitted breakfast bar and integral appliances. Window to side aspect. The living/dining area is a lovely triple aspect room with retractable glazed doors opening to the patio. **UTILITY ROOM:** Fitted worktop and units with inset sink unit, window to side and door to garden. **CLOAKROOM:** WC, Wash basin and window to front.

**FIRST FLOOR LANDING:** Doors to, **BEDROOM 2:** Fitted wardrobe and cupboards, window to front elevation. **EN SUITE:** Corner shower cubicle, WC and wash basin. **BEDROOM 1:** A superb main bedroom with **DRESSING AREA:** with range of fitted wardrobes to two walls, picture window to garden and feature freestanding bath. Further fitted cupboards and walk in wardrobe, window to front elevation. **EN SUITE:** Double shower cubicle, wash basin and WC.

**ADJOINING TWO BEDROOM HOUSE:** Double glazed door to **ENTRANCE HALL:** Fitted cupboard, Doors to **CLOAKROOM:** WC, wash basin, window to rear aspect. **KITCHEN/DINING ROOM:** Well fitted with excellent range of base and wall cupboards with worktops over, inset sink and range of integral appliances. Fitted cupboards, door to side, space for dining table, steps to **SITTING ROOM:** A dual aspect room with sliding doors to garden and stairs to first floor.

**FIRST FLOOR LANDING:** Doors to **BATHROOM:** Fully tiled with wash basin, corner shower cubicle, panelled bath and WC, window to side aspect. **BEDROOM 1:** Range of fitted wardrobes, window to rear. **BEDROOM 2:** Range of fitted wardrobes, window to front elevation.

**THE CABIN:** Door to **OPEN PLAN**

**KITCHEN/LIVING/DINING ROOM:** Kitchen area: range of base and wall cupboards with work surfaces over and inset sink. Fitted appliances and breakfast bar. Window to front elevation. Sitting/dining area, window to front. **BEDROOM 1:** Window to front elevation, fitted wardrobes. Door to: **BEDROOM 2:** Window to front, door to side. **SHOWER ROOM:** Double shower cubicle, wash basin and WC.

## OUTSIDE

The gardens and grounds extend to approximately 0.8 of an acre and have been beautifully landscaped and planted by the present vendors. Immediately adjoining the house is a large paved terrace/seating area with mature well established shrub beds and borders. With gates dividing the two houses and with three well built adjoining **SHEDS** on the far side with light and power. Set below the house is a large drive providing parking for numerous vehicles. Steps from the drive lead up to the house and a gate to the side opens to the main garden at the rear with lower sweeping pathway extending to a **POTTING and GARDEN SHED:** with light and power connected. Set above is a **COVERED STORE:** with light and power. The main garden is laid to lawn with mature hedge boundaries and established borders, backing onto a field and offering some delightful views. These can be particularly enjoyed from the upper patio, and firepit area. Within the garden are a large number of locally sourced specimen birch trees. The Cabin has it's own private paved courtyard, again having been well planted with a **SHED:** housing the electric meters for all the properties.

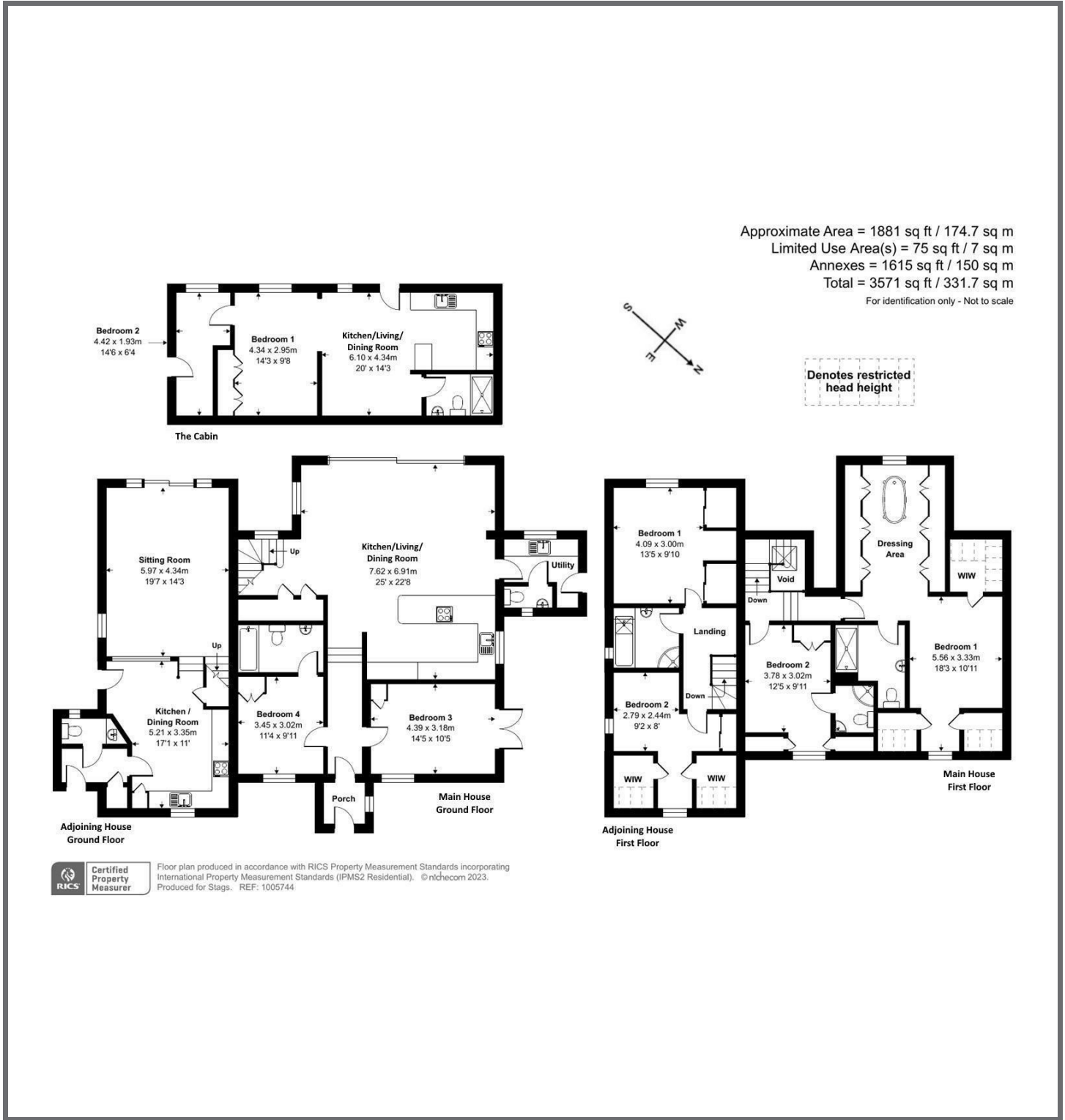
## SERVICES

Mains Electricity, Water and Drainage, Air source heat pump central heating. Mobile Coverage EE and 02 Likely available (Ofcom) Broadband: Superfast available (Ofcom).

## DIRECTIONS

From Okehampton proceed out of the town in a easterly direction as if towards Exeter. Do not join the A30 dual carriageway, but proceed over the flyover and follow the road towards Sticklepath. Proceed down through the village and as you pass Ford Cross, take the next turning on your right and bear left into the drive. The Paddocks is the first property on your right.





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	A		
	B		84
	C	60	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

11 Charter Place, Market Street, Okehampton,  
 Devon EX20 1HN  
 01837 659420

okehampton@stags.co.uk

stags.co.uk