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Woodlands



Okehampton 6.5 Miles, Exeter 31 Miles.

An attractive smallholding, consisting of a four bedroom detached home, range of outbuildings, stabling and 18.2 acres.

- Three Reception Rooms
- Kitchen/Breakfast Room And Utility Room
- Shower Room and Bathroom
- Four Bedrooms
- Smallholding
- Range of Outbuildings/Stables
- 18.2 Acres in total
- Freehold
- Council Tax Band E
- EPC Rating F

Guide Price £750,000

#### SITUATION

Woodlands 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

Woodlands is an attractive Edwardian home believed to have been constructed around 1909/10 of brick construction with later additions, benefitting from double glazed windows and ground source heating. This well proportioned family home offers three receptions room, together with a kitchen/breakfast room, utility room and shower room to the ground floor. On the first floor are four double bedrooms and a family bathroom. Many period features remain, which include working and ornate fireplaces, picture rails and high ceilings. The property would make an ideal smallholding or for equestrian use, being set within just under 18 acres of gardens and pasture with a generous amount of outbuildings and stabling, suitable for a variety of different uses.

#### ACCOMMODATION

Via double glazed door to UTILITY ROOM: Tiled floor, Butler sink with mixer tap, plumbing and space for washing machine, wall mounted cupboards. Door to SHOWER ROOM: WC, pedestal wash basin, Electric shower and enclosure, opaque window to rear, tiled floor, heated towel rail. KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with inset sink and drainer, matching wall cupboards over and dresser. Integral dishwasher and fridge. Former fireplace with inset electric range cooker with induction hob over. Central island with breakfast bar, understairs pantry cupboard, tiled floor, window to side aspect. French doors to rear garden. STUDY: Feature tiled former period heat range. Fitted cupboards to chimney breast, window to rear aspect. ENTRANCE HALL: Decorative tiled floor, windows and door to front entrance porch. Staircase to first floor, doors to, DINING ROOM: Feature fireplace with tiled insert and cast iron fire. Picture rail, bay windows to front aspect. SITTING ROOM: Bay windows to front aspect, timber floor, picture rail, minster style stone fireplace with wood burning stove.

FIRST FLOOR LANDING: window to front, access to loft space, being boarded with light and ladder. Doors to, BEDROOM 1: Bay windows to front aspect, ornate cast iron fireplace. BEDROOM 2: Bay windows to front aspect, ornate cast iron fireplace. BEDROOM 3: Window to rear aspect, ornate cast iron fireplace. BEDROOM 4: Window to rear aspect, stripped floorboards, ornate cast iron fireplace, fitted cupboards with linen shelving. FAMILY BATHROOM: Pedestal wash basin, WC, shower bath with mains fed shower over and screen door, heated towel rail, electric shaver point.

#### OUTSIDE

A gate at the side of the house opens to a concrete drive providing parking. Adjacent are a range of buildings which include a large GARAGE/WORKSHOP: with large sliding door to front and further door to drive, steel insulated roof (housing solar panels). Adjoining FREEZER ROOM: with door to front, both with light/power connected. STORE: with double doors to front and window to side. GREENHOUSE: A substantial greenhouse with attached cold frames. POTTING SHED: Of galvanised construction. TIMBER SHED: 13'4 x 10'4 Being insulated and pine boarded. Light and power connected. Attached to the rear of the house is a covered LOG STORE and SHED: Housing the ground source heat pump. There are formal gardens to front and rear, the front garden consists of lawned areas with shrub borders and path leading to the front door, attached is a formal vegetable garden. The rear garden is laid to lawn, with flower/shrub borders, patio area and pergola. A five bar gate from the lane, opens to a drive at the rear of the garden opening into a large forecourt. Giving access to the substantial COVERED YARD: with 3 INTERNAL STABLES, TACK ROOM and former BULL PEN. Adjacent is a DETACHED BRICK OUTBUILDING: A former animal building split into several different rooms/pens (as shown on the floor plan). Adjoining is a former orchard and chicken run. From the forecourt a five bar gate opens to two interconnecting pasture paddocks, currently used for horses. On the other side of the lane is a large pasture field suitable for grazing or arable with an area of poplar and willow trees. The land backs onto the Pegasus Way, offering a large section of off and on road outriding, walking and cycling. The land in total extends to just under 18.2 acres.

#### SERVICES

Mains electricity, water and private drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Ground source central heating. Solar panels with feed in tariff. The rear part (north side) of the roof space has spray foam which could effect mortgage lending.

#### 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

The neighbouring property has a right of way over the access drive that splits the land and the property.



