



Higher Coombehead House , Tongue End, Okehampton,  
Devon EX20 1QL

---

An spacious and flexible six bedroom family home  
with 3.3 acres and large outbuildings.

A30 0.5 Miles, Dartmoor 1 Mile, Okehampton 2 Miles.

- 6 Bedrooms • 4 Reception Rooms • 4 Bathrooms • Dual Family Occupation or Income Potential • Delightful Gardens & Parkland • 3.3 Acres • Parking And Outbuildings • EPC Band E • Council Tax Band E • Freehold

Guide Price £735,000

01837 659420 | [okehampton@stags.co.uk](mailto:okehampton@stags.co.uk)



**SITUATION**

The property is situated approximately 2 miles from Okehampton and just within the boundaries of the Dartmoor National Park. The town itself offers an excellent range of shops and services, three supermarkets including a Waitrose, hospital, leisure centre and schooling from infant to sixth form level. The cathedral and university of Exeter is easily accessible via the A30 with its major shopping centre, main line rail, international air and M5 motorway connections. The villages of Sticklepath and South Zeal are within a short drive offering pubs, village shops and a primary school.

**DESCRIPTION**

A substantial six bedroom detached period home believed to be in excess of 200 years old, with later additions to this delightful stone and thatched property. The property would lend itself as a spacious family home, or would suit those looking for two family occupation (three bedrooms on each side) or Airbnb/holiday let. The gardens are a particular feature incorporating areas of lawn and woodland, bordered by mature trees. The gardens and grounds total approximately 3.3 acres. Further benefits include two adjoining large outbuildings, ample parking and easy access to Dartmoor, the A30 and Okehampton town.

**ACCOMMODATION**

Via rear covered porch to ENTRANCE/DINING HALL: with staircase to the first floor, window to front elevation. Dining Area: window to side and space for table, arch to 2ND KITCHEN: Range of wall and base cupboards with worktops over and inset sink and drainer. Integrated double electric oven with electric hob over and extractor hood above. Integrated dishwasher. Dual aspect windows to rear. SITTING ROOM: Attractive timber fireplace with cast iron and decorative tiled inserts. Slate hearth. Window overlooking gardens. SNUG: Inglenook fireplace with granite lintel, bread oven and a multi fuel stove. Window overlooking gardens, stripped timber flooring. FRONT PORCH: With large store cupboard and door to gardens. CLOAKROOM/UTILITY ROOM: Vanity wash basin, WC, worktop with plumbing and space for washing machine below. STUDY: With window to front, telephone point and space for desk. KITCHEN/DINING ROOM: Kitchen Area: with range of bespoke units in cream with solid oak worksurfaces. Twin bowl Belfast sink with mixer. Island unit, space for cooker with stainless steel splash backing and extractor. French doors to gardens. Dining Area: with space for table and window overlooking gardens. UTILITY ROOM: Range of wall and base cupboards with inset sink, space and plumbing for appliances. 'Worcester' oil fired central heating boiler. Window to side aspect. LIVING ROOM: Dual aspect windows overlooking gardens, 'Woodwarm' wood burning stove, second staircase to first floor.

Main staircase from the entrance hall to: FIRST FLOOR LANDING: With galleried balustrade around stairs. Window to side. Walk-in storage cupboard. Access to roof space. BEDROOM 1: With two windows overlooking gardens, built in wardrobe. Loft access. BEDROOM 2: Window to front. Built in wardrobes. BEDROOM 3: Two windows to front. Built-in cupboards, built in shelving unit. Concealed airing cupboard having hot water cylinder. BATHROOM: Panelled bath, pedestal wash basin, WC. Shower cubicle with electric shower unit, part timber panelling to walls, access to roof space. Dual aspect windows.

SECOND LANDING: Approached via staircase from the living room. fitted linen cupboard with slatted shelving. Doors to BEDROOM 4: Window overlooking front gardens. BEDROOM 5: With dual aspect windows and door to EN SUITE SHOWER ROOM: Tiled shower cubicle with Mira electric shower unit, pedestal wash basin, low level WC. BEDROOM 6: Window to rear. EN SUITE SHOWER ROOM: Tiled shower cubicle with electric shower. Pedestal wash basin, WC. Double aspect windows. BATHROOM: White suite comprising panelled bath with electric shower over, vanity wash basin, WC, heated towel rail, window to side aspect. From the second landing, stairs to ATTIC ROOM: With part limited headroom. Window to front. Large cupboard housing cold water storage tank. Door to a large attic storage area.

**OUTSIDE**

From the road, a gated entrance gives access to a long driveway, leading up to the rear of the house where there is a parking/turning area with space for a number of vehicles. Adjacent is a WORKSHOP 32'3 x 21'2 with small internal OFFICE and adjoining OUTBUILDING 63' x 20'4 of block/steel construction with concrete floor, power and light connected. (we believe this building is likely to contain asbestos, purchasers to make their own enquiries if necessary). TIMBER STORE 18'5 x 12'5 and further log store, which also houses the oil storage tank. The gardens are a particular feature of the property and incorporate patio areas immediately adjacent to the house and a covered stone paved veranda, being a delightful sitting out area overlooking the gardens. To the front of the house is a terraced lawn garden area with delightful thatched well and a wrought iron gate from the road. Bordered by a variety of shrubs, bushes and trees. Further large areas of garden incorporating extensive lawns with a range of specimens trees and being bordered by a stream. There is a half acre larch wood and from the gardens, between the trees there are some attractive views over surrounding countryside towards Exmoor. The gardens total approximately 3.3 acres.

**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 passing the BP Garage on the left and at Tongue End Cross continue straight ahead for a short distance, whereupon the property will be found upon the left hand side, identified by a Stags for sale board.

**SERVICES**

Mains electricity and water. Private drainage. Oil fired central heating.



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN  
01837 659420  
okehampton@stags.co.uk



Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
27-38	F		
1-26	G		
Not energy efficient - higher running costs			
		39	72
England & Wales		EU Directive 2002/91/EC	