



Wingreen



Hatherleigh 4 Miles, Okehampton 11 Miles.

A superb and spacious detached bungalow with gardens, stables, outbuildings, paddock and stunning countryside views.

- Kitchen/Breakfast Room
- Sitting And Dining Room
- Four Bedrooms
- Bathroom And En Suite
- Double Garage And Attractive Gardens
- Paddock And Stables
- Delightful Views
- Freehold
- EPC Band C
- Council Tax Band E

Guide Price £625,000

SITUATION

The property is situated within the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit and offers a well used village hall and places of worship. Closeby is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

DESCRIPTION

Wingreen is located in a private cul de sac of four detached dwellings. within this favoured rural village. Offering spacious well presented accommodation throughout with modern double glazing and doors installed in 2023, solar panels with feed in tariff until 2033 and heated by an air source heat pump. A particular feature of the property, are the delightful views from the rear garden over the surrounding countryside, which can also be enjoyed from the property. The gardens have been well cared for and are of a generous size, whilst further benefits include a double garage and ample parking. Set below the bungalow is a paddock and range of buildings including a stable block, totalling just under one acre, suitable for equestrian, livestock or recreational use. A viewing of this lovely home is highly recommended.

ACCOMMODATION

Via double glazed door to spacious ENTRANCE HALL: Fitted cloaks and linen cupboard with electric heater. Access to loft space with ladder (part boarded). Doors to, DINING ROOM: Window to rear with attractive views. KITCHEN/BREAKFAST ROOM: Range of modern gloss, wall/base cupboards and drawers with Corian worktops over and inset sink and drainer. Integral fridge, double oven, dishwasher and induction hob with extractor hood over. Window and glazed door to rear with delightful countryside views. SITTING ROOM: A light triple aspect room with sliding patio doors to the rear garden with extensive views beyond. Stone fireplace with wood burning stove. BEDROOM 2: Window to front garden. BEDROOM 3: Window to front garden. BEDROOM 4: Currently used as an office, window to rear with countryside views. FAMILY BATHROOM: Panelled bath with electric shower over and screen door. WC, vanity wash basin, window to side aspect. BEDROOM 1: A light dual aspect room with sliding doors to the rear garden, offering a delightful outlook. Door to EN SUITE: Corner shower cubicle with electric shower, vanity wash basin with cupboards under, WC, ladder towel rail, electric strip light and shaver point. UTILITY ROOM: Range of wall and base cupboards with inset sink and drainer, plumbing and space for washing machine. Window to drive and door to integral double garage.

OUTSIDE

To the front of the bungalow, is a brick paved and tarmac drive providing parking for numerous vehicles, flanked by well established shrub beds and borders and small patio area. DOUBLE GARAGE: With twin up and over doors, light and power connected. Double glazed door to rear and internal door to utility room. Air source heating system and solar controls. Paved pathways lead around both sides of the bungalow and to the rear of the garage, there are a range of productive vegetable and fruit cages/beds, a GREENHOUSE and exterior water tap. Across the rear of the property is an extensive paved patio and decked area, which affords fantastic views over the gardens to the countryside beyond. adjacent gravelled area with established beds and borders. A set of steps lead down to the lower garden area, which comprises an extensive area of lawn, again attractively bordered with shrubs plants and bushes, together with a well positioned SUMMERHOUSE, with views of the garden. There is a further patio area and a gate with steps down leading across the lane, with a five bar gate to the PADDOCK: Enclosed by hedgerow, being suitable for horses, livestock or recreational use and extending to just under one acre. Within the paddock is a timber HAY STORE. A concrete yard offers a FIELD SHELTER and TWO STABLES. Adjacent is TRACTOR STORE.

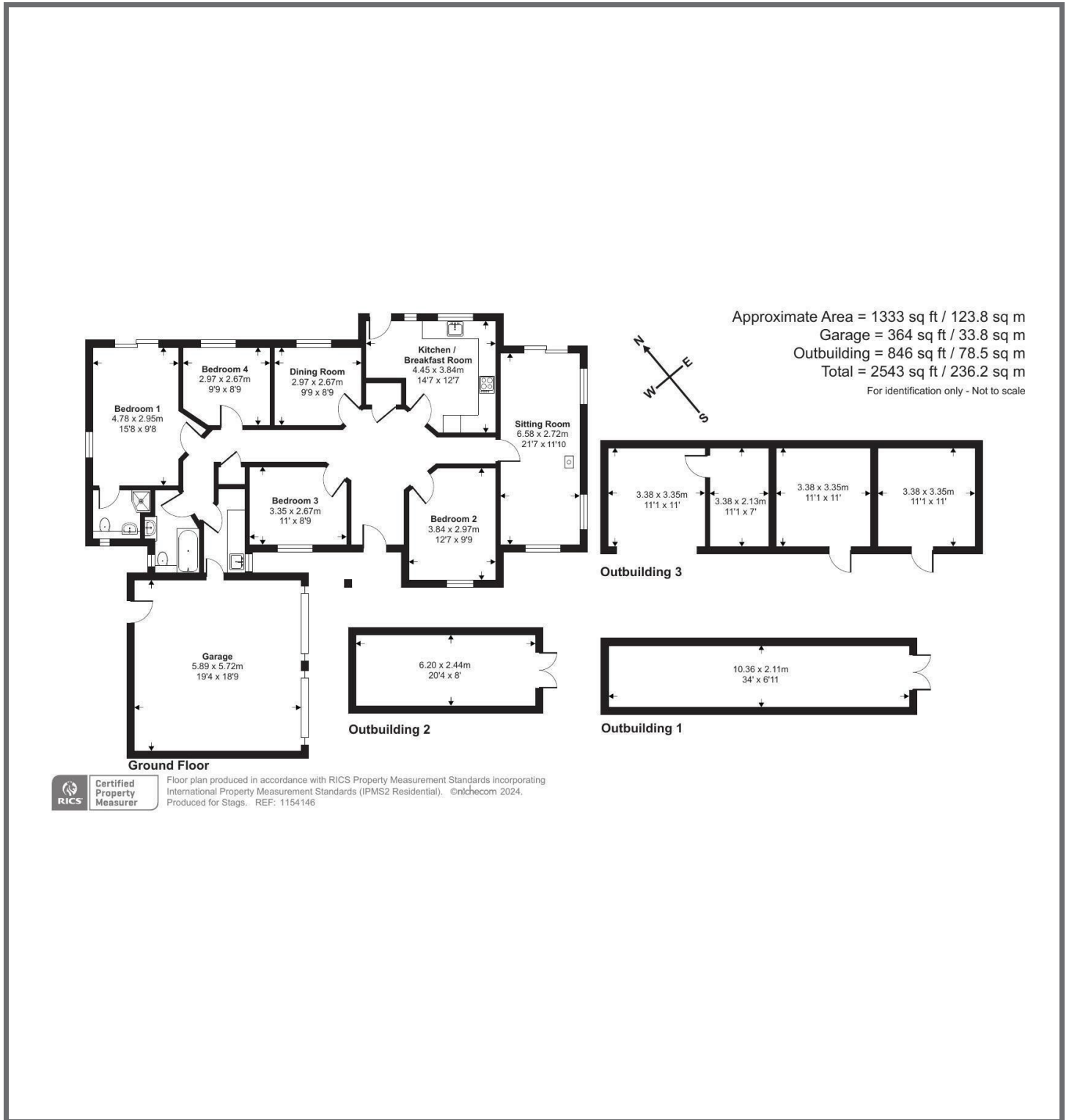
SERVICES

Mains electricity, water and drainage. Air source heating. Solar Panels with feed in tariff (last years income £695.71)
Mobile Coverage: All major providers limited indoor, Likely outdoor (Ofcom)
Broadband Coverage: Superfast likely up to 80 Mbps

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 3HQ
what3words riverboat.thud.leathers





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
(92-100) A	(81-91) B	81	83
(69-80) C	(49-68) D		
(29-68) E	(9-28) F		
(1-28) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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