



Filleigh Moor House



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Sheepwash, Beaworthy, Devon EX21 5PW

Okehampton 12 Miles, Hatherleigh 5 Miles.

A well presented three bedroom detached period residence, with separate one bedroom attached annexe/holiday let, set in 0.35 acres.

- Sitting Room and Study
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- One Bedroom Annexe/Holiday Let
- Gardens And Parking
- 0.35 Acres
- No chain
- EPC Band: E
- Council Tax Band: D

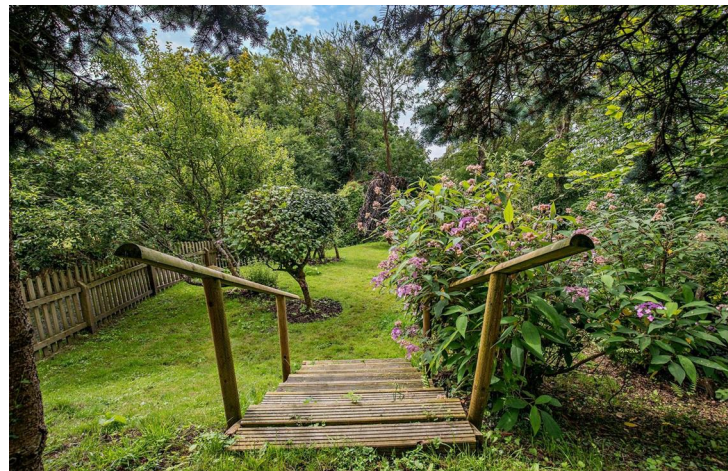
Guide Price £499,950

SITUATION

The property is situated in a semi rural location, within easy access of the attractive community of Sheepwash, the village offers a range of local services which include the well known Half Moon Inn, with country stores and places of worship. There are primary schools in the neighbouring villages of Highampton and Shebbear, with comprehensive schooling to be found in Torrington, Holsworthy and Okehampton. Independent schooling from junior through to sixth form is also available at the nearby Shebbear College. The town of Hatherleigh has an excellent range of shops and services, together with doctor's surgery and other facilities. Okehampton has a wider range of shops and facilities and is situated adjacent to the A30 dual carriageway providing a direct link to the city of Exeter. Okehampton has a modern hospital, schooling from infant to sixth level and a range of shops and services, including a Waitrose. The Torridge Valley is renowned for its fishing and there are also many footpaths in the area, which include the well known Tarka Trail.

DESCRIPTION

Located in this attractive semi rural location, is this well presented three bedroom detached period residence, with separate one bedroom attached annexe/holiday let. The property retains attractive period features, which include an inglenook fireplace with woodburner, oak flooring and exposed beams. Complemented by oil fired central heating and double glazing. In addition to the main accommodation, there is an attached self contained one bedroom annexe/holiday let with its own decked garden area, with great income potential. The main gardens sit below the house and consist of a decked seating area, lawned gardens and established borders. There is a small area of woodland and a long drive providing plenty of parking. The property is offered with no ongoing chain and viewing is highly recommended.



ACCOMMODATION

Open ENTRANCE PORCH with stable door to KITCHEN/DINING ROOM: Attractively fitted with a range of base cupboards and drawers with granite worktops over. Inset circular bowl and drainer sink. Space and plumbing for dishwasher, dual aspect windows. Fireplace recess with Aga oil fired cooking range, exposed ceiling timbers, tiled floor. Step up to STUDY: Window to side, access to loft hatch. SITTING ROOM: Feature inglenook fireplace with clome oven and inset Villager woodburning stove, double aspect windows, exposed ceiling timbers. Delightful oak floor, understairs store cupboard, staircase to first floor.

FIRST FLOOR LANDING: Exposed floorboards, window to side aspect. Doors to, BEDROOM 1: Window to front with views over gardens, ornate Victorian cast iron fireplace, fitted wardrobe cupboard. BEDROOM 2: Window to front with views over garden. BEDROOM 3: Window to front aspect. Built in shelved cupboard. BATHROOM: White suite comprising panelled bath with Mira power shower over and wall mounted shower control. Pedestal wash basin. WC with floral pattern. Window to front. Heated towel radiator, built in airing cupboard housing hot water tank with immersion heater. Access to roof space.

HOLIDAY LET: Attached to the house with its own access from the drive. Entrance door to LIVING/BEDROOM AREA: Window to front elevation, fitted cupboards, open aspect to KITCHEN: Modern range of wall and base cupboards with inset sink and drainer, integral electric oven, hob and fridge. Small breakfast bar. Window to front elevation. French doors to timber decking, door to EN SUITE: Fully tiled shower cubicle with electric shower unit, wash basin and WC.

OUTSIDE

Immediately to the front of the house and adjoining the annexe/holiday let, is a gravelled path area with pedestrian access gate from the lane. Below is a timber decked area with balustrade surround for both the house and holiday let. FORMER SHIPPON incorporating UTILITY ROOM with single drainer sink, space and plumbing for washing machine and shelving. BOILER ROOM housing Worcester oil fired central heating boiler. Adjoining WOOD STORE. Below the decking is an attractive garden, laid to lawn, bordered by trees and shrubs and having a variety of shrubs and plants. This area is south facing. At the bottom of the garden is a five bar gate from the lane. Adjacent is an off road parking area and from the gate, a drive leads up the side of the garden to a parking/turning area close to the house. At the bottom of the garden, a gate gives access to a narrow strip of woodland, alongside the lane.

SERVICES

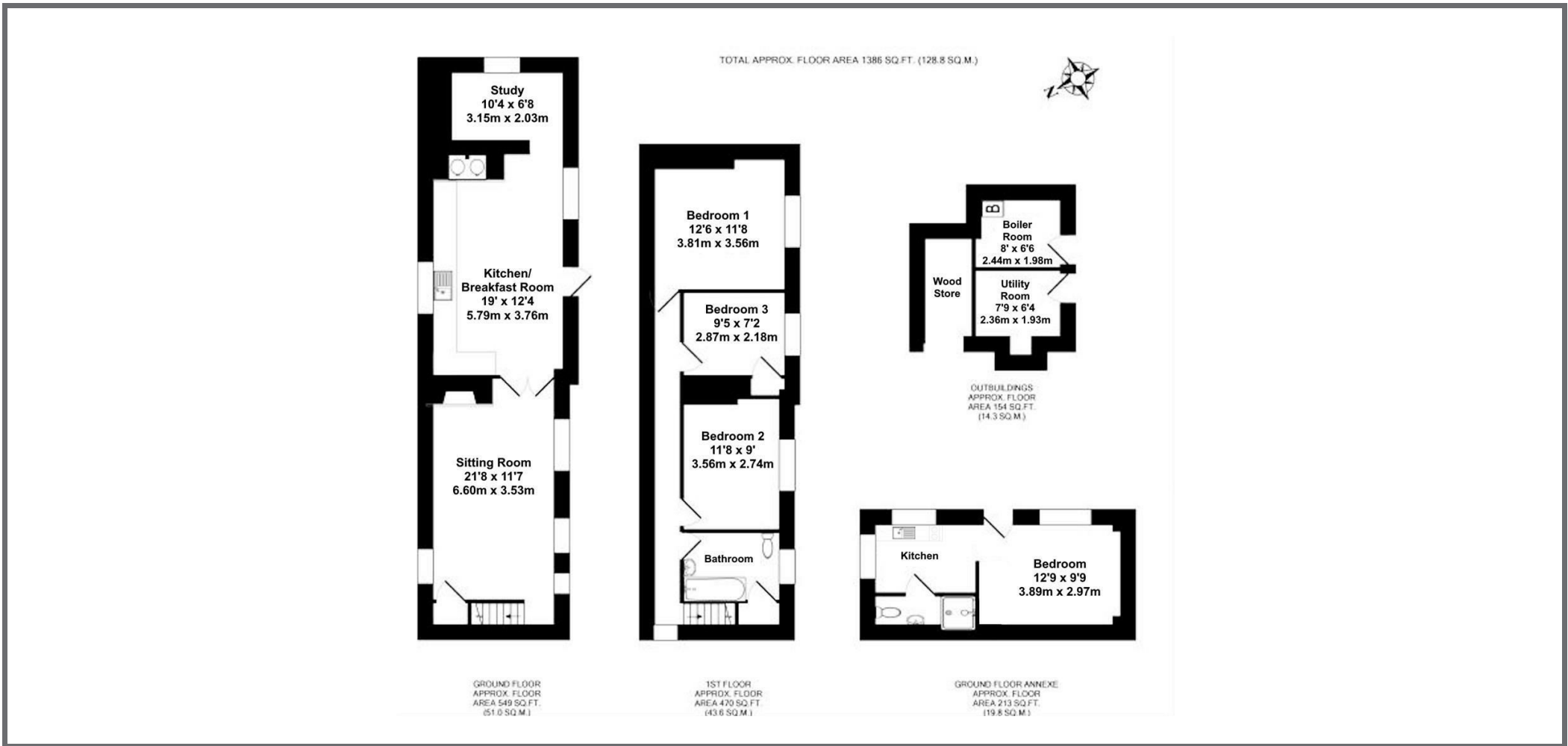
SERVICES Mains electricity and water, oil fired central heating and private drainage. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. (Further details are available from the agents Stags, please contact us for further details). Broadband Coverage: Standard upto 3mbps likely (Ofcom). Vendor currently using Starlink.

Mobile Coverage: All providers limited indoor and likely outdoors (Ofcom).

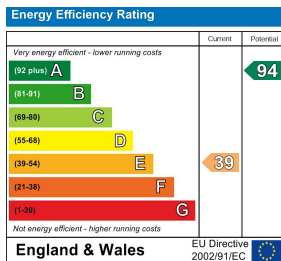
DIRECTIONS

what3words colder.snooping.mindset. For Sat Nav purposes the postcode is EX21 5PW





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.



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

okehampton@stags.co.uk

01837 659420