



Hurle House

Hurle House, Hatherleigh, Okehampton, Devon, EX20 3LS



Town Centre 0.25 Miles, Okehampton 7 Miles.

A well positioned detached residence set in just over one acre gardens, with garage and workshop.

- Sitting and Dining Room
- Kitchen/Breakfast Room and Utility Room
- Garden Room And Study
- 3 Bedrooms
- Bathroom And Shower Room
- Large Gardens And Garage/Workshop
- No Chain
- Freehold
- EPC Band E
- Council Tax Band E

Guide Price £525,000

SITUATION

The property is situated towards the edge of the historic market town of Hatherleigh. The town has a traditional range of amenities including supermarket, shops, art gallery and cafe, together with post office and garage/supermarket. There are two public houses, a primary school, health centre, veterinary surgery and community market. There are various sporting facilities together with an excellent modern community hall. The larger town of Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose and a range of locally and nationally owned shops and businesses. The town has a modern state of the art hospital, leisure centre and schooling from infant to A-level standard. From Okehampton there is direct access to the A30 dual carriageway providing a direct link west into Cornwall, or East to the cathedral and university city of Exeter, with its M5 motorway, main line rail and international air connections. The countryside around Hatherleigh is well known for its riding, walking and sporting facilities with fishing on the Torridge and walking and riding on the Tarka Trail and Granite Way. The north and south coasts of Devon and Cornwall are easily accessible with delightful beaches and attractive coastal scenery.

DESCRIPTION

Hurle House is an individual non estate, detached home which sits on the very edge of the popular town of Hatherleigh. Set within attractive grounds of just over 1 acre with ample parking parking and large garage/workshop. The property was believed to have been constructed in 1953 with later editions and a modern extension having been added in 2006. The property offers deceptively spacious and flexible accommodation and needs to be viewed to be fully appreciated. The house is offered with no ongoing chain.

ACCOMMODATION

Via front entrance door to ENTRANCE PORCH: Staircase to first floor, doors to CLOAKROOM: Comprising WC, pedestal wash basin, tiled walls. Window to side aspect. SITTING ROOM: Dual aspect windows, Brick fireplace with inset wood burning stove. DINING ROOM: Bay window to side overlooking the garden. Window to front aspect, wall lights. KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with work surfaces over and inset sink and drainer. Matching wall cupboards over. Plumbing and space for dishwasher. Space for fridge and electric cooker. Worcester oil fired boiler, large window overlooking rear garden. Space for table, understairs cupboard. INNER HALL: With shelving and hanging space, doors to, BEDROOM 3: Window to front and side aspects. Wardrobe with hang rail and

window to front. STUDY: Window to side aspect, access to loft space. REAR HALLWAY: Tiled floor. Windows overlooking rear garden, doors to UTILITY ROOM: Worktop with plumbing and space for washing machine under, butler sink, window to rear and Velux roof light. Further CLOAKROOM: Comprising WC, Pedestal wash basin, tiled floor. Roof light. GARDEN ROOM: Dual aspect windows and French doors overlooking the garden. Feature vaulted timber roof with roof light.

FIRST FLOOR LANDING: Two windows to rear, doors to BEDROOM 1: Windows to front aspect, door to EN SUITE: Panelled bath with mixer shower attachment, pedestal wash basin, WC, Opaque window to rear and side, tiled walls. BEDROOM 2: Window to front aspect, fitted wardrobe cupboard with cupboards over. SHOWER ROOM: Pedestal wash basin, tiled shower cubicle with mains fitted shower, WC, opaque window to rear, shelved linen cupboard.

OUTSIDE

Double gates open to the driveway, leading to a parking and turning area for several vehicles. DOUBLE GARAGE: with up and over door and internal door to WORKSHOP: With double doors to front and light and power connected. The front and side gardens are laid to level lawn with low hedges, well established shrubs and tree borders. The main well tended gardens lie to the rear, extensively laid to lawn with mature shrubs, plants and trees. These include plum and numerous varieties of apple. There is a GREENHOUSE and a separate five bar gate leading onto a side lane. Across the road is a further small overgrown area of garden.

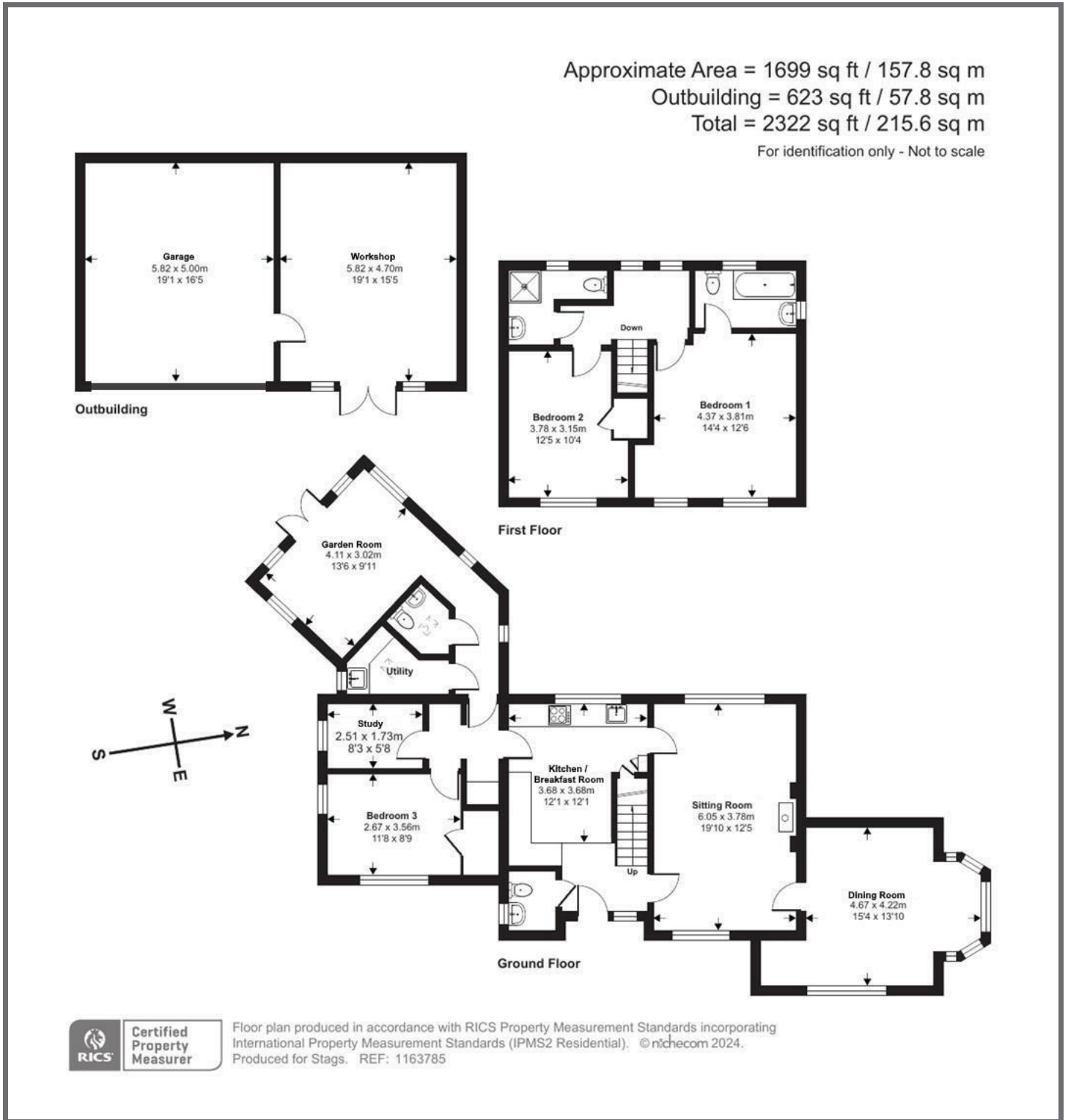
SERVICES

Mains water and electricity. Private Drainage. The current septic tank, although in working order, does not meet the new General Binding Rules. The vendor will make an allowance for this work to be carried out by the new purchaser(s), subject to an agreement on the purchase price of the property. Oil fired central heating. Broadband Coverage: Superfast likely available upto 55mbps (Ofcom). Mobile Coverage Three, 02 and Vodafone likely indoor, and all providers likely outdoor (Ofcom).

DIRECTIONS

For SAT Nav purposes the postcode is EX20 3LS what3words sketch.soggy.essays





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	(65-77) C	(35-58) G
		60	42
<small>Net energy efficient - higher scoring coats</small>			
<small>EU Directive 2002/91/EC</small>			
England & Wales			

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