



Oxenham Court



Torrington 6.5 Miles, Bideford 12.5 Miles,
Okehampton 13 Miles.

Oxenham Court is a substantial C19 detached Grade II listed stone built detached residence, with large range of stone outbuildings and countryside views.

- Three Reception Rooms
- Five Bedrooms
- Kitchen, Utility Room And Scullery
- Gardens and Parking (Total plot 0.41 acres)
- Large Range of Outbuildings
- Countryside Views
- No Chain
- Freehold
- Council Tax Band E
- EPC Band F

Guide Price £565,000

SITUATION

The property is situated on the edge of the village, set well back from the road. Merton itself is known for its large village square flanked by a number of period houses and cottages, together with the parish church. The village offers a primary school, local inn and superb modern village hall with excellent sports and community facilities. The village is surrounded by rolling typically Devonshire countryside, the Torridge Valley being famous for its connection with Tarka the Otter and the well known Tarka Trail with its walking, cycling and 600 acre nature reserve at Meeth are close to the village. The area is also well known for its fishing and there is easy access to the Dartmoor National Park at Okehampton and to the north coasts of Devon and Cornwall with superb beaches and delightful coastal scenery. The A386 gives easy access north to the market towns of Great Torrington and Bideford, whilst to the south, the market town of Hatherleigh offers an excellent range of shops and services including supermarkets, primary school, veterinary and doctors surgeries and community market. Okehampton has a wider range of shops and services, three supermarkets, including a Waitrose and schooling from infant to sixth level. The town also has a modern leisure centre, situated within Simmons Park. From Okehampton there is direct access via the A30 dual carriageway to the Cathedral and University City of Exeter with its M5 motorway, main line rail and international connections.

DESCRIPTION

Oxenham Court is a substantial detached Grade II listed stone built detached residence, dating back the mid 19th Century. Located on the edge of the popular rural village of Merton, with delightful views from the front over the surrounding countryside. This fine house offers many original features and family sized accommodation, offering three reception rooms, together with a kitchen, utility room and scullery on the ground floor. The first floor serves four bedrooms and a large family bathroom, with bedroom five lying on the second floor. Further benefits include a courtyard of stone barns to the rear, there is an office building, with potential for a one bedroom annexe (subject to the necessary consents, no current permission granted). Whilst there is ample parking and generous gardens. The total plot extends to 0.41 acres. The property comes to the market for the first time in many years and is offered with no ongoing chain.

ACCOMMODATION

Double doors open to the ENTRANCE PORCH: with fitted seating and windows to side aspect. Front entrance door to ENTRANCE HALL: staircase to first floor landing, under stairs storage cupboard. Panelling to half wall, flagstone floor, doors to, SITTING ROOM: Window to front aspect with fitted shutters, picture rail, tiled open fireplace. LIVING ROOM: Window to front aspect with fitted shutters, flagstone floor, fireplace and mantle with woodburning stove, fitted cupboards. Picture rail. DINING ROOM: Window to side aspect and door and window to rear. fireplace with inset oil fired boiler, door to SCULLERY: Window and door to courtyard, former fireplace with cloam oven. KITCHEN: Range of wall and base cupboards with work surfaces over and inset sink and drainer. Space for range style cooker with stainless steel extractor hood over. Window to side aspect, terracotta tiled floor, door to UTILITY ROOM: fitted worktop with plumbing under for washing machine and space for white goods. range of wall mounted cupboards, window to courtyard.

FIRST FLOOR LANDING, doors to, BEDROOM 1: Window to front aspect with countryside views, range of fitted shelving, former fireplace (currently boarded up). BEDROOM 2: Window to front aspect with outstanding countryside views, ornate cast iron fireplace, connecting door to bedroom four. BEDROOM 4: Window to front with countryside views, connecting door to bedroom two. BEDROOM 3: Window to rear courtyard. FAMILY BATHROOM: Panelled bath, WC, vanity wash basin, enclosed shower cubicle with electric shower. Airing cupboard with hot water tank and linen shelving, dual aspect windows. SECOND FLOOR BEDROOM 5: Access to eaves roof space, roof light.

OUTSIDE

A five bar gate from the road opens to a gravelled parking and turning area for numerous vehicles. From here a path leads to the front entrance door. from the front elevation, attractive views can be enjoyed over the surrounding countryside. A pedestrian gate to the side of the house opens to the main garden area, with large bay tree and lawned with tree and hedge boundaries. Front the garden is a single storey GARDEN STORES (in need of repair), perfect for garden tools and machinery. Adjacent a gate opens to the rear COURTYARD: giving access to the rear of the house and attached stone STORES and WC. The rear yard gives access to a range of stone and timber buildings. The main stone building consists of a large WORKSHOP and former STABLES. with internal ladder giving access to a first floor storage area. An archway with double doors, gives access to the rear lane. Attached STONE BARN: Divided into two rooms with stable doors to front and internal connecting door. First floor storage space over. OFFICE BUILDING: A modernised building with light and power connected, suitable for home office or annexe potential, subject to the necessary consents. An entrance door opens to the OFFICE with double glazed window to the front aspect. Open aspect to KITCHEN AREA with range of wall/base cupboards with work surfaces over and inset sink and drainer. Double glazed window to the front aspect. SHOWER ROOM: with shower cubicle, WC and pedestal wash basin. Accessed off the main office is a further STORE ROOM with Double glazed window to the front aspect.

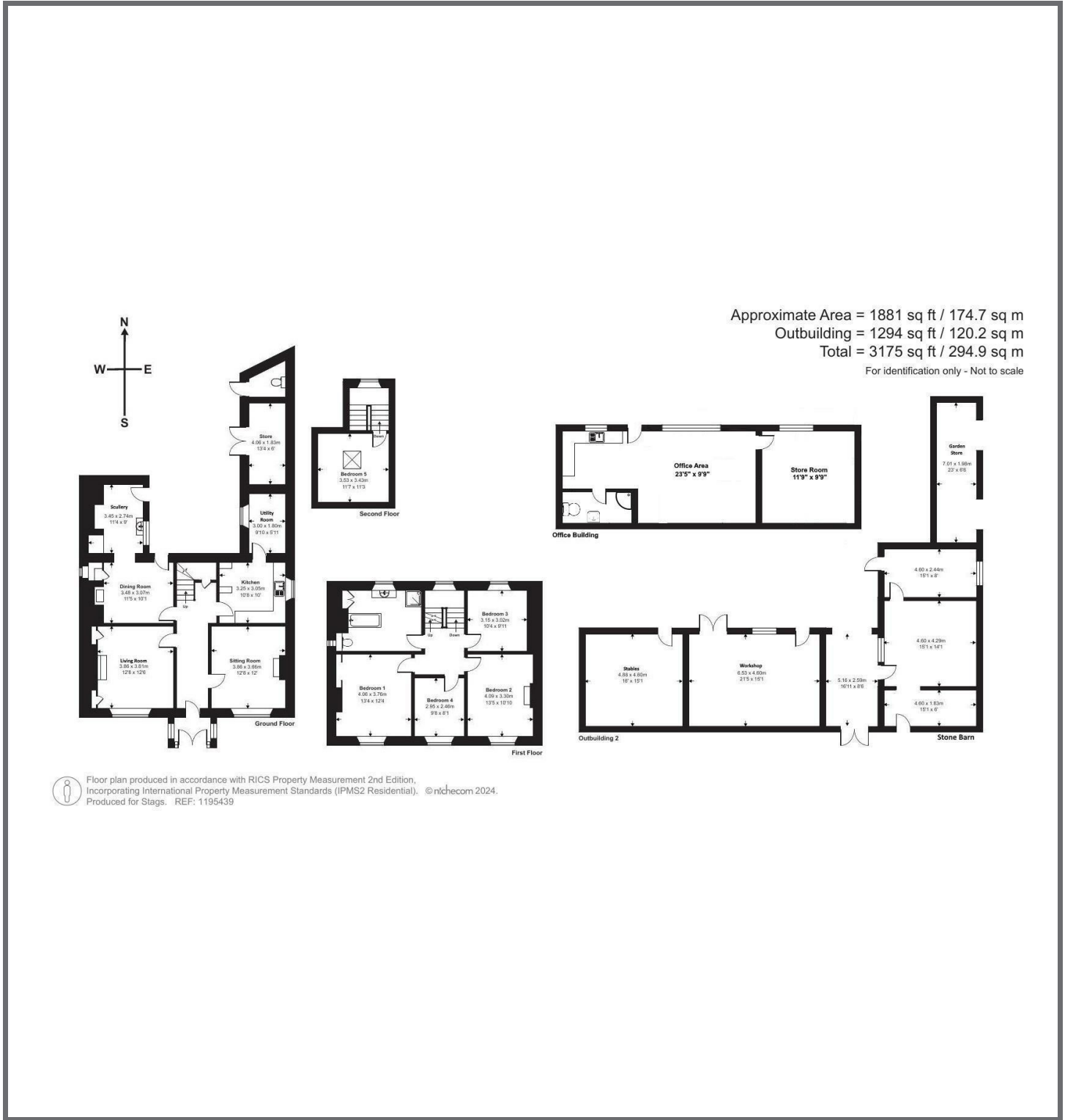
SERVICES

Mains Electricity, water and drainage. Oil central heating. Mobile Coverage Three and 02 limited indoor, all providers likely outdoors (Ofcom)

DIRECTIONS

For Sat Nav purposes the postcode is EX20 3EG. what3words hoped.march.aced
Broadband Coverage: Superfast believed to be available upto 51 mbps.
Mobile Coverage: Three and 02 limited indoor, all providers likely outdoors.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1195439

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Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	76

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