



Links Tor House







Links Tor House

Bridestowe, Okehampton, Devon, EX20 4HF

Okehampton 8 Miles, Tavistock 8 Miles.

A superb detached five bedroom residence with adjoining two bedroom annexe, set in just over two acres, with outstanding countryside and Dartmoor views.

- Four Reception Rooms
- Five Bedrooms And Two Bathrooms
- Double Garage And Parking
- Delightful Views
- Freehold
- Large Kitchen/Breakfast Room
- Self Contained Two Bedroom Annexe
- Gardens And Paddocks of 2.06 Acres
- Council Tax Bands E (Main House) and A (Annexe)
- EPC Bands E (Main House) and D (Annexe)

Guide Price £875,000

Stags Okehampton

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

01837 659420 | okehampton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

The property enjoys a convenient yet rural location on the edge of the Dartmoor National Park, within the Bridestowe parish. It is situated a short distance from the A386 midway between Okehampton and Tavistock. The pretty village centre is just over a mile away and here there is a good range of local amenities including post office stores, primary school, public house, and church. Exeter and M5 approximately 30 miles via A30. Okehampton approximately 8 miles. Tavistock approximately 8 miles. Plymouth approximately 18 miles.

DESCRIPTION

The original property is believed to date back to pre C1800, being formerly part of the Leawood Estate owned by the Carmady Hamlin family. The external bell (dated 1799) on the front first floor elevation was believed to be used to summon employees of the estate to the offices. In 1998, the main house was sympathetically improved and extended, which included the creation of a well presented two bedroom self contained annexe. The main residence is equally well cared for, and incorporates four reception rooms, a study area, cloakroom and utility room. With an impressive kitchen/breakfast room completing the ground floor. On the first floor are five bedrooms. The principal bedroom having an en suite. A family bathroom completes the first floor.

Outside the property is approached by Vale Down, a wonderful avenue of beech trees (known as "The Cathedral"), which border the property's grounds. A five bar gate gives access to a tarmac driveway leading to the garage and provides ample areas to park. The main area of garden lies to the rear of the property and comprises a substantial lawned area with many mature trees and a paved terrace which enjoy a delightful rural outlook. The grounds extend to approximately 2.06 acres and are a particularly attractive feature of this lovely home.

ACCOMMODATION

COVERED ENTRANCE PORCH: With double glazed entrance door to: ENTRANCE HALL With parquet flooring, extending to the kitchen area; timber panelling and dado rail, staircase to first floor, understairs cupboard; doors to: MUSIC ROOM: Vaulted ceiling with pine cladding and Velux window; feature stone fireplace; fitted shelves and cupboards, bay window to front aspect. LIVING ROOM: A pleasant dual aspect room with double doors to: SITTING ROOM: A dual aspect room with double glazed door to outside and original stone feature fireplace with inset multi fuel stove. Connecting door to hallway. CLOAKROOM Obscure glazed window; WC; wash hand basin; dado rail; tiled floor. DINING ROOM: Former fireplace with massive granite lintel; parquet floor; window to rear aspect; archway to: STUDY AREA: With parquet flooring; window to rear aspect; access to two loft areas; range of timber, kitchen wall and base cupboards. Open access to: KITCHEN/BREAKFAST ROOM: A superb family room with dual aspect windows and French doors opening to the rear patio and garden. Extensive range of oak fronted, wall and base cupboards and drawers with worktops over. Fitted breakfast bar. LPG/electric 'Rangemaster' cooker with extractor unit over; plumbing for dishwasher and inset one and a half bowl white ceramic sink unit. Ceramic tiled floor with underfloor heating; connecting door to: UTILITY ROOM: With connecting double glazed door to entrance lobby and adjoining annexe Worktop with plumbing for washing machine under, vent and space for tumble drier and fridge/freezer.

FIRST FLOOR LANDING: With part polished floor boards; window to side; doors to BEDROOM ONE: A light triple aspect room with views to Dartmoor (including Velux roof light); polished floorboards, door to: EN-SUITE: Large shower cubicle with mains fitted shower,; wash basin; WC: heated towel rail; shaver point; tiled flooring, fitted airing cupboard with hot water tank and linen shelving. Opaque window to side. BEDROOM TWO A dual aspect room with attractive views. BEDROOM THREE: A further dual aspect room with countryside views; picture rail; fitted shelves. BEDROOM FOUR Window to rear with views to Dartmoor. BEDROOM FIVE Polished floorboards, window to front aspect; access to roof space; BATHROOM White suite comprising panelled bath with shower mixer tap and screen door; pedestal wash basin; WC. opaque window to front; shaver point and fitted linen cupboard with radiator.

GROUND FLOOR ANNEXE: With its own independent access from a front ENTRANCE PORCH or via a connecting PASSAGEWAY between the main house and the annexe. Door to L-SHAPED LIVING ROOM With impressive vaulted ceiling and dual aspect windows; fireplace with inset multi fuel stove; double glazed doors to rear patio; connecting door to: KITCHEN Range of wall/base cupboard and drawers with worksurfaces over and inset sink and drainer: Space for electric cooker with extractor unit over; plumbing for dishwasher and washing machine. Window to side aspect. INNER HALLWAY: Access to roof space; doors to: BOILER CUPBOARD With Worcester combination boiler for central heating and domestic hot water. SHOWER ROOM (Equipped for disabled users) A wet room design with tiled floor; shower area with mains shower unit; wash basin; WC, heated towel rail; obscure glazed window. BEDROOM ONE Window; to side aspect. BEDROOM TWO Window to side aspect. BATHROOM: Panelled bath with shower mixer tap; wash basin; WC, heated towel rail; light/shaver point.





OUTSIDE

The property is approached via a five bar wooden gate to a tarmac driveway, leading to both sides of the property and the parking area. Adjacent is a GARAGE: with electric roller up and over door, light and power connected. Delightfully set within just over two acres of garden and paddocks. The main garden area surrounds the property on three sides, largely laid to lawn, interspersed with mature shrubs and bushes. An extensive patio area extends across the rear of the house, perfect for outside dining and offering a delightful aspect across the land to the countryside and Dartmoor beyond. Exterior tap and power socket. Large TIMBER SHED. A five bar gate from the garden opens to a large paddock, with mature Scots Pine trees and bordered for the most part by Devon banks with substantial and most impressive beech trees, along with with stock proof fencing.

SERVICES

Mains water and electricity. Drainage by septic tank. Oil fired central heating (separate boilers) for both properties. Main house Council Tax band E. Annexe band 'A' (West Devon Borough Council).

DIRECTIONS

what3words snippets.dance.tourist

For Sat Nav purposes, the postcode is EX20 4HF.

Broadband Coverage: Standard available upto 14 Mbps. You may be able to obtain broadband service from these Fixed Wireless

Access providers covering your area. EE, Airband (Ofcom)

Mobile Coverage: All major providers, limited indoor, likely outdoor. (Ofcom).

AGENTS NOTE

The annexe has permission for ancillary accommodation or holiday use. For holiday letting purposes the property is not to be occupied for periods exceeding 6 weeks inclusive by a person/persons.

The neighbouring property has access to their septic tank (for emptying) which is located in the properties paddock.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1230186



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
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



