



Meldon View



Okehampton 11.5 Miles, Exeter 35 Miles,
9.5 Miles.

A deceptively spacious four
bedroom detached family home,
with attractive views to the rear
towards Dartmoor.

- Large Lounge/Dining Room
- Kitchen/Breakfast Room And Conservatory
- Utility Room And Cloakroom
- Four Bedrooms (En Suite and Bathroom)
- Gardens
- Garage and Parking
- Dartmoor Views
- Freehold
- EPC Band D
- Council Tax Band E

Guide Price £485,000



SITUATION

The property is located in the popular rural village of Highampton. Highampton itself offers a local Public House, a primary school and village hall with outreach Post Office. There is a small country store for everyday essentials, in the nearby village of Sheepwash. The nearest town is Hatherleigh where there is a small supermarket, post office, doctor's surgery and veterinary practice as well as a petrol station and car repair business. A more comprehensive range of services, amenities and schooling can be found in Okehampton (11 miles away). From Okehampton there is direct access to the Dartmoor National Park, with hundreds of square miles of superb unspoilt scenery. There is also access to the Train station and A30, providing a direct link to the city of Exeter or west into Cornwall. The area surrounding Highampton offers delightful unspoilt countryside and is well known for its opportunities for leisure pursuits. The Tarka Trail, offering miles of superb cycling, riding and walking, runs closeby, and there is fishing on the Torridge and good access to the north coasts of Devon and Cornwall with attractive beaches and delightful coastal scenery.

DESCRIPTION

A deceptively spacious and individual detached home situated within this favoured village. Benefitting from double glazed windows and oil fired central heating. The house benefits from a spacious lounge/dining room with wood burning stove, whilst adjoining is an large conservatory overlooking the rear garden. Further rooms on the ground floor, include a pleasant kitchen/breakfast room, utility room and cloakroom. On the first floor a spacious landing serves four bedrooms (one with en suite) and a family bathroom. Externally there is ample parking and a large garage with 'gardeners' WC. The main garden lies to the rear and offers a covered verandah, patio and lawned area, offering delightful views towards Dartmoor.

ACCOMMODATION

Via double glazed door to ENTRANCE PORCH: Exposed stone wall, tiled floor, door to ENTRANCE HALL: Window to front aspect, radiator, staircase to first floor with storage under. Doors to LOUNGE/DINING ROOM: A large 'L' shaped room with French doors to garden. Stone fireplace with timber mantle and inset wood burning stove, three radiators, window to front aspect. French doors to CONSERVATORY: Glazed window surrounds and French doors to garden. Radiator. KITCHEN/BREAKFAST ROOM: Range of matching modern units comprising base cupboards and drawers and matching wall cupboards. Roll edge work tops with inset sink and drainer. Space for appliances. Integrated gas oven and gas hob

(supplied by bottled gas). Window to side aspect and French doors to garden, Radiator. Door to UTILITY ROOM: Modern range of base cupboards and drawers, with roll edge work tops over and inset sink and drainer. Space and plumbing for washing machine and tumble drier. Window to front aspect. Fitted cupboard housing 'Worcester' oil fired central heating boiler, supplying central heating and hot water. Door to CLOAKROOM: With WC and wash basin.

FIRST FLOOR LANDING: Window to front aspect, access to loft space. Fitted shelved linen cupboard. Radiator. Doors to, BEDROOM 1: A light dual aspect room with fitted wardrobes, radiator. Door to EN SUITE: Matching suite comprising corner shower cubicle, wash basin and WC. Heated towel rail. BEDROOM 2: Window to front aspect, fitted wardrobes, radiator. BEDROOM 3: Window to rear with view towards Dartmoor. Radiator, fitted wardrobes. BEDROOM 4: Window to front aspect, radiator. BATHROOM: Matching suite comprising corner bath, shower cubicle with mains fitted shower, pedestal wash basin and WC. Radiator and obscure glazed window.

OUTSIDE

The property is approached from the road, opening to its own private tarmac driveway, providing parking and turning for numerous vehicles. GARAGE: With double doors to front, French doors to garden and rear aspect window. Access to roof space. Power and light connected. Internal partition with WC. The rear garden is fully enclosed and predominantly laid to lawn with stone wall surrounds and shrub borders. From the dining room, kitchen and conservatory, doors open to an attractive covered veranda with adjoining patio area, taking in the delightful countryside views and beyond to the hills of Dartmoor.

SERVICES

Mains electricity, metered water, Private drainage (vendor believes installed around 2007/08). Oil fired central heating. Broadband Coverage: Ultrafast available upto 1800 Mbps (Ofcom) Mobile Coverage: All providers limited indoor, likely outdoors.

DIRECTIONS

what3words storybook.roofs.access
For SAT NAV purposes the postcode is EX21 5LS





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		75
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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